



Pacific Beach Planning Group

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June 8th, 2018

To: Alyssa Muto, Deputy Director, City of San Diego Planning Department
Rebecca Malone, Environmental Planner, City of San Diego Planning Department
PlanningCEQA@sandiego.gov

Re: Project Name: Balboa Area Transit Specific Plan
Project No: 586601/SCH No. 2017071007
Community Area: Pacific Beach
Council District: 2

Dear Alyssa and Rebecca,

Thank you for the opportunity to gather our community and allow for all voices to be heard in preparation for this response. As Pacific Beach ascends into a certified EcoDistrict, we continue to strengthen our community fabric through inclusivity and engagement and represent a collective voice of the Pacific Beach business, resident and visitor communities.

Our process in this response preparation included (4) PBPG EcoDistrict Sub-Committee meetings and (1) PBPG Special Meeting. All participants in these meetings were engaged, spirited, and thoughtful. All meetings were posted and open to the general public.

The PBPG extends our community's continuous willingness to collaborate with the City of San Diego Planning Department to maximize the full potential of this opportunity to benefit the future of Pacific Beach and the City of San Diego.

Please accept the following responses to the BATSP EIR PIER:

Environment:

o **Item 1:** PBPG supports vacating the listed paper streets (portions of Pico, Magnolia, Hornblend) (**Addendum 1**) and dedicating the Rose Creek parcels listed in the Friends of Rose Creek comment letter dated January 23, 2018 (**Addendum 2**) as dedicated parkland with a dedicated funding source supporting ongoing maintenance to create a greenbelt which is needed for adding this much population. A development strategy focused on the appreciation and sustainable usage of Rose Creek as a showcase river-walk with a mix of culture commercial and retail businesses that serve the needs of visitors, residents, and commuters, with an emphasis on non-vehicular modes of transport on both sides of the estuary and which honors and celebrates the indigenous heritage. Addendum 1

o **Item 2:** PBPG requests the City to integrate the watershed planning principles identified in the **Rose Creek Watershed Opportunities Assessment** document <http://www.rosecreekwatershed.org/wp-content/uploads/2015/01/FINAL-Assessment-Summary.pdf> previously approved by the City Council (2008) into the entire BATSP Project to protect and enhance the environment with sustainable development.

Mobility:

- o **Item 3:** PBPG requests that the Mayor and City representatives @ SANDAG advocate for improved transit performance specific to bus routes and trolley schedules, including increased frequency and reliability to support effective ridership of the Mid-Coast Trolley from the Balboa/Pacific Beach Transit Station.
- o **Item 4:** PBPG requests the City of San Diego to aggressively pursue grants including TIGER, SANDAG and all others, to support implementation of all BATSP mobility projects.
- o **Item 5:** PBPG requests that the City of San Diego implements Vision Zero policies, strategies, and innovative technologies throughout the project area to ensure safe, connected, reliable mobility. <https://www.sandiego.gov/vision-zero/strategic-plan>
- o **Item 6:** PBPG requests that the City of San Diego prioritize construction of a multi-use path overpass or underpass from the Balboa Transit Station across I-5 to Magnolia Street.
- o **Item 7:** PBPG asks the City of San Diego to complete the widening of Balboa Avenue under Interstate 5 to ensure safe pedestrian and bike routes both **BEFORE** and **CONCURRENT** with the trolley station opening. Create and fund as a CIP project ASAP.
- o **Item 8:** PBPG requests the City of San Diego, SANDAG, and MTS collaborate to implement low/no-emission shuttles from the station to/from neighboring communities both **BEFORE** and **CONCURRENT** with the trolley station opening.
- o **Item 9:** PBPG requests the City of San Diego to implement better connections across Grand Avenue from E. Mission Bay Drive, including but not limited to: pedestrian treatments on the golf course side of Grand. The planned crossings at Rosewood from the east side of East Mission Bay Drive currently put pedestrians and bicyclists in a dangerous situation.
- o **Item 10:** PBPG requests the City of San Diego eliminates street parking along E Mission Bay Drive and implement a protected bicycle facility BEFORE and CONCURRENT with the trolley station opening.
- o **Item 11:** PBPG requests the City require “MUST STOP ON RED” @ E Mission Bay Drive and Balboa/Garnet, all directions. Protect the Pedestrians and Cyclist first.
- o **Item 12:** PBPG asks the City of San Diego to implement signalization and/or other improvements (e.g. pedestrian and bicycle overpass) at Garnet/Balboa and East Mission Bay Drive to prioritize pedestrian and bicycle safety over vehicular traffic.
- o **Item 13:** PBPG supports throughout the BATSP: pocket parks, adequate land easements from traffic and complete sidewalks from station to all closest neighborhoods.
- o **Item 14:** PBPG requests the City of San Diego to analyze specific projects for the proposed bike/pedestrian overpass over I-5 west from the trolley station including specifically: bridge or tunnel or “Skyfari” approach to include costs.

Housing/Commercial/Light Industrial Density:

- o **Item 15:** The PBPG supports increasing residential density in the Plan up the 30' Coastal Height Limit with appropriate development strategies supporting the Pacific Beach EcoDistrict principles.

o **Item 17:** PBPG requests the City of San Diego disclose the calculations used to determine the proposed DU/AC (Dwelling Units per Acre) for residential, commercial, and light-industrial square footage increases including anything related to housing affordability and job opportunities. (Per Addendum 2)

o **Item 18:** The PBPG requests the City of San Diego to disclose whether they have a formula for variability in typology and what is it with respect to residential units to ensure a variety of options for a wide socioeconomic range of residents.

MOTIONS 19- 22 submitted by Karin Zirk:

ITEM 19: As Rose Creek is referenced in the Draft PEIR 122 times and is identified as the "open space" for the proposed village, all portions of Rose Creek within Pacific Beach need to be added into the BASASP planning area and the DRAFT PIER should be recirculated.

ITEM 20: The Final PEIR should include a special design element for properties adjacent to the creek requiring planting a native plants hedgerow as the preferred buffer for all future development of parcels along Rose Creek.

ITEM 21: The Final PEIR should identify Rose Creek in Pacific Beach as the preferred mitigation site for all impacts. There are multiple opportunities for Diegan Coastal Sage Scrub mitigation along Rose Creek between Grand Avenue and Mission Bay Drive as well as fresh and salt water riparian opportunities.

ITEM 22: How much vehicle traffic would be re-directed to bike/pedestrian traffic and be routed away from the intersection of Mission Bay Drive/East Mission Bay Drive and Garnet/Balboa Avenues by building the proposed bridge over I-5 identified in the BASAP as well as the proposed Bike Bridge at Hwy 52/I-5 as mitigation for cumulative vehicle traffic impacts in this area?

All in favor: 6-0-1 HP Abstain

MOTION TAKEN SEPARATELY: MOTION KV/PG

o **Item 16:** PBPG to support increased height limit above 30' within the BATASP boundaries with appropriate development strategies supporting the Pacific Beach EcoDistrict principles.

All in favor: 0-6-2 Ben Ryan and HP abstained late

MOTION CDC/JL: PBPG requests the City of San Diego analyze a lower density alternative in between the No Project and the Medium Density Alternative and recirculate the EIR. 5-2-1; opposed KV/PG; Abstain: HP

Respectfully,



Kristen Victor
PBPG EcoDistrict Sub-Committee Chair



Henish Pulickal
PBPG Chair

Attachments: Addendum 1, Addendum 2, Addendum 3