



COMMUNITY FACILITIES, PARKS AND SERVICES

Schools
Libraries
Public Parks
Community Services

COMMUNITY FACILITIES, PARKS AND SERVICES

GOALS:

- Provide adequate park and recreational facilities, libraries, schools, fire and police protection and parking to meet the needs of community residents and visitors, including children, families and the elderly (see Appendix A).
- Encourage the maximum use of all existing community facilities, in particular, the public parks, beaches, recreational areas, bikeways, museums and public schools in order to enhance the recreational opportunities for all visitors and residents of La Jolla.
- Ensure that all new and existing public facilities such as fire stations, water reservoirs and neighborhood parks are designed and developed in a manner that will not contribute to any adverse impacts to the environmentally sensitive areas of La Jolla.

BACKGROUND

Public Schools

Public school students in La Jolla are served by three elementary schools (Bird Rock, La Jolla and Torrey Pines), one middle school (Muirlands) and one senior high school (La Jolla).

Two elementary schools, Decatur and Scripps, have been closed due to a pattern of declining enrollment in the area. The San Diego Unified School District has leased these schools as private schools until such time as increasing enrollments would dictate their use as public schools. A portion of the Decatur School has been leased to the Park and Recreation Department for park purposes.

Three public school sites in La Jolla (Bird Rock Elementary, Muirlands Middle School and La Jolla High School) have a joint use agreement which allow portions of the school to be used after school hours and on weekends. A variety of adult school classes have been offered by the Community College District at La Jolla High School after school hours.

The playground, ballfield and recreational areas of La Jolla Elementary (2.3-acre neighborhood park), La Jolla High School (tennis courts) and Bird Rock Elementary School (1.5-acre dedicated park) are available to the community as additional population-based park sites.

Private Schools

Private schools that operate within La Jolla include: The Bishop's School, located on Cuvier Street and Prospect Street; the Stella Maris Academy, located at Kline Street and Ivanhoe Street; La Jolla Preschool Academy; the Springall La Jolla Preschool Academy; and the All Hallows School which is located at the intersection of Nautilus Street, La Jolla Scenic Drive South and Soledad Mountain Road. Other private schools operating within the community include the Evans School at Nautilus Street and La Jolla Scenic Drive South, the Strongly-Oriented for Action (SOFA) School, the

Montessori Schools and the Gillespie School which are located in the village area. There is no anticipated change in the current status or operation of these schools over the next five-ten years.

Libraries

The Florence Riford La Jolla Branch Library was opened in 1989 and has grown since that time to seventh in circulation within the City's 32 branch library system. The library, located on Draper Avenue, north of Pearl Street, has a floor area of approximately 10,000 square feet and contains a meeting room and an informational resource facility. Land has been acquired adjoining this branch for library use. As patron use of the library facility has continued to increase, additional library space is planned for this adjacent site in order to accommodate this demand.

The original public library in La Jolla was located at Wall Street and Girard Avenue and was moved in the 1920s to Draper Street. A new library was constructed on the Wall Street/Girard Avenue site. When the Riford branch library was constructed in 1989 the use of the Wall Street and Girard Avenue site as a public library was discontinued. The library structure located next to the Atheneum still remains and contributes to the overall historic quality of the village area.

Resource and Population-Based Parks

The City of San Diego Progress Guide and General Plan, Recreation Element, addresses the guidelines and standards that apply to population-based and resource-based parks:

"Neighborhood parks should serve a population of 3,500 to 5,000 persons within a one-half mile radius.

Neighborhood parks should contain five (5) usable acres if adjacent to an elementary school and ten (10) usable acres when not so located.

Community parks and recreation facilities should serve 18,000 to 25,000 persons within a one-and one-half (1½) mile radius. They should contain thirteen (13) usable acres if adjacent to a junior high school and twenty (20) usable acres when not so located. Resource-based parks within a community should comprise approximately 16 acres for each 1000 residents."

The forecast population for La Jolla is expected to reach 32,558 in the year 2020. According to the General Plan standards for population-based parks, 78.41 usable acres are required to serve the La Jolla community. Presently, there are only 60.02 usable acres of population-based parks and school adjacency credits in La Jolla. A shortfall of 18.39 usable acres is expected by the year 2020, and the *La Jolla Public Facilities Financing Plan* identifies those needs. (SANDAG 2020 Cities/ County Forecast, Alternative 1)

The La Jolla community presently contains 6362.61 acres of resource-based parks which are identified in Appendix F. The 5,977 acre San Diego-La Jolla Underwater Park was established at the desires of the community to protect this unique ecological resource.

Fay Avenue Right-of-Way and Bike Path

The 1976 *La Jolla Community Plan* recommended that a plan be developed to enhance the existing Fay Avenue Bike Path. The Fay Avenue Bike Path is a varying width right-of-way between Nautilus Street and Mira Monte. The Fay Avenue right-of-way is a 24-acre linear area beginning at Genter Street to the north and ending at the intersection of Mira Monte and La Jolla Boulevard. Immediately east of the bike path are steep, sensitive slopes that contain native vegetation. These slopes are protected by the Environmentally Sensitive Lands regulations of the Land Development Code regulations. The Fay Avenue Plan, which was adopted by the City Council in 1980, contains the following recommendations which this plan incorporates:

- Develop Fay Avenue Right-of-Way as a paved recreational and pedestrian walkway.
- Develop neighborhood recreational areas in the corridor.
- Retain the right-of-way primarily as an open area and retain significant portions of the adjacent slopes and hillsides in a natural, undisturbed state.
- Maintain the affordable housing units along the Fay Avenue Right-of-Way and/or redevelop them to the maximum allowable density.

Since the adoption of the Fay Avenue Plan, the following improvements have taken place along this corridor:

- Two mini-parks (Starkey and Via del Norte) have been developed; and
- Four City-owned single dwelling unit homes are managed as affordable housing by the San Diego Housing Commission.

Fire Protection

La Jolla is served by Fire Station #9, located at Torrey Pines Road and Ardath Lane; Fire Station #13 at Fay Avenue and Nautilus Street; Fire Station #16, located at Via Casa Alta on Mount Soledad; and Fire Station #21, located on Mission Boulevard and Grand Avenue in Pacific Beach. Fire Station #9 provides protection to the La Jolla Shores portion of the community while Fire Station #13 provides service to the village and Muirlands area. Fire Stations #16 and #21 protect the Mount Soledad and La Jolla Alta areas.

Water Utilities

Two major water lines run in a north-south direction through the community. One line extends from La Jolla Shores southward to Pacific Beach under La Jolla Shores Drive and La Jolla Boulevard. The other line is located under Electric Avenue. In addition to these two lines, trunk line service is also extended along the east side of Mount Soledad which provides direct line service to the Bayview and Kearny Mesa pipelines. Along the north side of Mount Soledad, trunk line service also extends to the Soledad Valley and to the Miramar pipelines. All of these pipelines provide water to the community from the Alvarado Filtration plant.

Sewer Utilities

Sewer service is provided by a major trunk line from La Jolla Shores south to Pacific Beach along La Jolla Shores Drive and La Jolla Boulevard and another line running along Electric Avenue. Branches to these lines are constructed as needed in order to meet local demand.

Storm Water Conveyance System-Nonpoint Source Pollution in Urban Runoff

The City of San Diego recognizes the impacts of nonpoint source pollution runoff on coastal waters. Pollutants in urban runoff are a leading cause of water quality impairment in the San Diego region. As runoff flows over urban areas, it picks up harmful pollutants such as pathogens, sediment, fertilizers, pesticides, heavy metals, and petroleum products. These pollutants are conveyed through the City's storm water conveyance system into streams, lakes, bays and the ocean without treatment. New development, if not adequately designed, creates new surfaces which potentially contribute pollutants to the storm water conveyance system and eventually our beaches and bays. To address nonpoint source pollution in the land use planning phase development, the City is in the process of updating its *Progress Guide and General Plan* to include water quality and watershed protection policies and principles. To address current development and redevelopment projects, including all development projects in La Jolla, the City's development regulations have been revised to include a combination of site design, pollution prevention, source control, and treatment control Best Management Practices (BMPs). These BMPs are considered "permanent" BMPs because they function throughout the "use" of a developed project site, and are contained in the City's Storm Water Standards Manual (dated October 23, 2002) and effective December 2, 2002.

Police Protection

Police protection in La Jolla is provided by the Northern Area Division of the San Diego Police Department, located at the Eastgate Mall. The security of residential and commercial areas continues to be enhanced by private surveillance equipment and police protection.

Postal Service

La Jolla is served by a post office facility at Wall Street and Ivanhoe Street, and the mail distribution center is located on Silver Street, west of Eads Avenue.

POLICIES

1. The City should continue to work with the San Diego Unified School District to utilize schools in La Jolla to their fullest extent possible through the provision of after-hour activities, such as adult education, child care, group meetings and community recreational activities.
2. The City should work with the San Diego Unified School District to identify opportunities for utilizing school properties for providing additional recreational facilities to meet

community needs including the acquisition or lease of surplus school sites for park development.

3. The City should identify and pursue sites within the community where expansion of parks, open space and services would be possible, including any available Federal, State, County and City-owned lands within the community.
4. The City should review all proposals for the construction or redevelopment of public facilities to ensure conformance with the Facilities Financing Plan, and the goals and recommendations of this plan.
5. The City should maintain the existing population-based and resource-based parks such as Kellogg Park, Coast Boulevard Park and Ellen B. Scripps Park in their present state in order to retain the natural topography of these areas for present and future residents and visitors to these parks.
6. The City should maintain the Fay Avenue Bike Path as a bike and pedestrian pathway in City ownership, restrict motorized vehicle use and continue to provide park maintenance along this corridor.
7. The City should not lease or sell City-owned sites for private development until the Planning Department, the Park and Recreation Department, the Housing Commission and the community have analyzed the potential for these sites to meet the recreational needs of the community or the provision of affordable housing in the Fay Avenue right-of-way as identified in Figure 20 of this plan.
8. The City should ensure that existing development adheres to the City Storm Water Management and Discharge Control ordinance in order to control non-storm water discharges, eliminate discharge from spills, dumping or disposal of materials other than storm water, and reduce pollution in urban storm water to the maximum extent practicable.

The City should ensure that proposed development and redevelopment projects adhere to the City's Storm Water Runoff and Drainage Regulations, and Storm Water Standards Manual in order to limit impacts to water resources (including coastal waters), minimize disruption of the area's natural hydrologic regime, minimize flooding hazards while minimizing the need for flood control facilities, reduce impacts to environmentally sensitive lands, and implement federal and state regulations.

The City should continue education, enforcement and Best Management Practices and programs to address nonpoint source pollution runoff and its effect on water quality in order to ensure the preservation of local water resources. Citywide development regulations should continue to include BMPs designed to prevent and control nonpoint source pollution. The City should continually consider improving development regulations to benefit water quality. The City should adopt new General Plan policies including watershed protection principles, to ensure the preservation of local water resources for future generations. The City's watershed planning efforts are being implemented through watershed urban runoff management plans for

each of the watersheds wholly or partially within the City. As additional years of water quality data is gathered, these programs likely will assist in identifying water quality issues present in each watershed and may be used to facilitate the creation of targeted water quality-related development policies and regulations in each watershed. These watershed programs should continue to include mechanisms for water quality assessment, protection of natural drainage, riparian and wetland resources, problem identification, land use planning, education, and public participation.

9. The City should limit concessions in parks to those that support the intended parkland use and those that do not conflict with the free and open parkland use for those parks where concessions are not prohibited. Prior to entering into a contract with a concessionaire, the City should obtain a recommendation from the recognized community group regarding the proposed concession.
10. The City should analyze for visual impact and ensure public review and comment for any telecommunications structures proposed to be located in City parkland and open space as well as in community facilities structures. Regarding the proposed placement of cellular facilities in these areas, the Citywide Telecommunications Policy should be adhered to.

LEGEND

Schools

- A. Explorer Charter School
- B. Torrey Pines Elementary*
- C. Children's School (formerly Scripps Elementary)
- D. Bishop's School
- E. Stella Maris Academy
- F. La Jolla Elementary*
- G. La Jolla Senior High School*
- H. Muirlands Middle School
- I. All Hallows School
- J. - Evans School*
-Montessori School
-La Jolla Preschool Academy
-Springall Academy (formerly Decatur Elementary)
- K. Bird Rock Elementary*
- L. New School
- M. -Montessori School
-Gillespie School

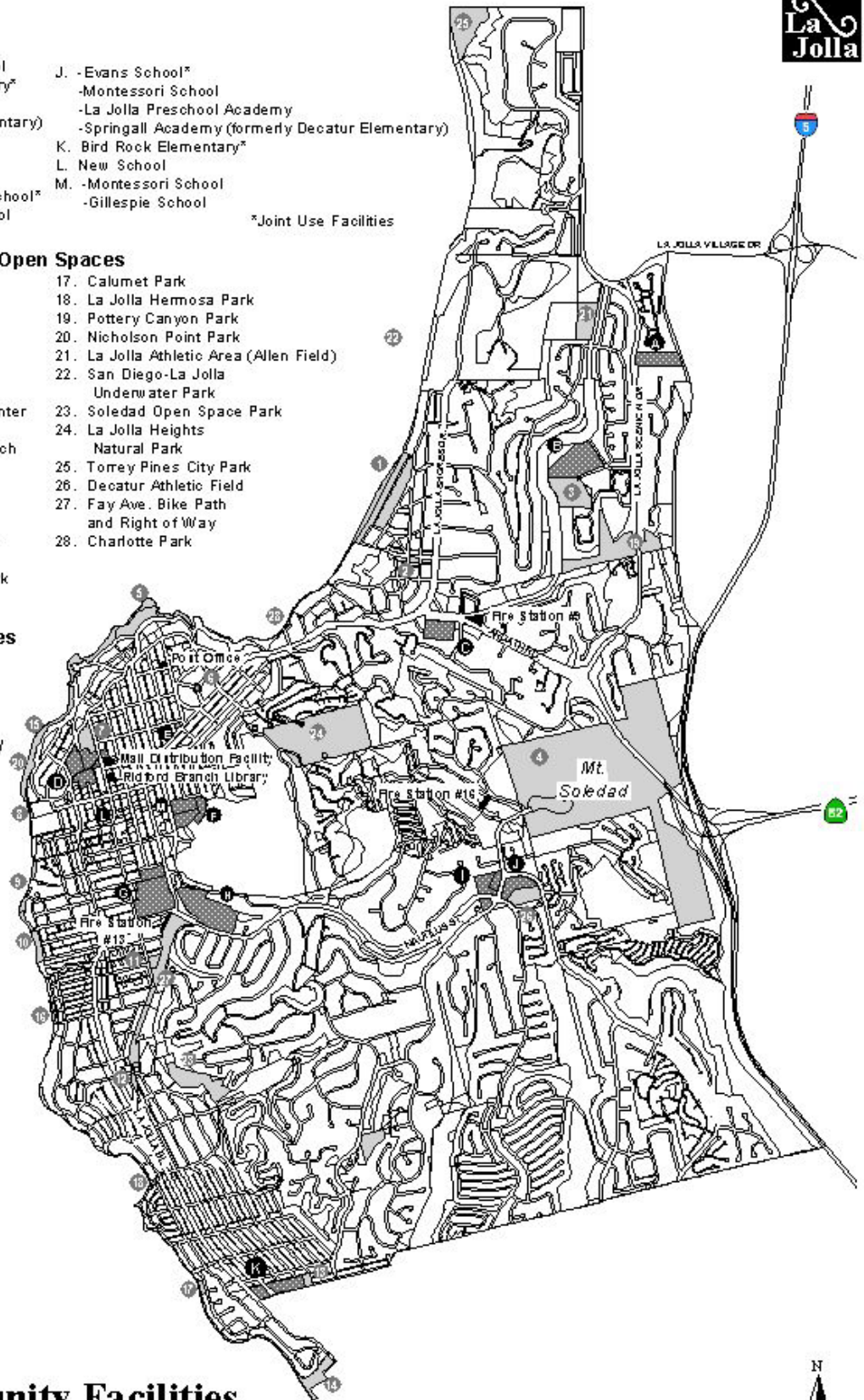
*Joint Use Facilities

Public Parks/Public Open Spaces

- 1. Kellogg Park / La Jolla Shores Beach
- 2. Laureate (Mata) Park
- 3. Cliffridge Park
- 4. Mt. Soledad Park
- 5. Ellen B. Scripps Park
- 6. Union Circle
- 7. La Jolla Recreation Center and Community Park
- 8. Whispering Sands Beach (Jones Beach)
- 9. Windandsea Park
- 10. La Jolla Strand Park
- 11. Starkey Mini-Park
- 12. Via del Norte Mini-Park
- 13. Bird Rock Park
- 14. Tourmaline Surfing Park
- 15. Coast Boulevard Park
- 16. Hemosa Terrace Park
- 17. Calumet Park
- 18. La Jolla Hemosa Park
- 19. Pottery Canyon Park
- 20. Nicholson Point Park
- 21. La Jolla Athletic Area (Allen Field)
- 22. San Diego-La Jolla Underwater Park
- 23. Soledad Open Space Park
- 24. La Jolla Heights Natural Park
- 25. Torrey Pines City Park
- 26. Decatur Athletic Field
- 27. Fay Ave. Bike Path and Right of Way
- 28. Charlotte Park

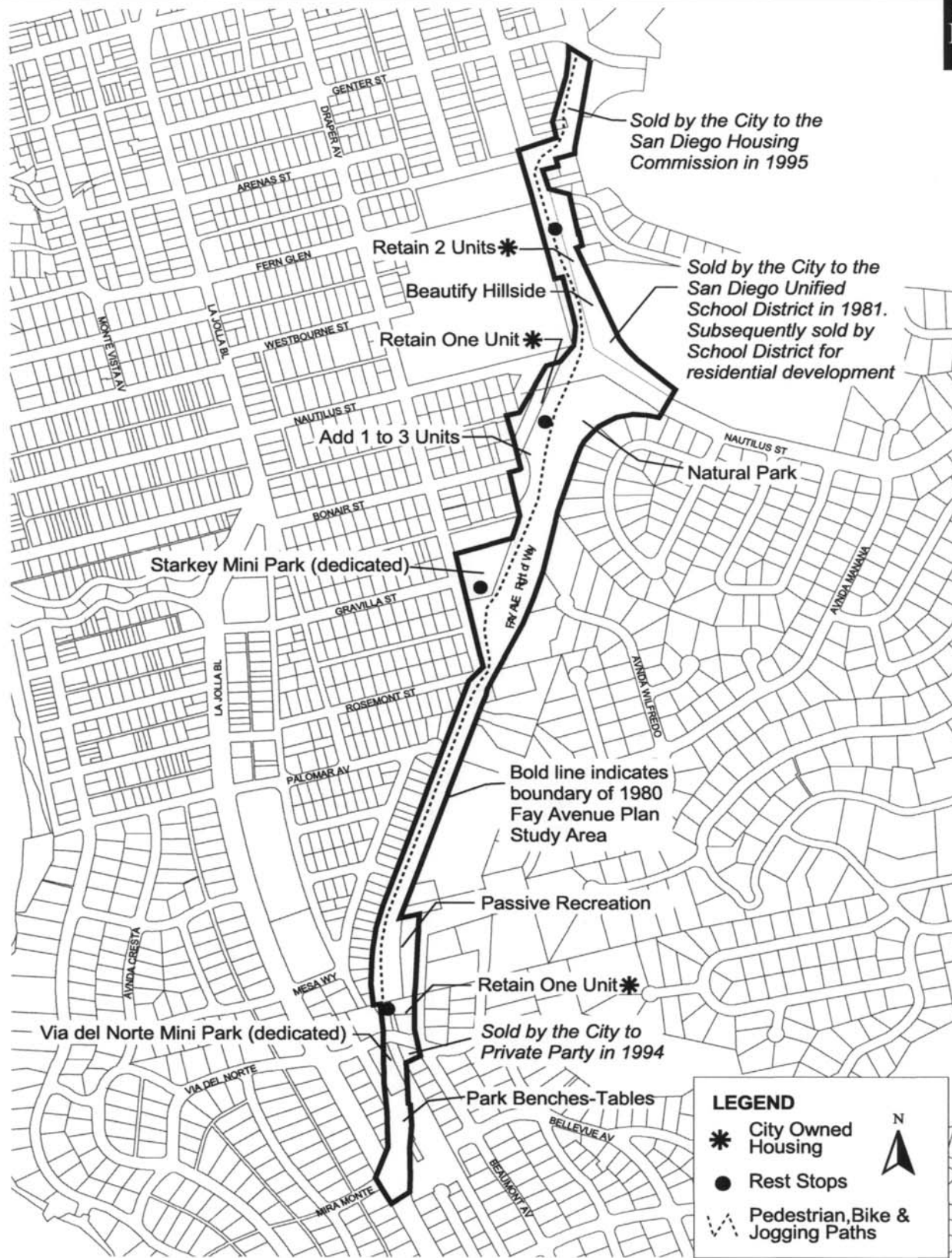
Other Public Facilities

PACIFIC OCEAN



Community Facilities





Fay Avenue Plan Recommendations



La Jolla Community Plan
City of San Diego · Planning Department



Figure 20

ACTION PLAN

IMPLEMENTATION	ADOPT WITH PLAN	<u>TIMING</u> WITHIN 5 YEARS	WITHIN 20 YEARS	RESPONSIBILITY	FUNDING	SEE FOR MORE DETAILS
Pursue acquisition or lease of the Decatur Elementary School and other school sites for park use.	•			Park and Recreation Department	FBA	Policies 1 & 2 Recommendation 1
Pursue joint use of school facilities	•			Park and Recreation Department	N/A	Policies 1, 3 & 4 Recommendation 2
Pursue land acquisition for the construction of a new fire station to increase the level of service to Pacific Beach, Mission Beach and La Jolla.	•			Engineering and Capital Projects	City	Policy 4
Maintain the existing population and resource-based parks. Rezone La Jolla Heights Park from RS-1-1 OP-1-1.	•			Park and Recreation and Planning Department Planning Commission City Council		
Maintain the existing R.O.W. width along the Fay Avenue bike path from Nautilus to Camino de la Costa and remove private encroachments along path.	•			Park and Recreation Department and/or Engineering and Capital Projects, and Real Estate Assets Departments Planning Commission, City Council	City	Policy 6 Recommendation 5
Dedicate the Fay Avenue Knoll adjacent to the intersection of Fay Avenue and Nautilus open space				Park and Recreation Department		
Rezone City-owned land along Fay Avenue from Nautilus Street to Via del Norte from RS-1-7 and RS-1-5 to RS-1-1	•	In-Process		Park and Rec. Dept. and Planning Dept and/or Engineering and Capital Projects and Real Estate Assets Departments Planning Commission City Council	City	Policy 6 Recommendation 5
Rezone Starkey and Via del Norte mini-parks from RM-1-1 to OP-1-1.	•			Park and Rec. Dept. and Planning Dept and/or Engineering and Capital Projects and Real Estate Assets Departments Planning Commission City Council	City	Policy 6 Recommendation 6

PLAN RECOMMENDATIONS

1. School sites that are declared surplus by the School District should, if not retained for school related uses be pursued by the City for acquisition or lease for open space/park use rather than redevelopment as the alternative land use. If redeveloped for residential use, develop the property in conformance with the alternative land use designations identified in Table 2 on page 123.
2. Continue to monitor cooperative agreements with the San Diego Unified School District to maintain these sites as parks and open space joint use with school facilities and to ensure safe, convenient access to park and school facilities.
3. Construct an additional fire station (Fire Station #48) at Garnet and Mission Bay Drive in order to increase the level of service to portions of La Jolla's residential and neighborhood retail areas. Construct a permanent fire station at Nautilus and Fay Avenue (Fire Station #13) to replace the current temporary facility.
4. Renovate Fire Station #21 at Mission Boulevard and Grand Avenue to meet the increasing service needs of Pacific Beach, Mission Beach and La Jolla communities.
5. Designate the Fay Avenue right-of-way from Nautilus Street to Camino de la Costa as public open space and restrict the use of the Fay Avenue bike path to pedestrians, bicycles and non-motorized vehicles as well as continuing to provide park maintenance to Starkey and Via del Norte mini-parks along this corridor in order to increase public use, enjoyment and safety along this site. Dedicate as open space the Knoll area of the Fay Avenue right-of-way at the intersection of Fay Avenue and Nautilus Street.
6. Maintain Starkey and Via del Norte mini-parks as designated population-based parks.
7. Watershed Analysis, Planning, and Permitting

For proposed projects and future development in the La Jolla Community Plan, adhere to the policies and recommendations developed and included in the Storm Water Standards Manual as a result of the City's watershed urban runoff management program efforts.

8. Development Analysis

For all new development, meet the requirements of the California Regional Water Quality Control Board San Diego Region's *Waste Discharge Requirements for discharges of urban runoff from Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the San Diego Unified Port District (Order No. 2001-01, dated February 21, 2001)* or subsequent versions of this plan, and the City's regulations implementing these requirements. Specifically, for all new development, meet the applicable construction and permanent storm water requirements of the Storm Water Standards Manual or subsequent regulations during project review, as summarized below.

- a. For priority projects, design post-construction structural BMPs (or suites of BMPs) in accordance with the numeric sizing criteria set forth in the Storm Water Standards Manual.
- b. In accordance with the City's Storm Water Standards Manual, provide proof of a mechanism of ongoing maintenance of permanent BMPs acceptable to the City.
- c. New development shall comply with the City's construction phase erosion control and polluted runoff requirements with the objectives of first controlling erosion, and second, controlling sediment. New development that requires a grading/erosion control plan shall include landscaping and re-vegetation of graded or disturbed areas.

To achieve project designs that minimize impact to water resources and attempt to mimic the site's natural hydrologic regime, and as required by the Storm Water Standards Manual and, as applicable, BMPs shall be incorporated into the project design in the following progression:

- Site Design BMPs
- Source Control BMPs
- Treatment Control BMPs

Site design and source control BMPs shall be included in all developments. When the combination of site design and source control BMPs are not sufficient to protect water quality, structural treatment BMPs will be implemented along with site design and source control measures. The following design principles shall be incorporated in general order of importance:

- Site and design new development on the most suitable portion of the site while ensuring protection and preservation of natural and sensitive site resources;
- minimize impervious areas in the site's design;
- minimize high polluting surfaces exposed to runoff using appropriate source control measures, including non-native or non-drought tolerant landscaping to minimize the need for irrigation and the use of pesticides and fertilizers;
- minimize the amount of impervious areas directly connected to the storm drain system;
- maintain and use natural drainage features;
- conserve other natural areas including significant trees, native vegetation, and root structures and maximizing the preservation of natural contours; and
- maximize infiltration and filtration of runoff by incorporating the site's landscaping and natural drainage features (if any) into the site's drainage design.

TABLE 2

**ALTERNATIVE LAND USE DESIGNATIONS
FOR PUBLIC SCHOOL SITES**

School Sites	Current Land Use Designations For School Sites	Alternative Land Use Designations
La Jolla High School	School	City Park/Open Space or Low Density Residential (5-9 dwelling units per acre)
Muirlands Middle School	School	City Park/Open Space or Low Density Residential (5-9 dwelling units per acre)
Bird Park Elementary	School	City Park/Open Space or Low Density Residential (5-9 dwelling units per acre)
La Jolla Elementary	School	City Park/Open Space or Low Density Residential (5-9 dwelling units per acre)
Torrey Pines Elementary	School	City Park/Open Space or Very Low Density Residential (0-5 dwelling units per acre)
Scripps Elementary (closed – currently leased by Children’s School)	School	City Park/Open Space or Very Low Density Residential (0-5 dwelling units per acre)
Decatur Elementary (closed – currently leased by Springall Academy)	School	City Park/Open Space or Low Density Residential (5-9 dwelling units per acre)