

City of San Diego

De Anza Revitalization Plan – An Amendment to the Mission Bay Park Master Plan and Local Coastal Program

Ad-hoc Subcommittee Meeting No. 1 Summary

December 29, 2015

Prepared by:
Katz & Associates, Inc.

I. Introduction

The City of San Diego conducted the first meeting of the De Anza Revitalization Plan Ad-hoc Subcommittee on December 9, 2015 at Mission Bay High School on Grand Avenue. The Ad-hoc Subcommittee met from 6 to 8 p.m. The purpose of the meeting was to provide information about the project, schedule and Public Involvement Plan; review the roles and responsibilities of the Ad-hoc Subcommittee and its members; and initiate a discussion about the project vision and guiding principles.

Click the link below for the meeting agenda.

[Agenda](#)

II. Format

The meeting was facilitated by Joan Isaacson of Katz & Associates (one of the project team consultants). The meeting kicked off with introductions from the Ad-hoc Subcommittee members and consultant team. In addition to the project team and Ad-hoc Subcommittee members present (Appendix A), approximately 71 community members also attended the meeting.

Following introductions, the consultant team provided a project overview [presentation](#). The presentation included information on the project area, schedule and objectives, in addition to the project's [Public Involvement Plan](#) and process. The group then reviewed the [Principles of Participation/Ground Rules](#) for the Ad-hoc Subcommittee, which included the Subcommittee's mission statement, member responsibilities, and the meeting and discussion process. After the opening remarks and presentations, Ad-hoc Subcommittee members were asked to participate in two discussion activities on the topics of project vision and guiding principles. Members of the public in attendance were invited to provide input on the same topics for guiding principles in written form on cards. The meeting concluded with a public comment period.

III. Discussion and Input

During the presentations, Subcommittee members had an opportunity to ask questions and provide comments. A summary of the comments and questions submitted by Ad-hoc Subcommittee members during the initial portion of the meeting is provided below.

Comments

- Concern that URL is not yet established
- Encouragement of involvement from youth at local universities and area schools
- Expectation to receive materials prior to each meeting
- Request for copy of the Mission Bay Park Master Plan

- Request for guided tour
- Request for clarification of decision making process
- Request for copy of the Local Coastal Plan

Questions

- Does the City have established media channels they will use to communicate directly to the public?
- Will the City publicize public meetings in newspapers?
- If an Ad-hoc Subcommittee member has a question of another member, can they communicate directly?
- Does the Committee need to come to a consensus?
- How are Ad-hoc Subcommittee members able to provide input on the Revitalization Plan if they are not familiar with the Mission Bay Master Plan?

After the opening remarks and presentations, Subcommittee members were asked to participate in two discussion activities on the topics of project vision and guiding principles. On the topic of vision, each Subcommittee member had the opportunity to verbally share their vision for the De Anza property. The following is a summary of visions and general comments shared during the visioning discussion.

Table 1. Project Vision and General Comments

Vision and General Comments	
Vision	<ul style="list-style-type: none"> • A beautiful, useful, exciting, fun area for all of the San Diego public • A blank slate • A net zero carbon footprint project • A place that increases natural habitat recreational activities, such as bird watching and kayaking • A rich, strong, ecological corner • A unique place that's a destination for people all over the world • A wildlife overlook • An amazing piece of land that could be something that could be great for the next 100 years • An area that incorporates a sense of place with a distinct San Diego feel • An iconic landmark in San Diego • An important amenity for residents and visitors alike • Something that is implementable • Opportunities to enjoy nature
General Comments	<ul style="list-style-type: none"> • We are interested in hearing what the public want. • Project area needs to include the Kendall area, bike paths, all up Rose Creek. • We are lucky to have the Mission Bay Master Plan. It's important to start from the guidelines in that Plan. • Climate change cannot be ignored and should be kept top of mind. • A longer vision than 20 years is needed. • The priorities that our city and region have set in the existing Mission Bay Park Plan need to be reviewed.

Following the discussion on vision, the Ad-hoc Subcommittee formed two discussion groups to brainstorm ideas for guiding principles. The project team will use this input to formulate a draft set of guiding principles, which will then be presented to the Ad-hoc Subcommittee at the next meeting for review and comment. The groups were provided the following definition of a guiding principle:

A guiding principle will guide analysis, site design and planning, alternatives formulation, and selection of the preferred plan. The guiding principles will be broad statements about topics and issues to be considered in these steps of the planning process.

Based on this definition, the groups discussed ideas for potential guiding principles for each of the following three planning topics: recreation, environment, and land use and activity. Responses were recorded on flip chart sheets and posted on the wall of the meeting room. After the discussions, Ad-hoc Subcommittee members were invited to review all of the ideas and prioritize the most important ideas with sticky dots. Table 2 summarizes the responses provided under each category and its corresponding priority level as identified by Ad-hoc Subcommittee members.

Table 2. Subcommittee Input on Guiding Principles

Recreation	Priority	Environment	Priority	Land Use and Activity	Priority
Group 1					
Encompass Mission Bay wildlife and characteristics for all ages	11	Consider hydrology's effect on restoration and uses	7	Evaluate revenue stream to sustain new uses	7
Consider recreational trends and future demand	5	Implement Climate Action Plan	6	Focus on service to the region	6
Consider what recreation exists and what recreation is lacking	4	Consider an informational/interpretive center	6	Focus on balance of use and space	4
Continuous recreation, as opposed to piecemeal	3	Focus on balance of environmental and recreational uses	5	Evaluate economic feasibility	4
Evaluate parking	2	Integrate environmental education	4	Consider iconic opportunity	3
Prioritize public access	2	Prioritize consistency with Mission Bay Plan environmental policy	1	Prioritize public access art	2
Evaluate storage for recreation		Address water quality regulations	1	Prioritize accessibility by walking, biking and transit	1
				Consider a safe area (without homeless camps)	

Recreation	Priority	Environment	Priority	Land Use and Activity	Priority
				Integrate bridge/connect across freeway	
				Integrate uses between environment and recreation	
Group 2					
Recreation	Priority	Environment	Priority	Land Use and Activity	Priority
Ensure appropriate access and connections	2	Weave community and its natural environment	3	Consider land form revisions	5
Focus on ecological oriented recreation	2	Allow coastal region to grow marsh	3	Tent camping	2
Prioritize low impact and low cost accommodations	2	Example for regenerative land	2	Transit connectivity	2
Allow for tent camping	2	Reconnect to Rose Creek	2	Executable plan	2
Consider mobility and multi-modal circulation (safety)	1	Carbon footprint impact	1	Series of amenities non-duplicative	2
Consider land to remain and move	1	Allow natural water system to occur	1	Ecological oriented recreation	1
Prioritize balancing human and non-human interaction	1	Improve water quality	1	Fix underlying land use	1
Evaluate revenue generation to fund park	1	Address noise and light pollution		Minimize roads	1
Increase pedestrian and non-motorized use	1			Increase pedestrian and non-motorized use	1
Allow coastal region to grow marsh	1			Allow coastal region to grow marsh	1
Consider both active and passive options				Allow for the correct uses	
Evaluate the circulation pattern					

As the Ad-hoc Subcommittee discussed ideas for guiding principles, members of the public in attendance were invited to provide input on the same topics for guiding principles in written form on cards. Before the conclusion of the meeting, a public comment period was held. Input collected from the public is summarized in Tables 3 and 4 below. Many ideas were repeated by multiple people, as indicated in the count in parentheses.

The meeting facilitator concluded the meeting by announcing the dates for the first Public Workshop (Jan. 28, 2016) and second Ad-hoc Subcommittee meeting (Feb. 4, 2016).

Table 3. Public Input on Guiding Principles

Planning Topic	Ideas for Guiding Principles
Recreation	<ul style="list-style-type: none"> • Allow tent camping (6) • Guarantee public access to recreation (5) • Keep Campland in some form (4) • Provide multi-use sports fields (4) • Provide skateboard park (3) • Allow only recreation that supports natural habitat (2) • Increase connectivity to existing walking paths (2) • Increase walking trails/paths (2) • Keep Campland as is (2) • Promote opportunities for bird watching (2) • Provide 1.5 acres for community garden (2) • Provide active and passive recreation for all ages (2) • Provide beach access (2) • Provide children's swimming pool (2) • Provide outdoor amphitheater (2) • Provide public swimming pool (2) • Add bike lane along Rose Creek to Santa Fe Street • Add bike lane from Mike Gotch bridge to Crown Point bike path • Allow access to Mission Bay for water recreation • Allow camping if compatible with environmental concerns • Allow camping in any form • Allow hotel guests full access to recreation • Allow recreation in coastal habitat • Allow recreational opportunities on the beach • Allow tent camping on the water • Convert golf course to public use park • Create sunken aquarium • Eliminate Campland completely • Eliminate golf course • Eliminate golf night lights • Eliminate motor home park • Give low priority to recreation that can be done elsewhere (e.g. golf, swimming pool, tennis courts, trailer park, buildings) • Include a children's playground • Increase bike trails/paths • Increase camping sites • Increase connectivity to existing bike paths • Increase number of sports fields for kids' use • Install solar power for tennis court lighting • Keep golf course • Keep playing fields • Keep some characteristics of Campland • Prioritize non-motorized water recreation only in open water • Prohibit campers completely • Provide 4 pickle ball courts at Pacific Beach Tennis Club • Provide affordable recreation for kids • Provide affordable recreation for low income • Provide affordable recreation for senior citizens • Provide bike paths separate from confined areas • Provide bike paths that connect to Pacific Beach • Provide bonfire rings on the beach • Provide both indoor and outdoor sports facilities • Provide hotel • Provide opportunities for active water sports

Planning Topic	Ideas for Guiding Principles
	<ul style="list-style-type: none"> • Provide opportunities for running • Provide path for high intensity workouts • Provide picnic area • Provide public swimming pool for high school water sports • Provide restaurant • Provide river walk on Rose Creek • Provide shared club house • Reduce adverse impact by polluting vehicles on recreation • Restore site to marsh • Separate non-motorized water recreation from motorized water recreation
Environment	<ul style="list-style-type: none"> • Prioritize marsh preservation (5) • Prioritize Rose Creek restoration (5) • Reduce carbon footprint to maximum capability (5) • Install solar powered lighting (4) • Consider inclusion of Rose Creek in project area (3) • Create low maintenance/drought tolerant landscape plan consistent with Mission Bay (3) • Consider prohibiting or reducing motor vehicles (2) • Implement grey water reuse (2) • Improve water quality (2) • Prioritize use of green technology for buildings (2) • Allow for active use • Consider addition of bioswales • Consider amber LED lighting • Consider climate change • Consider green technology for all development (e.g. living building, net zero, LEED, sustainable landscapes rating system, envision standard) • Consider Rose Creek as freshwater source and wildlife corridor • Consider site as ecological resource • Continue Rose Creek bike trail • Continue Rose Creek walk trail • Convert grass parks to zero water materials • Create cultural/ecological/educational center • Create plan for long term (100 years) sustainable landscape • Create Rose Creek and/or Kendall Frost nature center • Ensure maintenance of beach • Ensure maintenance of creek • Ensure maintenance of marsh • Guarantee a clean bay • Implement storm water capture • Increase marsh to maximum extent • Keep some characteristics of Campland • Make this corner of Mission Bay the environmental center of the park • Prioritize minimal impact projects • Prioritize planning for environmental protection and conservation • Prioritize wetland restoration for Northeast Mission Bay with functional buffers of transition and upland habitats • Provide kayak area • Provide permeable/semi soft paths for walking and running • Reduce adverse impact by polluting vehicles on environment • Reopen restaurant at golf course • Separate bike paths from walking paths • Support environmental preservation
Land Use and	<ul style="list-style-type: none"> • Allow for relocation of Pacific Beach community garden (14)

Planning Topic	Ideas for Guiding Principles
Activity	<ul style="list-style-type: none"> • Minimize motorized vehicle traffic (6) • Support educational and research use and opportunities (5) • Provide entertainment opportunities for a variety of interests, ages, and income levels (3) • Allow full public access recreational opportunities balanced with ecological sensitivity (2) • Allow only slow-generated electric vehicles (2) • Consider Mission Bay Gateway Plan for land use (2) • Prioritize land use accessible to all demographics (2) • Add vehicle access point from Grand Avenue • Allow day camping only • Allow for access/education for Mission Bay High School and neighboring schools • Allow only short-term leases • Consider extension of Kendall-Frost • Consider plans for traffic routes in and out of recreation area • Consider restoration to a sustainable natural habitat • Ensure land use is compatible with marsh • Ensure regular lease review • Ensure synergy between recreation and natural environment • Facilitate environmental protection that allows teaching, research and compatible recreational opportunities • Guarantee accessibility/affordability of any for-profit land use • Increase accommodations for non-motorized transportation • Increase connection of safe bike/pedestrian access to Balboa Transit Station • Make land uses accessible to all demographics • Make this an ecological center • Prioritize activities related to environment • Prioritize activities that depend upon proximity to natural wetland • Prioritize land use needs of residents • Prioritize low impact camping • Prioritize sustainability in regards to land use • Prioritize wetland restoration • Prohibit RV storage • Provide bike paths • Provide camping similar to Campland • Provide children's pool at De Anza • Provide family friendly dining options • Provide Native American heritage education • Provide playgrounds • Provide simultaneous use parking • Provide space for musical activities • Provide trails for marsh • Provide walking paths • Reduce size of golf course • Relocate golf course • Remove golf course
Other	<ul style="list-style-type: none"> • Prioritize family friendly environment (2) • Use longer planning horizon -- 20 years is too short, climate adaptation planning requires at least a 50-100 year horizon • Allow flexibility in plan for future change • Emphasize location as environmental and recreational center of San Diego • Emphasize master plan land use framework as actionable

Planning Topic	Ideas for Guiding Principles
	<ul style="list-style-type: none"> • Ensure benefit of all sectors including City of San Diego, San Diego Parks & Recreation, San Diego Unified School District, San Diego State University, University of San Diego and University of California, San Diego/Scripps Institute • Make land uses accessible to all demographics • Prioritize and include public concerns during planning process • Prioritize the public as stakeholders

Table 4. Public Comment Period

Planning Topic	Comment
Access	<ul style="list-style-type: none"> • Make uses public, not private (4) • Ensure area access by all • Address concerns regarding public good vs. privatization
Environment	<ul style="list-style-type: none"> • Expand marshland (2) • Focus on Eco District principles (2) • Analyze the carbon footprint of all uses under consideration • Balance all three legs of sustainability to thrive • Consider a water way to improve water quality • Consider environmental stewardship • Consider incorporating nature • Consider water quality • Increase clarity of the water • Keep RV Campers away from water • Prioritize wetlands preservation • Protect our coast • Protect our environment • Protect wetlands at both sides of Rose Creek
Project Area and Scope	<ul style="list-style-type: none"> • Incorporate Campland as part of the project area • Provide information on current plans for Campland to allow public to adequately provide feedback on the De Anza Plan
Recreation	<ul style="list-style-type: none"> • Request enhanced facilities (clubhouse, bathrooms, grandstand, pickle ball) at tennis court (5) • Acknowledge De Anza as a recreational jewel • Consider affordability of tent camping • Consider appropriate marshland and camping by the waterfront

Planning Topic	Comment
	<ul style="list-style-type: none"> • Consider concern of Pacific Beach Tennis Club relocation • Consider elimination of golf course • Consider golf course as unnecessary at the waterfront • Contemplate Mission Bay Master Plan's identification of camping need and consider a relocated, improved camp area in the study area • Provide popular, affordable opportunities • Regard golf course as a wasteland • Request 1.5 acres of gardening • Request amphitheater • Request low-impact camping "San Elijo style" • Request recreational space for picnicking and family activities • Request Pacific Beach Tennis Club continue to host a club
Subcommittee	<ul style="list-style-type: none"> • Address concerns about community representation on the Subcommittee • Address concerns about formation of Committee (no public input) • Rejection of inclusion of private interest representation on the Committee
Other	<ul style="list-style-type: none"> • Consider Children's pool at De Anza Cove • Need to understand the linkages between De Anza and the new transit center and pedestrian/bike plans • Prioritize balance as the most important • Prioritize importance for local economy • Recommend synergy between ReWild and De Anza Plan efforts (2) • Request recognition for the educational value of marshland

Addendum A

Project Team Members in Attendance

PlaceWorks – Lead Consultant
 Brooke Peterson – Project Manager
 Michael Paul-Planner
 Scott Ashlock-Planner

Katz & Associates
 Joan Isaacson
 Natalia Hentschel

City Staff
 Robin Shifflet
 Craig Hooker

Subcommittee Members in Attendance

Chris Olson	Pacific Beach Planning Group
Cindy Hedgecock	Mission Bay Park Committee
Darlene Walter	Mission Bay Park Committee
Jim Greene	Mission Bay Park Committee
Karen Zirk	Rose Creek Watershed Alliance
Lisa Lind	American Planning Association, San Diego Section
Namara Mercer	Mission Bay Lessees Association

Paul Robinson
Rebecca Schwartz
Vicki Granowitz

Mission Bay Park Committee (Chair)
San Diego Audubon
Park and Recreation Board

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