

On November 30th 2016, the Pacific Beach Planning Group voted 8-6-0 in favor of approval of the following document with section 4.1 removed:

Response to the De Anza Revitalization Plan Alternatives Pacific Beach Planning Group - November 30, 2016

The Pacific Beach Planning Group (PBPG) supports the De Anza Revitalization Plan incorporating public input with guiding goals, policies and principles of the Mission Bay Master Plan, California Coastal Act, San Diego Climate Action Plan, Pacific Beach EcoDistrict Framework and the concept of “Eco Tourism* within the Park”.

1. **Project Scope:** The project area for consideration, development, and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all adjacent properties and uses including, but not limited to: Rose Creek, Campland on the Bay leasehold area, Northern Wildlife Preserve, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas including the Mid-Coast Trolley project, and local wetlands restoration. The current method of “planning in a silo” creates the following constraints:
 - 1.1. It is not possible to plan alternative configurations for Rose Creek such as meandering to the East and West. The Rose Creek ecosystem can’t be sustainably restored by looking at only one side of the creek at a time.
 - 1.2. It is not possible to decide upon for locating various elements either inside or outside the current planning area. For example, where do we plan the location of a wildlife interpretive center?
 - 1.3. It is not possible to plan transit, bicycle and pedestrian linkages if we do not know plans for future transit and mobility routes such as those linking to the Balboa Trolley Station.
2. **Transit and mobility connections to the park**
 - 2.1. Safe pedestrian and bicycle connections need to be coordinated with the Balboa Avenue Station Area Specific Plan. This is especially critical for crossings on Grand Ave and at Mission Bay drive.
 - 2.2. Plan transit/mobility hubs within the park at Grand Ave and/or Mission Bay Drive.
3. **Mobility within the park:**
 - 3.1. Motor Vehicle circulation and parking should be limited to the northern and eastern entrance areas of the park and access to a portion of the guest housing. Do not allow motor vehicle bridges or parking on islands such as proposed in Alternative 3
 - 3.2. Access to non-motor vehicle areas will be via shuttles (autonomous), electric carts, bicycles, skates and walking. Pedestrian/bike/skate paths will be in compliance with MB Master Plan: “Pedestrian and bicycle paths are common to all areas. These paths are viewed as the essential common thread that will bind the park into a single recreational fabric. Class 2 bike lanes should be along park roads and combined pedestrian and bicycle paths should be provided

within the parkland, beach and waterfront promenade areas of the park. Combined paths should be a minimum of 17 feet wide”

4. **Park land use** is challenged to balance recreation, commerce and environment. The physical land space cannot adequately accommodate all the current or proposed uses within this area. Four potential uses that require the largest portion of the plan area are golf, guest housing, athletic fields and habitat. One of these must be dramatically reduced in physical size, moved or eliminated in order to accomplish the overall goals of this planned area. The California Coastal Act and the MB Master Plan support affordable guest housing and habitat. The MB Master Plan supports expansion of the Pacific Beach athletic fields. The MB Master Plan does not address golf from a policy or planning perspective.

4.1. Golf: The rationale to eliminate Mission Bay Golf Course (MBGC) from the planned area follows:

- ~~4.1.1. There is a national and regional trend toward golf course closures and declining golf play retention and especially amongst lower cost facilities like Mission Bay. Reducing to a 9-hole is not an option. Daily fee, lower priced, and 9-hole courses continue to be the segments that are disproportionately represented among course closures.~~
- ~~4.1.2. There are many other golf courses and driving ranges in the region, both public and private, that offer a similar or superior golf experience at similar or higher value and in a preferred setting.~~
- ~~4.1.3. The economic viability of a golf course within the constraints of this site are not feasible. Too many acres will be used for too few members of the public to enjoy.~~
- ~~4.1.4. A golf course or driving range are not compatible with adjacent proposed land uses.~~
- ~~4.1.5. A golf course will require much more water consumption than other types of active recreation or passive land use being proposed and therefore challenges the goals of the Pacific Beach EcoDistrict.~~
- ~~4.1.6. The current proposed CIP of \$4.4 million to improve MBGC is a misuse of public funds better spent on other De Anza improvements.~~
- ~~4.1.7. MBGC loses \$600,000 to \$800,00 per year.~~

4.2. Habitat:

- 4.2.1. The size of the area for habitat restoration is highly dependent upon the elimination of the golf course.
- 4.2.2. Habitat and Ecosystem is a primary performance objective of the Pacific Beach EcoDistrict and the MB Master Plan. Ecotourism should be embraced to support conservation efforts and observe wildlife.
- 4.2.3. All three proposed plans include little more than a very narrow strip of wetlands on the western and southernmost edges of the De Anza SSA, and do not appear to implement the intent of the Special Study Area or the goals of the regulatory agencies. The size and shape of the proposed "restoration" will do little to improve water quality in Mission Bay Park, would provide minimal habitat for wildlife and sensitive species, does not restore meaningful public access to this piece of San Diego's beloved coastline, and would not safeguard the wetlands from sea level rise, human disturbance, and erosion.

4.2.4. The proposed plans fail to correct the current imbalance across the park and they are not even balanced within this planning area.

4.2.5. Use input from ReWild Mission Bay, including the technical reports and input their public meetings to inform plans for expanded and improved habitat restoration in the De Anza Revitalization Plan.

4.3. Guest Housing:

4.3.1. The size of the guest housing area is highly dependent upon the elimination of the golf course. The MB Master Plan calls for a maximum of 60 acres of guest housing and the three alternatives allow for 27-40 acres. This can be expanded if the golf course is removed.

4.3.2. Types of guest accommodations must be diverse to allow for the maximum benefit of San Diegans and all visitors. Ecotourism should be embraced for guest experiences and the design, construction and operation of facilities.

4.3.2.1. Recreational vehicle sites with full hook-ups

4.3.2.2. Car-tent camping sites

4.3.2.3. Hike-in / Bike-in dry tent camping sites

4.3.2.4. Hostel accommodations to allow for low cost / high density. This is not intended to be a large structure or a party atmosphere rather responsible travel to natural areas.

4.3.3. The location of RV and car sites should be as close as possible to the park entrance to minimize the impact of vehicle traffic within the park. The Friends of Campland group has voiced strong public comment for camping near Mission Bay Park with access to swimming and other water activities. They also want more waterfront RV camping designed to protect them from vehicles and pedestrians not staying in the resort. However, there is also significant public testimony to prioritize prime waterfront and peninsula locations for general public access. Bike and pedestrian paths around the perimeter are not considered to be enough.

4.3.4. Views in and around Mission Bay whether they are from the I-5 freeway, Rose Creek or any other adjacent area should be protected. Cars, campers and RVs should not taint or obstruct these views

4.4. Tennis:

4.4.1. Use: To be used by people of all ages for the enjoyment of tennis and pickleball. Hours: weekdays 8 am - 10 pm; weekends 8 am - 8 pm. Tennis lessons by certified teaching professionals. Ball machines for individual practice. Tennis academy for advanced youth players. Summer camps and free tennis clinics for youth of all abilities. Free to youth 18 years and under. Tournaments (youth and adult) and leagues (World Team Tennis, USTA, others)

4.4.2. Location: Preferred as in concept alternative 2, but with the facility farther away from Mission Bay Drive. This can be done by moving the parking lot that is currently in between golf and tennis to the north. Safety from baseballs and golf balls. Traffic flow to and from streets and parking needs to be adequate and convenient. Prefer to be away from Grand Ave car exhaust.

4.4.3. Size: Three acres for 12 tennis courts, including one stadium court, and 4 pickleball courts (pickleball courts can be additional separate courts, or be placed within the tennis courts). This size of facility will allow for PB Tennis Club to expand from 1,200 current members and guests to 1,600.

4.4.4. Lighted courts for nighttime play, Clubhouse with restrooms (this can be shared with other activities), Tennis shop (tennis equipment, racquet stringing, snacks/beverages), Lockers for rent, Lounge and dining area, Kitchen and/or grill, Storage space (for supplies and equipment), Backboard (hitting wall), Covered patio, Bleachers for 4 courts

4.5. Ball Fields:

4.5.1.5 Mission Bay Youth Baseball and Coastal Bay Girls Softball, who would be the primary users. These are local non-profits serving over 400 local youth year around. Additionally, the facility can be shared with adult clubs such as VAVI Sports, etc.

4.5.2. Location: Access to parking for our parents, players, coaches and officials but does not need to be immediately adjacent.

4.5.3. Size: 5 fields for a total of 7 acres

4.5.4. Facility Requirements: Adequate restroom facilities can be shared, storage of approximately 1,000 sq. ft. Snack Stand (functional kitchen with refrigeration, lighted, secure), Field Lighting

4.6. Soccer:

4.6.1. Pacific Youth Soccer League (PYSL) is a local non-profit serving over 1200 local youth year around. Additionally, the facility can be shared with, lacrosse, adult clubs such as VAVI Sports, etc.

4.6.2. Location: Access to parking for our parents, players, coaches and officials but does not need to be immediately adjacent.

4.6.3. Size: 6 soccer fields at 120 X 80 each for a total of 12 acres

4.6.4. Facility Requirements: Adequate restroom facilities can be shared, storage for goals and equipment approximately 4 storage containers 4 X 20. Snack Stand (functional kitchen with refrigeration, lighted, secure), field Lighting

4.7. Sand Volley Ball facility

4.7.1. Use: For Junior and adult players of all ages for the enjoyment of beach volleyball. High School league competition, and practice facility. Adult leagues, clinics, and tournaments. Junior leagues, clinics, and tournaments. NCAA college matches & tournaments. Professional Tournaments. Beach Club practice for the youth. Summer camps for kids. Corporate events. High School physical education classes from Mission Bay/ Claremont High School and other local schools. Free Clinics for low income families. Open hours for public.

4.7.2. Facility requirements: 18-22 courts. Lighted courts for nighttime play. Restrooms and a changing area. Concession area for small snacks and non-alcohol beverages. Small sitting area with a covered patio. Outside shower to rinse sand off. 30 foot high netting surrounding the courts to keep the volleyball from bouncing out of facility and keep wild animals out of the sand (cat feces). A sitting area outside the courts to watch the games. Small storage area 10x10.

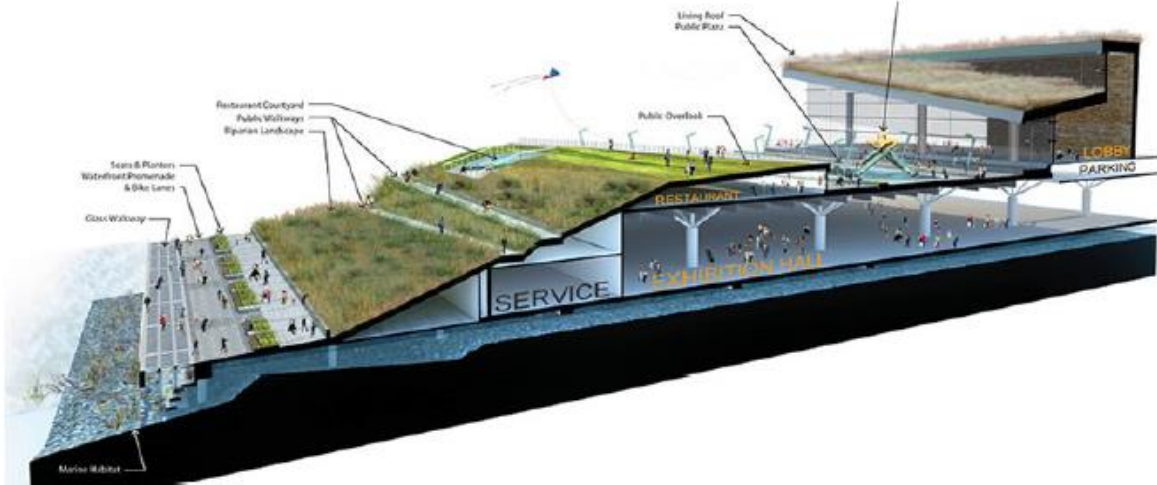
- 4.7.3. Location: near shared use of parking. Safety from baseballs and golf balls hitting someone.
- 4.7.4. Size: 2-3 acres for 18-22 courts. Courts need to face North/South and be built too Professional & NCAA specs to host college and world class professional events.
- 4.7.5. Sustainability: Low maintenance and low water use. Potential revenue of \$1,500,000 per year serving over 5000 persons.

4.8. Community Garden:

- 4.8.1. PB Community garden for 100+ member gardeners. Open to public for walking and visual enjoyment during normal business hours.
- 4.8.2. Location: Sunny spot. No walls, trees or structures to interfere with sunlight. Close to road for Truck access - compost, etc., deliveries. Solid (asphalt) surface in 1/4 of area for wheelchair access. Dirt /DG surface for entire area (other than asphalt). Good to have access to public restrooms, water fountains. Water Source with their own water meter. Fencing around.
- 4.8.3. Size: 1.5-2 acres
- 4.8.4. Sustainability: Net neutral revenue for City of San Diego. PBCG Members will purchase and maintain Liability Insurance in accordance with City Park and Rec Guidelines for Operation of Community Garden. All expenses paid by PBCG. Rainwater harvesting and composting.
- 4.9. **Skate Park:** Yes, shared use with guest accommodation operator, high school and public.
- 4.10. **Aquatic Facility:** Yes, shared use with guest accommodation operator, high school and public
- 4.11. **Adventure and Creative Play:** Yes. Joint use with Barnard Elementary.
- 4.12. **Physical fitness features** such as Par course and open areas for yoga: Yes. A course can be incorporated with adventure and creative play or overlook trails.
- 4.13. **Non-motorized boat rental:** Yes, shared use with guest accommodation operator, high school and public
- 4.14. **Overlook trails:** Yes
- 4.15. **Amphitheater:** Yes, however it should be considered that a large amphitheater is planned, per MBP Master Plan, at the southeast corner of Mission Bay. Consider shared use with guest accommodation operator, high school and public.
- 4.16. **Dog Park:** Yes, but not on the waterfront or in an area that will disturb habitat.
- 4.17. **De Anza Regional Resource Center** (Proposal by SD Coastal Coalition)
 - 4.17.1. Purpose/Function: Multi-purpose center with the potential for a:
 - 4.17.1.1. Visitor Center, (Information, Tours, Accommodations, Tickets)
 - 4.17.1.2. Nature/Wildlife Center, (Interpretive, School Fieldtrips, Research)
 - 4.17.1.3. Event Center (Lectures, Small Concerts, Regional Presentations)
 - 4.17.1.4. Community Center (Serving several surrounding communities)
 - 4.17.1.5. Resource Center (Urban Design, Transportation and Community Issue outreach
 - 4.17.1.6. collaboration office and small display pavilion
 - 4.17.1.7. To be used by Community civic and business district organizations, regional visitors, event sponsors and participants, the regional public, city presentations.

- 4.17.2. Location: Integration between the water front, terraced back and adjoined with parking and other features of De Anza. The location shown on page 2 uses plan ALT-2 but it could be integrated into the others, i.e. this is not an endorsement of ALT-2.
- 4.17.3. Size: 20 acres for the combined parking/regional center/restaurant/activity lawn. See next page

There are hundreds of architectural ideas. The structure presented here is only meant to stimulate thinking, since it has features that stretch the limits available at De Anza. First and foremost this would need to be a "profit center". Large enough to attract for-profit events and weddings, integrated with a restaurant that offers a price attractive to the local community with the ability to offer higher end dining when applicable and allow for cooperative catering facilities. The various profit centers can share grounds maintenance with the city.



Above image from: <https://lmnarchitects.com/case-study/vancouver-greened-waterfront>



ec·o·tour·ism

Tourism directed toward exotic, often threatened, natural environments, especially to support conservation efforts and observe wildlife.

The Definition:

Ecotourism is now defined as “responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.

Principles of Ecotourism:

Ecotourism is about uniting conservation, communities and sustainable travel. This means that those who implement, participate in and market ecotourism activities should adopt the following ecotourism principles:

- Minimize physical, social, behavioral, and psychological impacts.
- Build environmental and cultural awareness and respect.
- Provide positive experiences for both visitors and hosts.
- Provide direct financial benefits for conservation.
- Generate financial benefits for both local people and private industry.
- Deliver memorable interpretative experiences to visitors that help raise sensitivity to host countries' political, environmental, and social climates.
- Design, construct and operate low-impact facilities.
- Recognize the rights and beliefs of the People in our community and work in partnership with together to create empowerment.

Pacific Beach EcoDistrict

FRAMEWORK



VISION

Pacific Beach will be a model community within the City of San Diego, known for our vibrancy, livability, and sustainability. We are a safe and resilient neighborhood, promoting healthy lifestyles, clean natural environments and economic innovation.

MISSION

Our mission is to unite the Pacific Beach community and make timely and noticeable progress towards enhancing the health, quality and identity of our community for the benefit of our local economy, community, visitors and environment.

The Pacific Beach EcoDistrict encompasses the entire community of Pacific Beach. Policy and project endeavors are prioritized from a triple bottom-line approach, meaning that the community, environment and economy are all considered when we invest resources.

We strive to create viable and replicable case studies and models so that we may lead by example in the areas of community engagement, restorative conservation and appropriate development.

The Pacific Beach EcoDistrict is a collaborative initiative being undertaken by EcoDistrict Community Partners, each defining their individual roles in strengthening our community foundation.

Pacific Beach EcoDistrict

PRINCIPLES

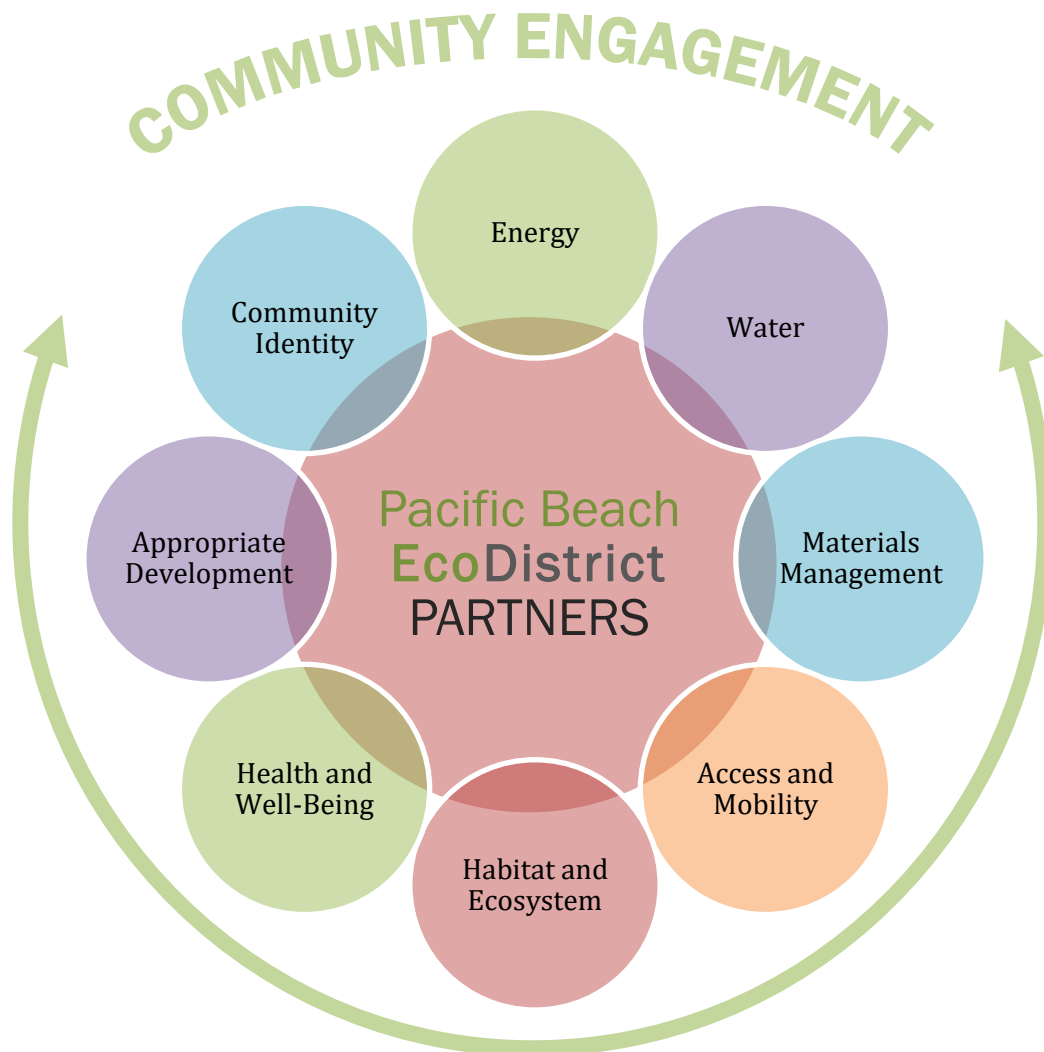
The Pacific Beach EcoDistrict is a grassroots, community-driven initiative whose principles are actively supported by the City of San Diego. The EcoDistrict Community Partners are guided by shared goals and strategies that stem from the following EcoDistrict Principles:

1. **Collaboration is critical.** The EcoDistrict Partners must all collaborate for the benefit of residents, businesses, and visitors.
2. **Funding is necessary to implement community projects.** Economic growth and neighborhood investment programs must be utilized and enhanced to provide viable funding sources for successful community project implementation.
3. **Development creates opportunities and development consistent with the community vision, goals and policies should be encouraged.** Encourage economic revitalization and efficient usage of existing and new resources, with effective planning on mobility and connectivity, emphasizing safety, and accessibility, understanding of the overall impact on the natural environment.
4. **Our actions will determine whether future generations get to enjoy what we appreciate today.** It is our responsibility to be stewards of resource conservation (energy, water and materials) and regeneration of our natural environment (beaches, bays, watershed and public spaces). We will advocate for policies and incentives for waste reduction, material reuse, recycled water, renewable energy and greenhouse gas emissions reduction.
5. **Promote positive image by owning our unique and healthy community identity - Live, Work and Play in Pacific Beach -** we can create a sustainable community that is distinctive, responsible, fun, family friendly, and economically prosperous.

Pacific Beach EcoDistrict

PERFORMANCE AREAS

Eight areas have been identified for sustainability performance goals and strategies for district investments and community action. More detailed goals and policies will continue to be developed and define our Pacific Beach Community EcoDistrict document, continuing to evolve as it progresses.



Pacific Beach EcoDistrict

COMMUNITY PARTNERS (Draft)

BeautifulPB
PB Planning Group
DiscoverPB
PB Town Council
City of SD
SDUSD
Mission Bay Cluster
Mission Bay High School
Pacific Beach Middle School
Barnard Elementary
Pacific Beach Elementary
Crown Point Elementary
Kate Sessions Elementary
Mission Bay Rotary
PB Kiwanis
PB Religious Organizations
PB Community Foundation
Friends of Rose Creek
Mission Bay Parks Committee
PB Women's Club
MB Women's Club
City of SD Parks and Recreation
SANDAG
AIA-Committee on the Environment
American Legion Family of Pacific Beach
CirculateSD
San Diego Foundation
San Diego Audubon Society
San Diego Coastkeeper
San Diego Green Building Council
SavePB.org
Surfrider Foundation
YMCA
Kendall Frost/UCSD