

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



F16b

LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)

April 16, 2021

CORRESPONDENCE

Llerandi, Alexander@Coastal

From: SanDiegoCoast@Coastal
Sent: Monday, April 05, 2021 10:00 AM
To: Llerandi, Alexander@Coastal
Subject: FW: Comment on April 16, 2021 Commission meeting agenda item16 b.

From: dwood8@cox.net <dwood8@cox.net>
Sent: Friday, April 2, 2021 5:36 PM
To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>
Subject: Comment on April 16, 2021 Commission meeting agenda item16 b.

[April 2021 City of San Diego LCP Amendment No. LCP-6-SAN-19-0165-3 \(Balboa Avenue Station Specific Plan\)](#)

City of San Diego LCP Amendment No. LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)

Public hearing and action on request by City of San Diego to amend the certified Land Use Plan (LUP) and Implementation Plan (IP) to implement the Balboa Avenue Station Area Specific Plan and related amendments to the Pacific Beach and Clairemont Mesa community plans. (AL-SD)

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This project faces considerable opposition from homeowners in the surrounding neighborhood due to the fact that it would violate an existing 30' building height limit. The city wishes to create substantially increased housing density around the new trolley station, but opponents point out that allowing buildings heights up to or exceeding 100' would block bay views of hundreds of neighboring homes, substantially impacting property values. The Coastal Commission should require the city to provide current zoning and proposed zoning increases along the new trolley route extending north from Mission Valley to La Jolla, and consider the cumulative impacts of proposed zoning changes on public access and views to Mission Bay and the rest of the coast before taking any action on this individual project.

Don Wood
619-463-9035
Dwood8@cox.net

Fostering the protection and appreciation



of birds, other wildlife, and their habitats...

April 9th, 2021

Re: Friday, April 16th agenda Item 16, Local Coastal Programs b) City of San Diego LCP Amendments No. LCP-6-SAN-19-0165-3 (Balboa Avenue Station Specific Plan)

Dear Coastal Commissioners,

The San Diego Audubon Society supports the goals of the Balboa Ave. Station Specific Plan, and appreciates that the Coastal Commission staff have suggested several ways to strengthen it, but we have several concerns about components that are still missing. The San Diego Audubon Society is a 3,000+ member non-profit organization with a mission to foster the protection and appreciation of birds, other wildlife, and their habitats, through education and study, and to advocate for a cleaner, healthier environment. We have been involved in conserving, restoring, managing, and advocating for wildlife and their habitat in the San Diego region since 1948.

Importantly, we have been leading the ReWild Mission Bay project. Started in 2014, ReWild Mission Bay produced a science-based wetland restoration feasibility study in late 2018, and has been advocating for the City embracing 220 acres of wetland restoration in the northeast corner of Mission Bay, adjacent to the Balboa Ave. Station Specific Plan. We have joined voices with over 55 other organizations in the ReWild Coalition to advocate for this once-in-a-generation opportunity to restore historic wetlands, a goal that is shared in many state and regional plans and in the Coastal Commission's strategic plan and founding legislation.

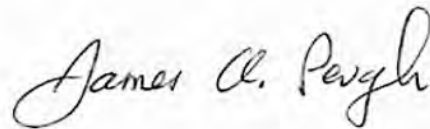
The Coastal Commission staff is recommending including "language calling for the preservation of existing lower cost overnight accommodation inventory and prioritizing its rehabilitation and redevelopment over replacement with non-accommodation uses" (page 3), and under Land Use suggested changes (page 10) they are specifically calling for three policies additions. We interpret this statement as supporting the importance of low cost guest accommodation within the Plan Area, and fully support that. The Coastal Commission should also take this opportunity to highlight and support the proximity and real potential for tidal wetland restoration along Rose Creek and in the northeast corner of Mission Bay. Though the Specific Plan, unfortunately, ends right at the banks of Rose Creek and the beginning of Mission Bay Park and the ReWild area, the Specific Plan should note the unique position of this Specific Plan area and support future access and uses of restored tidal wetland. Focusing only on low cost guest accommodation is missing a major coastal-dependent land use that is tied to the access and uses of this Specific Plan.

In the Recreation Section, the City doesn't commit to much of anything for Rose Creek. We recommend that Section 5.1.1 (page 14) include a components that recognize the current state of Rose Creek and the great strain that will be put on it from new density and redevelopment, i.e. "provide sufficient community parks, *including an expansion and restoration of Rose Creek and the dedication of Rose Creek as a public park to better align it with future wetland restoration work at its mouth,*"



The stormwater prevention and infiltration components that the Coastal Commission staff have added are big improvements under Section 5 Recreation and Section 6 Conservation. Thank you for the opportunity to comment. Please contact us with any questions.

Sincerely,



Jim Peugh
Conservation Chair
San Diego Audubon Society