



EXTENSION OF PUBLIC REVIEW

PLANNING DEPARTMENT

Date of Notice: **May 21, 2018**

PUBLIC NOTICE OF AVAILABILITY FOR A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

The City of San Diego Planning Department has prepared a Draft Program Environmental Impact Report (PEIR) for the following project and is inviting your comments regarding the adequacy of the document. On May 14, 2018, the Clairemont Community Planning Group requested a 30-calendar day extension of the public review period for this Draft PEIR which would end on May 29, 2018. Pursuant to the City's Municipal Code requirements, the Planning Director may approve a request from the affected officially recognized community planning group for an additional review period not to exceed 14 days. The Planning Director has granted a 14-day extension to the review period, which will now end on **June 12, 2018**. In accordance with CEQA Section 15105, this 14-day extension will not affect the City's statutory requirements under CEQA for public review of a Draft EIR.

PROJECT NAME: Balboa Avenue Station Area Specific Plan
PROJECT No.: 586601 / SCH No.: 2017071007
COMMUNITY PLAN AREA: Clairemont Mesa and Pacific Beach
COUNCIL DISTRICT: 2 (Zapf)
APPLICANT: City of San Diego Planning Department

Please send your written comments to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or email your comments to PlanningCEQA@sandiego.gov with the Project Name and Project Number in the subject line. Please note only written comments, received either via US Mail, hand-delivered, or via email, will be considered official comments in the Final PEIR.

PROJECT DESCRIPTION:

The proposed Balboa Avenue Station Area Specific Plan (BASASP) would increase residential density by redesignating and rezoning lands to allow for transit-oriented development adjacent to the Balboa Avenue trolley station. The proposed BASASP would require an amendment to the Pacific Beach Community Plan/Local Coastal Program. The proposed BASASP provides policies and recommendations for new residential and mixed use development and improvements to the public right-of-way to enhance access to the Balboa Avenue trolley station that would capitalize on the new regional transit connection in the area. The proposed BASASP promotes increasing transportation choices, decreasing dependence on single occupancy vehicles, and addressing traffic congestion at local intersections and roadways.

The proposed BASASP would redesignate approximately 51 acres of Commercial land uses to the Community Village land use designation within the Pacific Beach community. The Community Village land use designation would allow for the development of high density multi-family housing in a mixed-use setting as well as commercial, service, and civic uses.

The proposed BASASP would also identify multi-modal improvements to increase bicycle, pedestrian, and transit access to the Balboa Avenue trolley station.

PROJECT LOCATION:

The project site encompasses approximately 210 acres (0.33 square miles) in the Pacific Beach and Clairemont Mesa communities of the City of San Diego. Rose Creek borders the western part of the project site. Interstate 5 runs north-south through the middle of the project site and is the boundary between the Pacific Beach community planning area on the west side and the Clairemont Mesa community planning area on the east side.

The Balboa Avenue Station Area Specific Plan can be found on the Planning Department's website at:

<https://www.sandiego.gov/planning/community/profiles/pacificbeach>

Mike Hansen
Director
Planning Department