

Request City Council Consider Park & Open Space Data Presented by Citizens on 6/12/18 & missing in Staff Report

Parks

- City & Regional need for a true South Carlsbad Coastal Park
- South Carlsbad Coastal Park achieves Community Vision of GP
- Coastal South Carlsbad Planning Area F Local Coastal Program requirement to study a “Public Park” & Citywide Coastal uses

Open Space

- Developer’s Local Facility Management Plan Zone 9 errors need correcting in Developer’s Comprehensive Zone 9 Update
- City’s responsibility to Citizens & following Growth Management Ordinance, Standards and Principles

Need a Coastal South Carlsbad Park – City data

64,000 South Carlsbad Citizens & hotel visitors w/o a Coastal Park

4-6 miles of Coast w/o Park is a City & Regional need

Community-Based Planning needed

4.13.2 SPECIAL USE AREAS



There is no Coastal Park to serve South Carlsbad Citizens-Visitors-Businesses. There are 10 Coastal Parks in North Carlsbad. The lack of Coastal Parks in South Carlsbad seems both unfair to South Carlsbad Citizens-Visitors-Businesses; and is unfair to North Carlsbad by forcing congestion into North Carlsbad & Encinitas/Solana Beach where there are Coastal Parks.

We can do Better!

Ponto's Carlsbad Park In-Lieu Fees & Coastal Parks & Quality of Life Results

- 947 homes (2,233 pop.) w. of I-5 & s. of Poinsettia Lane
 - City's minimum Park standard requires 6.7 acres of Park
 - Homeowners paid City taxes & park-in-lieu-fees to buy & build 6.7 acres of City Park, but No Park in area.
 - Taxes/fees didn't add Park acreage - needed Veterans
 - Nearest Park 2.3 miles across I-5. The Veteran's Park 'solution' over 5-miles away & basically inaccessible.
 - Over 90% of Community surveyed wants a Park in Ponto
 - Why no Ponto Park? Ponto fees paid for it, Community wants it, proposed Park solutions don't work. We can Do Better!
- www.pontolocals.com

Growing Coastal Park Demand

Meaningful South Carlsbad Coastal Park is vital for Carlsbad's Quality of Life & Economy

Year & Residents per Carlsbad's 4-mile Coastal Park Gap (SANDAG):

- 1985 = 116,000 - when Veterans Park coastline 'solution'
- 1995 = 140,000 + 21% - Planning Area F requirement
- 2015 = 176,000 + 52% - General Plan Update
- 2035 = 212,000 + 83% - end of 20-yr life General Plan – what then?

Visitors per Carlsbad's 4-mile Coastal Park Gap (SD Tourism Authority):

2018 = 5,092 visitors per day; growing 1.6% per year, 2035 = 6,669

Ponto last chance to fix Carlsbad's 4-mile Coastal Park gap (8% of SD County coastline) with a meaningful Coastal Park. We can do better!

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Implements Community Vision - the Foundation for the General Plan 1 of 4

- Refer to 5-page email to City Council on 8/31/17 & 3/6/18 - Share & discuss the Issues with Citizens.

Community Vision, is foundation for General Plan. Just words to be ignored or guides to action?

- “...open spaces within walking distance of people’s homes ...” - nearest park over 2 miles away & over I-5
- “... strategic acquisitions to further the city’s open space system.” - fill Coastal South Carlsbad park gap

Implements Community Vision - the Foundation for the General Plan 2 of 4

- “... network of parks and recreation facilities will be improved ... Such improvements may include the strategic addition of more parks, ... New facilities will be located to maximize use and access by all neighborhoods, tailored to the needs of local populations ...” - provide half of Carlsbad its only Coastal Park
- “... protecting and enhancing access to the beach and the quality of the beach experience is a top community priority.” - South Carlsbad has no Coastal Park, congests North Carlsbad

Implements Community Vision - the Foundation for the General Plan 3 of 4

- “ ... Access to the beach ... will be improved through new compatible and supportive uses on or in close proximity to the beach, which may include ... a park” -
Park supports residents and visitor industry
- “... Tourism is an important component of the city’s economy ... it emphasizes ... resources that make the city attractive to ... residents - the ocean and beach” -
Park supports residents and visitor industry
- “Easy and convenient pedestrian connections will be available from every neighborhood to help children get safely to ... parks.” - Veterans Park 5-miles away from need
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Implements Community Vision - the Foundation for the General Plan 4 of 4

From General Plan Land Use Element:

- “...the community expressed an overwhelming preference for an active waterfront ... Access to the beach will be enhanced through ... open space, parking, and amenities ...” - Need a South Carlsbad Coastal Park
- “... new growth accommodated west of Interstate 5, to enable residents and visitors to enjoy more opportunities for ... recreating along the coastline. Develop ... recreational opportunities along the coastal corridor.” - A meaningful Coastal South Carlsbad Park provides the most opportunities

Required by City & State land use regulations for Planning Area F - City's Local Coastal Program 1 of 3

page 101 of Carlsbad's Local Coastal Program – adopted July 16, 1996 MP 175(G)/LCP

Carlsbad Public Records Request PRR-2017-260 confirmed Planning Area F LCP requirements not complied with & flawed PBVVP & General Plan Update. We can do better!

Coastal Commission has told City to address prior to changing Citywide LCP or Planning Area F land use

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City & State land use regulations for Planning Area F – Local Coastal Program page 101 2 of 3

“Planning Area F carries a Non-Residential Reserve (NRR) General Plan designation. Planning Area F is an “unplanned” area, ... As part of any future planning effort, the City and Developer must consider and document the need for the provision of lower cost visitor accommodations or recreational facilities (i.e. public park) on the west side of the railroad.”

Never done: Carlsbad PRR-2017-260 confirmed. Citizens not knowing this flawed the Ponto Beachfront Village Vision Plan, 2015 General Plan Update, and Carlsbad Park Planning Processes

City & State land use regulations for Planning Area F – Local Coastal Program page 101 3 of 3

California Coastal Commission told the City that:

“ ... the City shall undertake an inventory of visitor serving uses currently provided within the City’s Coastal Zone which will then serve to inform updates to the City’s land use and zoning maps as necessary. This inventory could have future implications for the appropriate land use and zoning associated with the Ponto area.”

Lets do better and fully inform & engage Citizens in this
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Ponto's (LFMP-Zone 9) Growth Management Open Space requirement

- 6/11/18 Final Staff Opinion Letter, Prior Public Records Requests, & City data confirmed Developers' LFMP-9 did not provide required Open Space per Growth Management Standard: 30-acres short! Lets do better!
- Inconsistent & incomplete information in 6/11/18 Final Staff Opinion Letter & conflicts with Growth Management Ordinance
- Need to have honest Citywide discussion on this issue!
- Is Staff's Final Opinion the City Council's direction?
- You can do better

Thank you

We can do better. Please fund & support a open & honest Community-based Planning Process for Parks and Open Space in Coastal South Carlsbad

Please do the right thing and Develop Ponto Right