



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 12, 2018 REPORT NO. 101

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

SUBJECT: LINDBERGH-SCHWEITZER ELEMENTARY SCHOOL JOINT USE
FACILITY GENERAL DEVELOPMENT PLAN

SUMMARY

Issue: Approval of the General Development Plan (GDP) for the Lindbergh-Schweitzer Elementary School Joint Use Facility in the Clairemont Community.

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Lindbergh-Schweitzer Elementary School Joint Use Facility in the Clairemont Community.

Other Recommendations: The Recreation Council has reviewed and considered the proposed project as detailed below:

On June 21, 2017, the Kearny Mesa Recreation Council voted (6-0-0) to recommend approval of the General Development Plan for Lindbergh-Schweitzer Elementary School Joint Use Facility.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field and walking track improvements, is currently funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z bond funding.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$46,643. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: San Diego Unified School District (SDUSD or District), as Lead Agency under the California Environmental Quality Act (CEQA) has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2018031084), dated April 2018, for the above referenced project pursuant to CEQA (Public Resources Code [PRC], Division 13, Section 21000 et seq. [CEQA Statute] and the California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Section 15000 et seq. [CEQA Guidelines]). The IS/MND identified potentially significant impacts for the following resource categories: Cultural Resources and Mandatory Findings of Significance. However, feasible mitigation measures have also been identified which would reduce impacts to below a level of significance. Documents are available for review on the District website at: <https://www.sandiegounified.org/environmental-reviews>.

BACKGROUND

This project provides for the design and construction of a new joint use facility at Lindbergh-Schweitzer Elementary School which is located at 4133 Mt Albertine Avenue within the Clairemont Community, within Council District 6. The approval of this park will provide an additional approximately 2.62 acres of population-based park land in a park deficient community per current City park standards.

DISCUSSION

The Lindbergh-Schweitzer Elementary School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5-10 years. SDUSD is the Lead Agency directing the design and construction of the joint use facility at Lindbergh-Schweitzer Elementary School.

The General Development Plan (Attachment 1) will provide the following:

- Multi-purpose natural turf field (approximately 1.58 acres)
- 8' wide asphalt walking track
- Existing hardcourts
- Existing play equipment and safety surfacing
- Off-street parking area
- Shade trees
- Drinking fountain
- Fencing
- Future comfort station

SDUSD and the Planning Department conducted three public workshops with the community. The primary issues raised during the community input meetings were requesting additional fencing along Balboa Avenue, a future comfort station and off-street parking. A detailed response is included in the paragraphs below.

September 12, 2018

Additional fencing along Balboa Avenue

The community was concerned that balls from the joint use field would go over the standard 10-foot high joint use fence and end up on Balboa Avenue. In response, the District agreed to raise the height of the joint use fence along the Balboa Avenue to 15 feet in height.

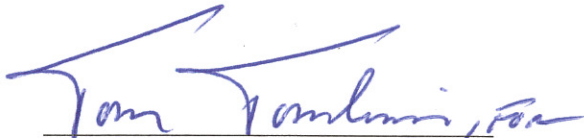
Future Comfort Station

The Community requested that a future comfort station be included in the GDP for this site. In response, a comfort station was added to the GDP but identified as a future amenity. Design and construction of the comfort station will occur when funding is identified.

Off-Street Parking

The community is concerned about the limited parking in the area. In order to minimize any impacts from the proposed joint use field on the existing parking issues in the community, a portion of the District's off-street parking area was identified as joint use. The parking will be available for use by members of the public during public use hours only. During the school day, as is the case with all joint use parking, it will be reserved for the exclusive use of District employees and users.

Respectfully submitted,



Alyssa Muto
Deputy Director, Planning Department



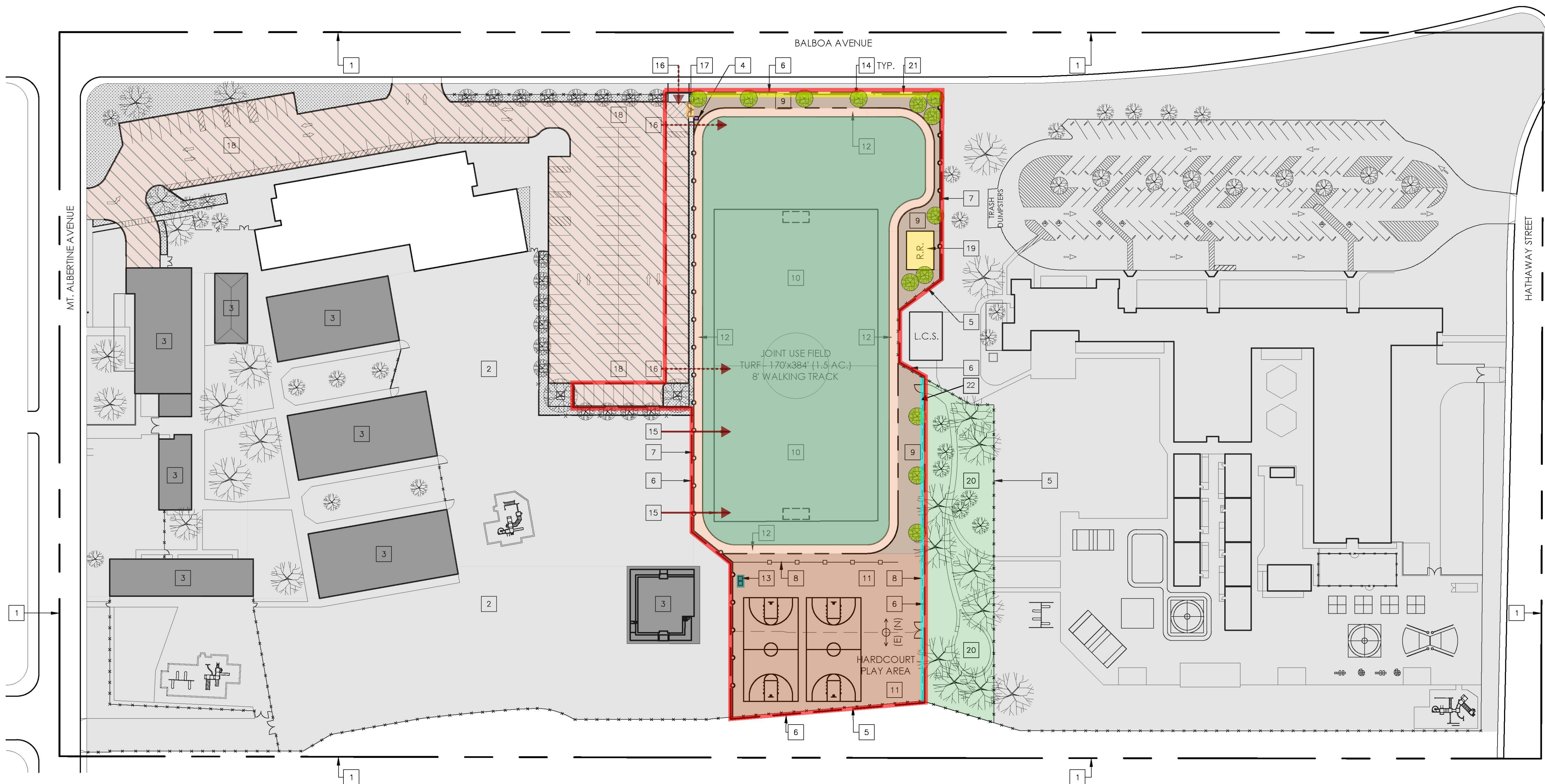
Prepared by: Scott Sandel
Park Designer, Planning Department

(SS/ss)

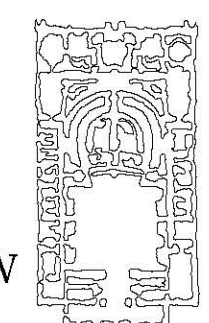
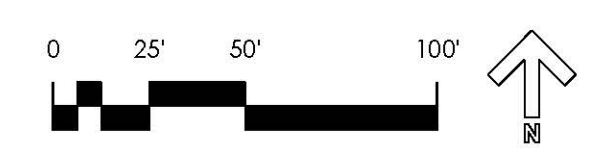
Attachments:

1. Lindbergh-Schweitzer Elementary School Joint Use Facility General Development Plan

cc: Honorable Councilmember Chris Cate, Council District 6
Herman D. Parker, Director, Park and Recreation Department
Mike Hansen, Director, Planning Department
Andrew Field, Assistant Director, Park and Recreation Department
Bruce Martinez, Deputy Director, Park and Recreation Department
Betsy Miller, Acting Development Project Manager III, Planning Department
Jim Winter, Project Officer II, Park and Recreation Department



- SITE PLAN LEGEND**
- 1 --- PROPERTY LINE
 - 2 [Grey Box] EXISTING SITE
 - 3 [Dark Grey Box] EXISTING BUILDING
 - 4 [Purple Box] TRASH CAN/ DOG WASTE BAG LOCATION
 - 5 [Dashed Line] EXISTING FENCE
 - 6 [Red Line] JOINT USE PROJECT AREA
 - 7 [Circle with Line] NEW 10' HIGH FENCE
 - 8 [Square with Line] 42" - 48" SEPARATION FENCE
 - 9 [Brown Box] ASPHALT
 - 10 [Green Box] NATURAL TURF FIELD
 - 11 [Orange Box] HARD COURT PLAY AREA
 - 12 [Light Brown Box] 8' ASPHALT WALKING TRACK
 - 13 [Blue Box] ACCESSIBLE DRINKING FOUNTAIN
 - 14 [Green Circle] NEW TREES IN D.G.
 - 15 [Red Arrow] SCHOOL ACCESS
 - 16 [Dotted Red Arrow] PUBLIC ACCESS
 - 17 [Envelope Icon] VEHICLE MAINTENANCE ACCESS
 - 18 [Hatched Box] PROPOSED PARKING LOT LOCATION
 - 19 [Yellow Box] COMFORT STATION (FUTURE PHASE, TBD)
 - 20 [Light Green Box] SCHOOL GARDEN (ACCESS TO PUBLIC, MAINT. BY SCHOOL)
 - 21 [Yellow Line] NEW 15' HIGH FENCE
 - 22 [Cyan Line] NEW 8' HIGH FENCE



PLATT/WHITELAW ARCHITECTS, INC.

COUNCIL DISTRICT		COMMUNITY PLAN AREA:			
DATE	ACTION	RESO. NO.	J.O. NO.	ACRES	
	SITE ACQUIRED				
	SITE DEDICATED	ORD. NO.		ACRES	
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	17.97 AC.	TOT LOT	0 SF	PAVED WALKWAYS	9,432 SF	SECURITY LTS.	0 STDS.
IMPROVED AREA	2.62 AC.	MULTI-PURPOSE CT.	0 SF	PARK ROADS	0 SF	BALLFIELD LTS.	0 STDS.
TURF	1.58 AC.	TENNIS CTS.	0 SF	PARKING LOT	6,710 SF	TENNIS COURT LTS.	0 STDS.
SHRUB BED	0 AC.	RESTROOM (?)	0 SF	PARKING STALLS-STD	34	MULTI-PURPOSE CT. LTS.	0 STDS.
NATURAL	0 AC.	REC. BLDG.	0 SF	PARKING STALLS-DISABLED	1	BACKSTOPS	0 EA.
D.G. PAVING	0 AC.	POOL BLDG.	0 SF	COURT GAME AREA	23,372 SF	BENCHES	0 EA.
DIRT INFIELDS	0 AC.	POOL DECK	0 SF	LAWN EDGING	0 LF	PICNIC TABLES	0 EA.
TREES	13 EA.	POOL WATER	0 SF	BLEACHERS	0 EA.	TRASH RECEPTABLES	1 EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT DRAFT PLAN

LINDBERGH-SCHWEITZER

JOINT USE FIELD

LAMBERT COORDINATES: _____ (PSD #)