

**CITY OF SAN DIEGO  
M E M O R A N D U M**

DATE: March 11, 2005

TO: Planning Commission

FROM: Patricia J. FitzGerald, Development Project Manager

SUBJECT: Planning Commission Docket of March 17, 2005  
Peninsula YMCA – PTS 1606

REFERENCE: PC Report No. PC-05-0227

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The YMCA was continued from the Planning Commission hearing of February 10, 2005 to the hearing of March 3, 2005 to allow staff to provide clarification on Commissioner's questions related to parking and operational issues associated with the shared parking agreement proposed between the YMCA and neighboring Correia Junior High School. Additionally, information was requested regarding the City's programmed activities and parking facilities at the 16 acre Bill Cleator Park, and the YMCA's use of Cleator Park. The item was continued from March 3, 2005 to the hearing of March 17, 2005 in order to allow the applicant additional time to prepare the requested information.

YMCA Parking Management Plan:

The YMCA has worked with staff to prepare a Parking Management plan for the YMCA facility and it's patrons to ensure adequate parking for YMCA patrons and to address concerns regarding potential impacts to on-street public parking on Valeta Street (Attachment 1). Key features include:

- Safety measures to support a safe environment for patrons utilizing the parking lots (parking lot lighting, surveillance cameras);
- YMCA supervision of the shared use parking lots;
- Addition of 33 parking spaces and improved access for disabled persons;
- Operational measures requiring YMCA employees to utilize the South shared use lot in order to maximize space in the YMCA on-site parking lot;
- Communication plan to educate patrons on need to utilize YMCA parking lots, including use of signage in the parking lots and within the facility, and requiring acknowledgement by patrons as element of their YMCA membership;
- Continued partnering with the neighboring Adventist Church to provide extra overflow parking for special events;
- Use of shuttle to south shared parking lots during "Peak YMCA Events";

- Commitment to work in concert with the school, church, City and neighbors to avoid scheduling busy programs and events when other large events are occurring at these neighboring locations.

Overall Parking Site Plan Inclusive of YMCA, School, and Park:

Commissioners requested a site plan showing the larger project vicinity and a clarification of the existing and proposed locations of parking lots in relation to the YMCA facility and Bill Cleator Park (Attachment 2). An analysis of parking supply/demand in the project vicinity is also provided (Attachment 3).

Correia Junior High School Information:

Correia Junior High School representatives and the YMCA provided the following summary of information regarding availability and use of on-site parking facilities at the school:

- Peninsula YMCA Improvement Plans (Attachment 4).
- Correia Junior High School After-School Programs and School Parking Lot Demands (Attachment 5).
- Letter from Ms. Linda Taggart, School Principal, dated February 21, 2005 in support of YMCA shared parking and facility use (Attachment 6).
- Letter from Kris Spathas, President, Correia Association, dated February 21, 2005 in support of YMCA shared parking and facility use (Attachment 7).

Bill Cleator Park

Park and Recreation Department staff and the YMCA provided the following summary of general information and YMCA use of Bill Cleator Park:

- The Peninsula YMCA facility is located on a 3.09 acre portion of the 16 acre Bill Cleator Park leased from the City of San Diego.
- The YMCA leasehold dates from March 17, 1976 (Document No. 754655) and is for a 50 year duration, expiring March 17, 2026. The leasehold includes the Indoor Soccer Field located down slope from the main YMCA building.
- Parking facilities are located in parking lots along the west side of the park, and include 84 parking spaces plus 6 disabled spaces for use by the general public (Attachment 8).
- Use of the Park is generally from sunrise to sunset.
- The Park consists of Little League Fields, multipurpose sports fields, restrooms, a children's playground (Tot Lot) and a picnic area.
- The YMCA operates various off-site seasonal summer programs for children which utilizes the south end of Bill Cleator Park as a staging area for participant drop-off/pick-up. This arrangement is approved by the Park and Recreation Department (Attachment 9).
- The YMCA does not rent field space at Bill Cleator Park for their Pee Wee Sports and Bidy Sports Program. These programs operate through a field rental arrangement with the City at the Cabrillo Recreation Center. Therefore, YMCA operations do not result in impacts to public parking located in Bill Cleator Park.

*Additional Information -*

All-way Stop at Valeta Street / Clovis Street:

As a follow-up to public testimony, staff has placed a request to the Engineering & Capital Projects Department to evaluate the intersection of Valeta Street / Clovis Street for an all-way stop control (contact person is Husam Hasenin at 619-533-3198).

Sidewalk Improvements on North Side of Valeta Street:

A public inquiry was received which requested that the YMCA install/repair sidewalks in the public right-of-way in the vicinity of the project at Valeta Street. Under Council Policy, construction of sidewalk is typically the responsibility of the adjacent property owner. There is no missing sidewalk of the west side of Valeta Street along the YMCA and Correia Junior High School street frontage. As a follow-up to public testimony, staff has placed a request to the Engineering & Capital Projects Department to evaluate the missing pieces of sidewalks on the north side of Valeta Street and Clovis Street under "route to school" criteria. If it meets this criteria then CIP will evaluate installation of the sidewalk (contact person Tim Dewey 619-533-4376). A second option is that individual property owners can partner with the City to have a sidewalk installed at their frontage and the City will contribute 50% of the cost (contact person at Street Division is Jorge Castillo 619-527-3457).