

On January 24, 2018 the Pacific Beach Planning Group voted unanimously, 17-0-0, to the following response to the Balboa Avenue Station area specific Plan, Draft December 1, 2017:

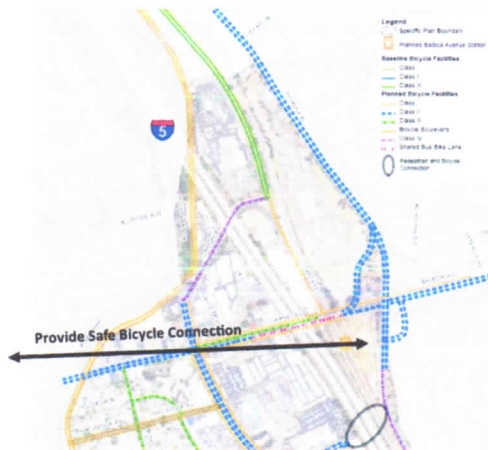
1) **Land Use:**

- a) The PBPG supports the draft plan policies for housing type and density. Adequate Infrastructure, including mobility improvements, must be assured before increased housing density is permitted.
- b) The draft plan must emphasize creating employment opportunities/growth within the project area in the form of office space and live/work space.
- c) New development on Rose Creek must celebrate the creek not turn its back on the Creek. Do not allow walling off of the Creek Frontage like the recent construction of a storage building behind Sonic Drive-in.
- d) Rose Creek must be dedicated as parkland and be funded by the City of San Diego for park services
- e) Allow building height higher 30ft if it does not impact views.

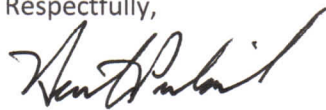
2) **Mobility**

- a) Prioritize an expedited timeline for funding improvements on Garnet Ave. and the Pedestrian/Bicycle Connection over or under 1-5.
 - i) Garnet Ave Mobility improvements should be a first priority and should not be saddled on developer/renter/buyer.
 - ii) The pedestrian/bicycle bridge/tunnel/ must be moved to phase one and the preferred connecting location is Magnolia Street instead of Bunker Hill.
- b) Garnet Ave Class III bike lanes (Shared) are dangerous and not acceptable. Provide a safe bicycle route from the Balboa Station to bike routes West of Rose Creek and North of Garnet, See image below
- c) Reduce Motor vehicle pressure from the project area caused the La Jolla/Pacific Beach cut-through. Create a La Jolla freeway interchange or other strategies to move La Jolla commuters and transportation out of Pacific Beach.

3) **Pacific Beach EcoDistrict Compatibility:** Require all development and/or redevelopment to be compatible with the EcoDistrict Principles and adhere to the most current Project Design Checklist from the PBPG website.



Respectfully,



Henish Pulickal,

Chairperson, Pacific Beach Planning Group