

ANN TANNER's Responses to:
Ponto is Carlsbad's Southern Coastal Gateway

Questions for Carlsbad City Council Members and Candidates (July 1, 2016)

1. Are you aware of the 3 proposed developments in Ponto? What are your most important concerns about development of Ponto?

After spending Friday morning, July 15th walking the proposed Ponto development land and roads with Lance Schulte, I have a much better picture of the parcels, views and issues surrounding Ponto's future. The most important concerns I have for Ponto are:

1. Residential Density Use
2. Traffic Safety
3. Parking for residents and non-locals
4. Views
5. Building Height
6. Park location

2. How would you initiate the conversation with the community in order to engage the public early on and through these development review processes in Ponto?

The best way to initiate a community conversation is to LISTEN, and then respond. From my own research and meeting with Mr. Schulte, the Ponto Locals and San Pacifico HOA have worked hard to collect data, surveys and community input. If elected, I will share this detailed information with fellow Council members, planning committee members, staff and property owning developers. We must get this right! Rushing into a coastal development as significant as Ponto will not serve the community well. We (as well as the developers) need to envision day-to-day plans as well as how these plans will affect the generations 30-60 years from now.

3. What would you do in order to facilitate the conversation between developers and the community?

Thanks to the voters' passage of Proposition P in 2006, the Carlsbad Unified School District had a major development project in the construction of Sage Creek High School. As the plans for the school progressed when I was on the Board, the Assistant Superintendent of Instruction was directed by the Board to gather a committee of the newly hired school principal, a number of district teachers, student leaders, parents from the community, classified employees, local business leaders and the head of construction for the building contractors. For almost two years, the committee met 6x/year to collaborate on the vision and plans for the school.

Sage Creek High School will graduate its first class in June, 2017. It has won awards for architectural design, green energy technology and STEM (Science, Technology, Engineering and Math) curriculum. Its students are involved with local STEM business

programs, have a successful athletic program, and qualify most of their students as University of California and California State University eligible.

This is a great model for conversations with developers. It works. It's successful. The City Council can do the same.

4. Are you aware of the previously proposed Ponto Beachfront Village Vision Plan from 2005?

I read the entire Plan today but was not aware of the plan before this week.

What are your most important features of the Plan?

Traffic flow; green spaces; amenities; encouraging consistent building and architectural designs.

5. How do you see the coordination of proposed private and public development, infrastructure and public amenities at Ponto happening?

According to the Urban Land Institute, successful public/private partnerships work best when communities:

1. Build trust as a core value
2. Create a shared vision
3. Understand the partners and key players
4. Be clear on the risks and rewards for all parties
5. Establish a clear and rational decision-making process
6. Make sure all the parties do their homework
7. Secure consistent and coordinated leadership
8. Communicate early and often!
9. Negotiate a fair deal structure

I believe these ideas would be the best way to coordinate the proposed private/public development.

6. What do you think are the most important infrastructure and public amenity issues at Ponto?

After spending almost 20 minutes at the corner of Ponto and Avenida Encinas and seeing at least 10 cars make a U-turn at this intersection, as well as watch pedestrians time their movements to the speeding cars, a thorough traffic safety evaluation is needed including the idea of a roundabout.

Public amenities should include a trail under the bridge to the beach, pedestrian and bike friendly roads, and more community businesses (instead of high density residential units) in order to serve the local neighborhoods.

7. As Carlsbad's southern coastal gateway, what is important to you to see as this City gateway?

As Carlsbad's southern coastal gateway, I believe the sight lines should provide "landscape architecture that celebrates the historic past and horticultural heritage of the City" (from the Ponto Beachfront Village Vision Plan) and obvious open space, pedestrian friendly accessibility.

8. What do you think is the existing and desired community ambiance at Ponto and South Carlsbad?

I would say the desired community ambiance at Ponto and South Carlsbad would be a cohesive plan preserving Carlsbad's quality-of-life by integrating beach access, views of the ocean, pedestrian and bicycle facilities, local serving commercial entities and parks.

9. What is your position on the current state of Carlsbad beaches and what would you do to improve them?

As a native Californian and long time surfer, our coast and ocean are the jewels of California. They belong to all the people of California. They provide relief and recreation for all our citizens. We need to protect our beaches and make sure their environments are pristine.

The State of California in collaboration with the City has worked hard to keep them clean, replenish sand and replant native species. I think it is worth the money to continue sand replenishment as well as monitoring and cleaning up water pollution around the power plant and outflow pipes.

10. How do you see working with the state to improve our beaches?

The State of California in conjunction with the California Coastal Commission has various programs, including Adopt-a-Beach and Beach Clean-up, encouraging communities to keep our beaches debris free. Various Carlsbad and North County community groups continue to volunteer time and resources to beautify the coast. The City of Carlsbad's recycling and trash centers could partner with the individual groups.

11. How would you handle the community concerns over possible vacation rental and potential parking issues at Ponto?

According to the City of Carlsbad policies, short-term rentals including VRBO and AirBNB, are allowed in the coastal zone. As a candidate for city council I would like to review this policy. Local homeowners and associations deserve to communicate their concerns. Let's look at how other coastal communities handle this issue and the issue of increased car traffic due to AirBNB and VRBO.