



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: August 30, 2018

REPORT NO:

ATTENTION: Park and Recreation Board
Agenda of September 20, 2018

SUBJECT: Sage Canyon Neighborhood Park Concession Building – Amendment to the
General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the amendment to the General Development Plan (GDP) for Sage Canyon Neighborhood Park Concession Building in the Carmel Valley community?

Director's Recommendation – Recommend approval of the proposed Sage Canyon Neighborhood Park Concession Building in the Carmel Valley community.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

- On June 26, 2018 the Ocean Air Recreation Council voted unanimously (3-0-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budget is approximately \$1.3 million. Funding for the proposed project is available from Carmel Valley FBA.

The cost to operate and maintain this project on an annual basis is: \$37,392. This includes all labor, material, equipment, supplies, etc.

Water and Energy Conservation Status – The proposed Sage Canyon Neighborhood Park Concession Building complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - This activity is Statutorily Exempt from CEQA, pursuant to State CEQA Guidelines, Section 15262 (Feasibility and Planning Studies).

BACKGROUND

This project provides for the design and construction of a new stand-alone concession building within the Sage Canyon Neighborhood Park and associated accessibility (ADA) path of travel improvements.

DISCUSSION

Public Works Department staff and the designer conducted two public meetings with the community. The initial meeting was focused on a survey of amenities for community input and vision for the concession building. During these community workshops, City staff and the consultant provided concepts of proposed amenities.

The proposed GDP amendment before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

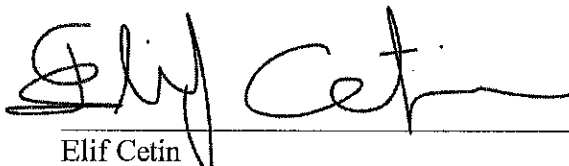
The proposed amendment to the General Development Plan improvements includes construction of a new stand-alone concession building within the Sage Canyon Neighborhood Park and associated accessibility (ADA) path of travel improvements.

The primary issues raised during community input meetings was that the community wanted shade for people waiting in line for the concession building. The community also wanted an additional window to serve more customers. To mitigate these concerns an extended roof cover and an additional window were added to the concession building.

ALTERNATIVES

1. Recommend approval of the amendment to the General Development Plan (GDP) for Sage Canyon Neighborhood Park.
2. Recommend approval of the amendment to the General Development Plan (GDP) for Sage Canyon Neighborhood Park with modifications.
3. Do not recommend approval of the amendment to the General Development Plan (GDP) for Sage Canyon Neighborhood Park.

Respectfully submitted,



Elif Cetin
Deputy Director
Public Works Department
Architectural Engineering and Parks Division



Prepared by: Jennifer Scott
Associate Civil Engineer
Public Works Department
Architectural Engineering and Parks Division

Page 3

Sage Canyon Neighborhood Park – General Development Plan Amendment
August 17, 2018

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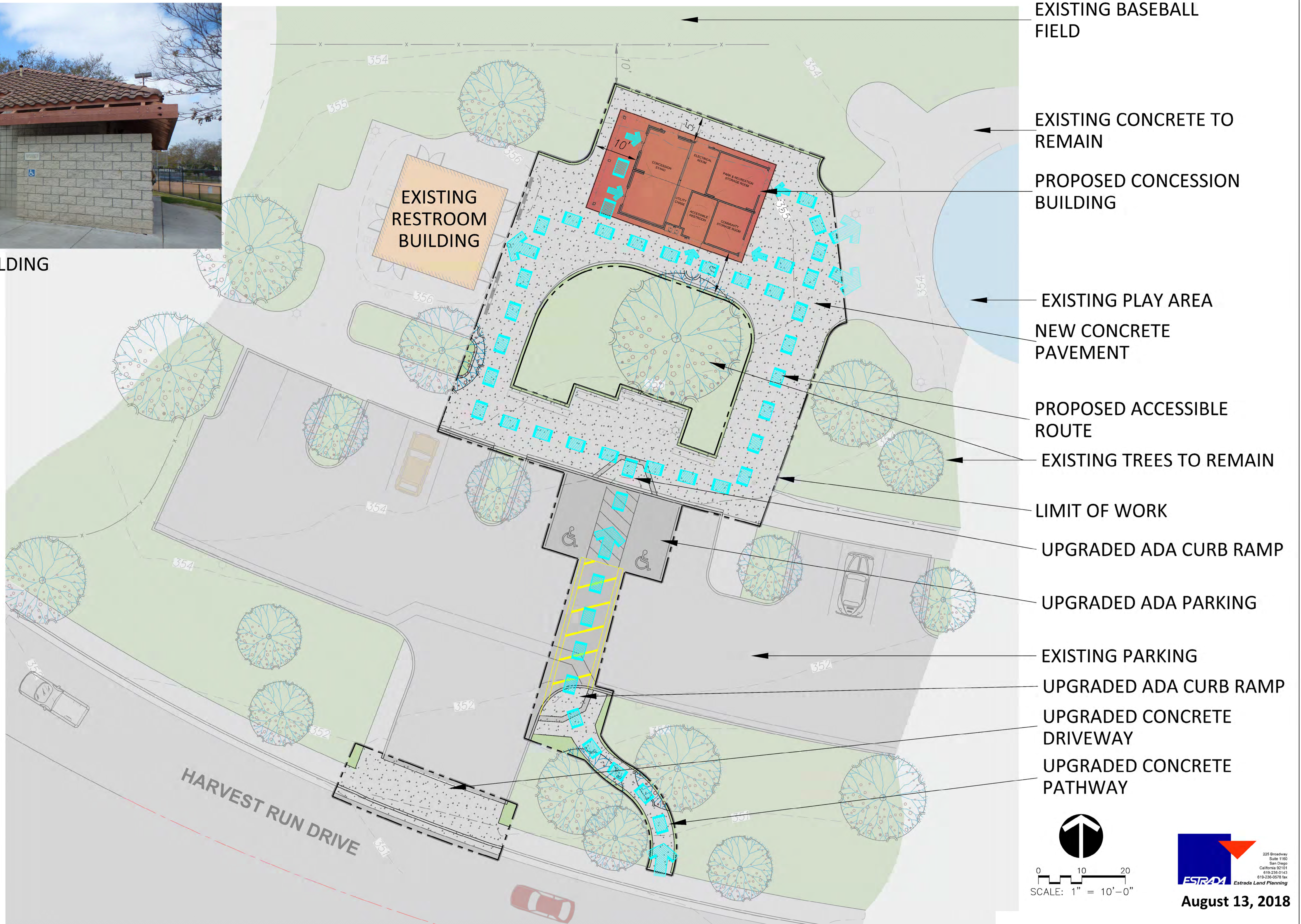
Attachments:

1. Sage Canyon Neighborhood Park General Development Plan Amendment
2. Supporting exhibits.

cc: Council District 1
Herman Parker, Director, Park and Recreation Department
Andy Field, Assistant Director, Park and Recreation Department
James Nagelvoort, Director, Public Works Department
Samir Mahmalji, PO II, Public Works Department

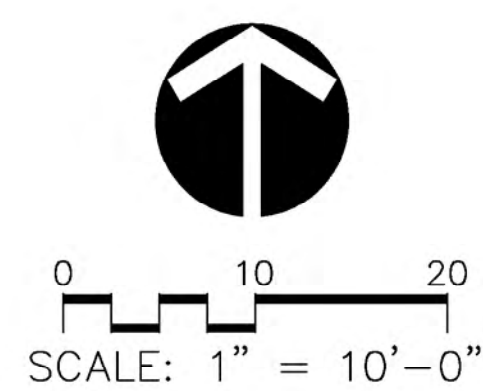


EXISTING RESTROOM BUILDING



- EXISTING BASEBALL FIELD
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCESSION BUILDING
- EXISTING PLAY AREA
- NEW CONCRETE PAVEMENT
- PROPOSED ACCESSIBLE ROUTE
- EXISTING TREES TO REMAIN
- LIMIT OF WORK
- UPGRADED ADA CURB RAMP
- UPGRADED ADA PARKING
- EXISTING PARKING
- UPGRADED ADA CURB RAMP
- UPGRADED CONCRETE DRIVEWAY
- UPGRADED CONCRETE PATHWAY

NOTE:
LIMIT OF WORK MAY CHANGE
UPON COMPLETION OF FINAL
GRADING PLAN.

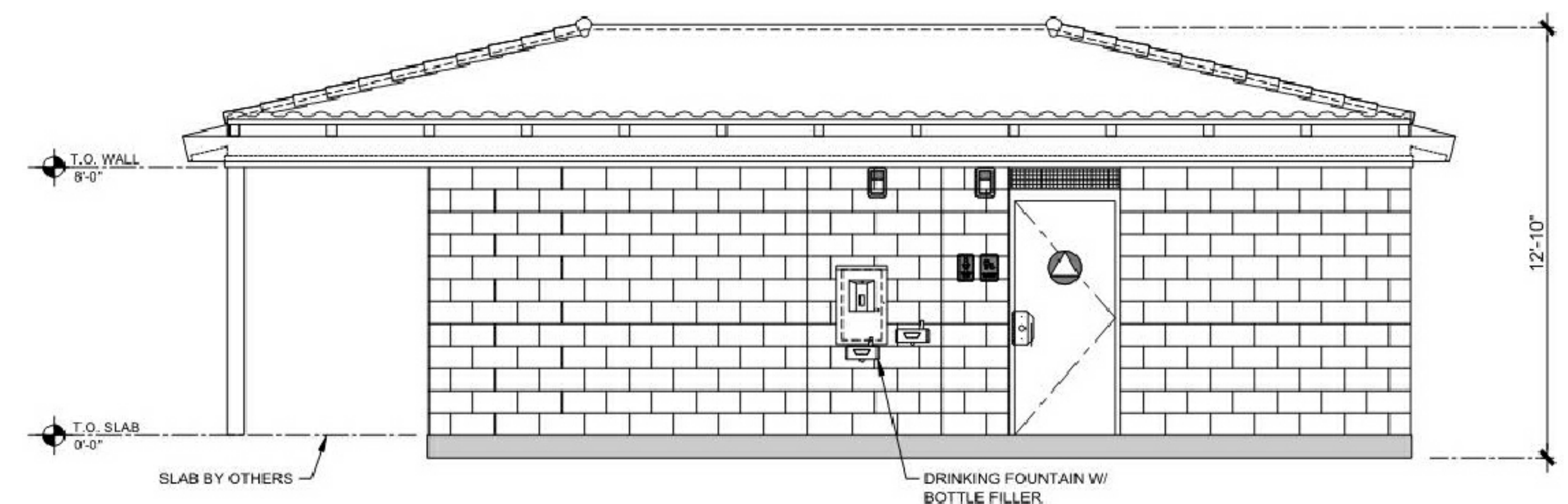


August 13, 2018

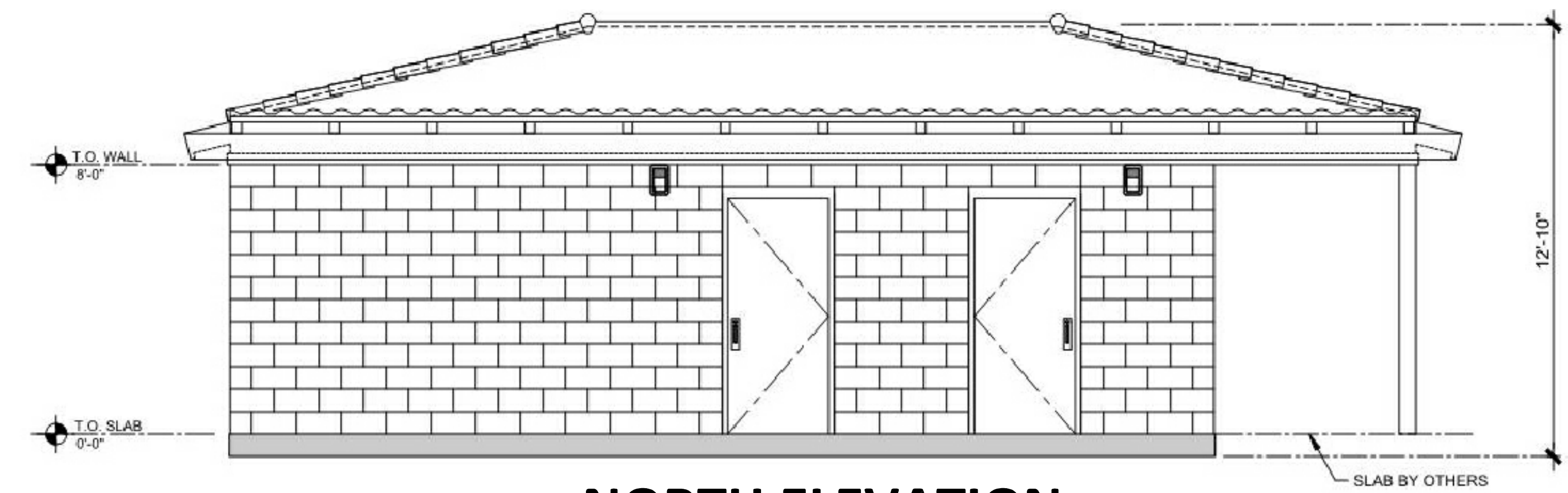


- GABLED TILE ROOF (COLOR TO MATCH EXISTING)
- EXPANDED ROOF COVER AT CONCESSION AREA
- BLOCK TYPE - STANDARD 8 x 16 SPLIT FACE CONCRETE BLOCK (COLOR TO MATCH EXISTING)

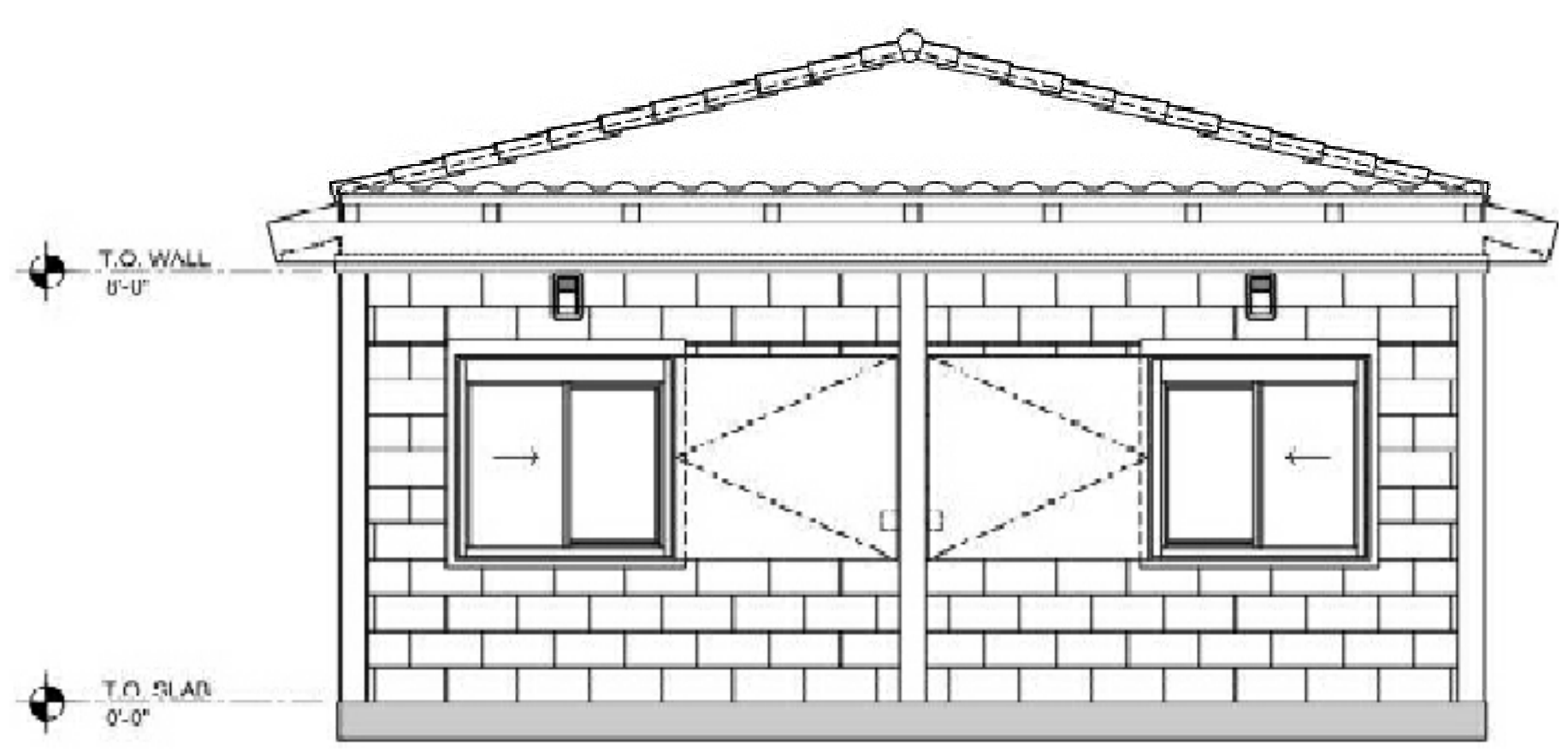
- PAINTED HEAVY DUTY METAL DOORS (COLOR TO MATCH EXISTING)
- PAINTED HEAVY DUTY METAL WINDOWS (COLOR TO MATCH EXISTING)



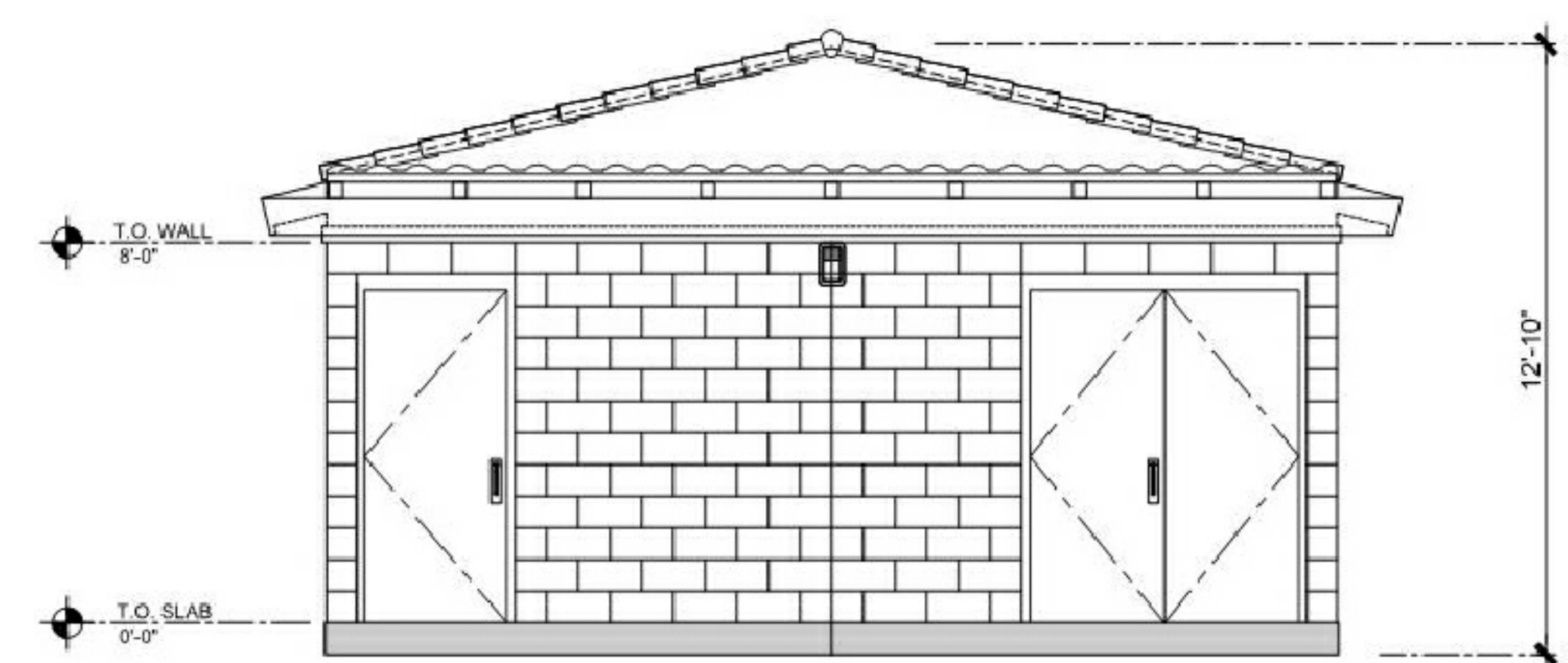
SOUTH ELEVATION



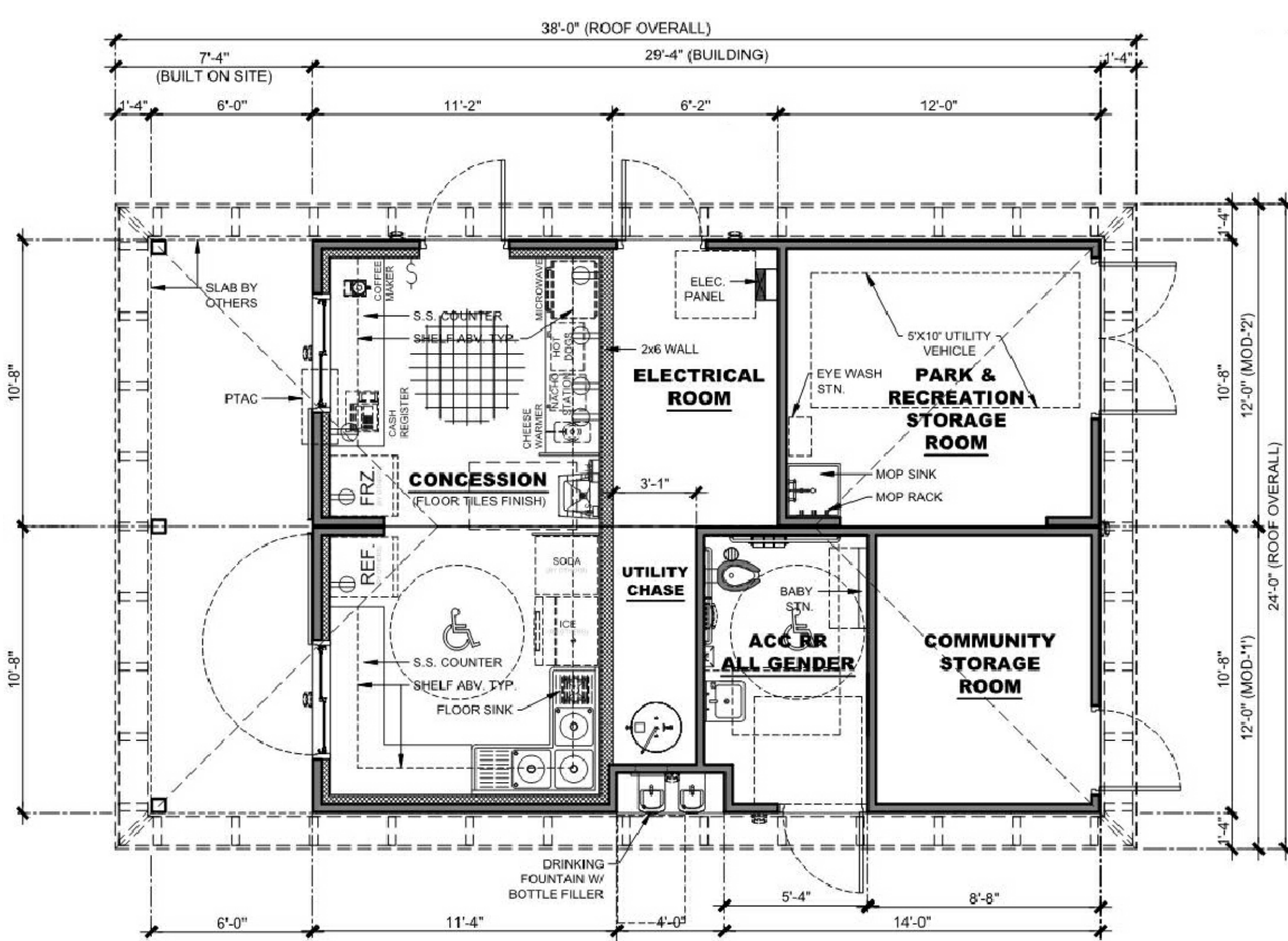
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PLAN

BUILDING FEATURES

- ROOF TYPE: GABLED MASONRY, TILE (COLOR TO MATCH EXISTING)
- ROOF COLOR: DARK TERRA COTTA
- CMU BLOCK TYPE : STANDARD 8 x 16 SPLIT FACE
- CMU BLOCK COLOR: RCP BLOCK COLOR TO MATCH EXISTING
- EAVE MATERIAL: WOOD (COLOR TO MATCH EXISTING)
- DOORS: PAINTED HEAVY-DUTY STEEL DOORS (COLOR TO MATCH EXISTING)
- WINDOWS: PAINTED HEAVY-DUTY STEEL WINDOWS (COLOR TO MATCH EXISTING)
- DRINKING FOUNTAINS: HI-LO DUAL BOWL

**CONCESSION BUILDING ELEVATIONS
SAGE CANYON NEIGHBORHOOD PARK**