



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 22, 2019

REPORT NO: 101

ATTENTION: Park and Recreation Board

SUBJECT: Addition of Prefabricated Comfort Station/Concession/Storage Building for Ocean Air Community Park – 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 the addition of a comfort station/concession/storage building at Ocean Air Community Park in the Carmel Valley community?

Director's Recommendation – Recommend approval of the proposed prefabricated comfort station/concession/storage building at Ocean Air Community Park in the Carmel Valley community.

Other Recommendations – The following group reviewed and considered the proposed project. Action taken by this group is listed under Discussion below.

- On November 27, 2018 the Ocean Air Recreation Advisory Group voted unanimously (7-0-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budget is as follows: Ocean Air Comfort Station and Park Improvements is \$1,881,793. Funding for the proposed project is available from Carmel Valley Facilities Benefit Assessments (FBA).

Water and Energy Conservation Status – The proposed prefabricated comfort station/concession/storage building for Ocean Air Community Park complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – This activity is adequately addressed in Environmental Impact Reports Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996 SCH No. 97111053 certified by the City Council on April 22, 1996 (Reso # R-287235), and Addendum No. 25663 and is part of a series of subsequent discretionary actions and, therefore, not considered to be a separate project for purposes of CEQA review, as defined in State CEQA Guidelines Section 15378(c). Pursuant to Section 15162 of CEQA, there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

BACKGROUND

The community previously identified the need of a comfort station/concession/storage building. The project provides for the design and construction of new stand-alone prefabricated comfort station within Ocean Air Community Park, two new group picnic areas (six picnic tables each), two new shade structures, and associated accessibility (ADA) path of travel improvements.

The community also previously identified the need to replace the natural turf with synthetic turf. This GDP amendment scope originally included a replacement of natural turf with synthetic turf on the joint-use field within Ocean Air Community Park.

Originally in 2015, the Carmel Valley Community Planning Board had approved the synthetic turf project. The then-recreation advisory group made the recommendation for the replacement of natural turf with synthetic turf. In November 2018, the current recreation advisory made the recommendation, on the addition of the comfort station/concession/storage building and associated improvements, and also on the replacement for synthetic turf.

The Ocean Air Community Park incorporates a joint-use field that operates in partnership between the City of San Diego and the Del Mar Union School District. Per the Joint-Use Agreement (JUA), whenever the City and the District mutually approved improvement to the JUA site, the costs of those improvements shall be shared equally by both parties. In March 2019, after the coordination and discussion between Park and Recreation Department and DMUSD, the parties decided mutually not to proceed with the synthetic turf element of the project at Ocean Air Community Park due to concerns about no dedicated funding for replacement synthetic turf after its anticipated ten-year life cycle. Therefore, the turf replacement was deleted from the scope of work in March 2019.

DISCUSSION

Public Works Department staff and the designer conducted two public meetings with the recreational advisory group and community, and one meeting with the Del Mar Union School District. The initial meeting was focused on a survey of locations for community input and vision for the comfort stations and also a discussion of the synthetic turf infill material (later deleted from scope). During these community workshops, City staff and the consultant provided the recreational advisory group and community a sample of the synthetic infill material and information in a matrix format with pros and cons of the selected material, on categories of concerns including temperature, safety, water use, environmental, and maintenance.

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 include construction of new prefabricated comfort station/concession/storage building within the Ocean Air Community Park, two new group picnic areas (six picnic tables each), two new shade structures, and associated accessibility (ADA) path of travel improvements.

ALTERNATIVES

1. Recommend approval of the amendment to the General Development Plan (GDP) for Ocean Air Community Park.
2. Recommend approval of the amendment to the General Development Plan (GDP) for Ocean Air Community Park, with modifications.
3. Do not recommend approval of the amendment to the General Development Plan (GDP) for Ocean Air Community Park.

Respectfully submitted,



Herman Parker
Director
Park and Recreation Department



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

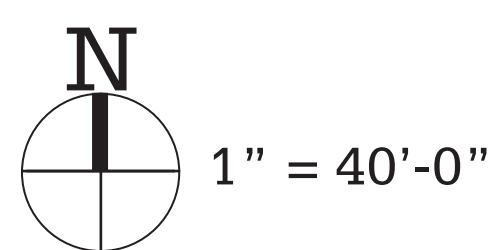
Attachments:

1. Supporting exhibits

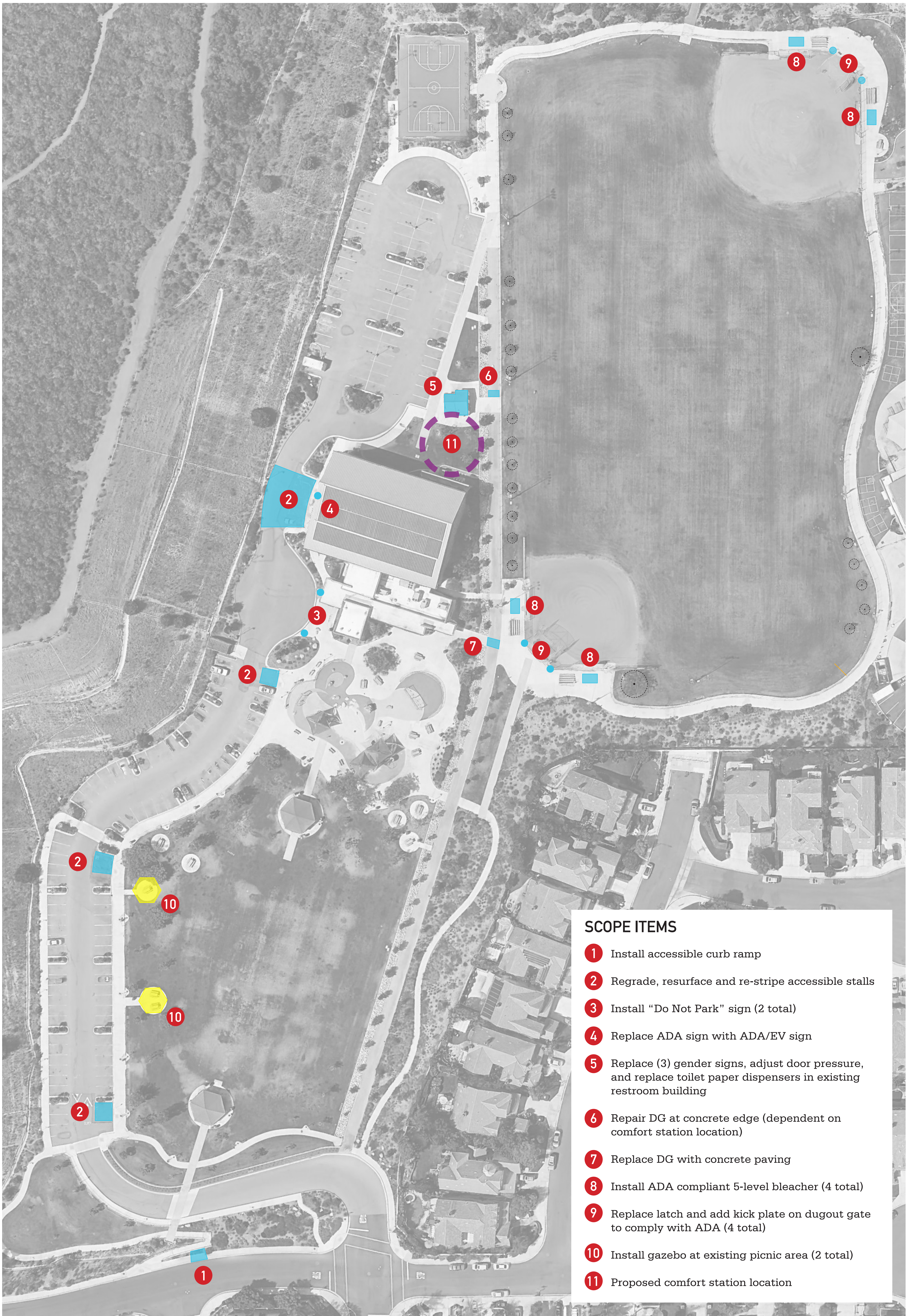
cc: Council District 1
Andy Field, Assistant Director, Park and Recreation Department
James Nagelvoort, Director, Public Works Department
Sepi Amirazizi, Associate Engineer, Public Works Department
Jody Cheung, Assistant Engineer, Public Works Department



OCEAN AIR COMMUNITY PARK
Existing Conditions - Aerial
APRIL 18, 2018







- SCOPE ITEMS**
- 1 Install accessible curb ramp
 - 2 Regrade, resurface and re-stripe accessible stalls
 - 3 Install "Do Not Park" sign (2 total)
 - 4 Replace ADA sign with ADA/EV sign
 - 5 Replace (3) gender signs, adjust door pressure, and replace toilet paper dispensers in existing restroom building
 - 6 Repair DG at concrete edge (dependent on comfort station location)
 - 7 Replace DG with concrete paving
 - 8 Install ADA compliant 5-level bleacher (4 total)
 - 9 Replace latch and add kick plate on dugout gate to comply with ADA (4 total)
 - 10 Install gazebo at existing picnic area (2 total)
 - 11 Proposed comfort station location

PLAN



ELEVATIONS



North Elevation



East Elevation



West Elevation



South Elevation

COMFORT STATION

Solid colored concrete block to complement existing



DRINKING FOUNTAIN

Stainless steel wall mounted "Hi-Lo" drinking fountain



GAZEBO

Steel hexagon structure to match existing



ACCESSIBLE BLEACHER

Aluminum 5-level bleachers with guardrail and ADA accessibility



PAVING

Natural gray concrete and stabilized decomposed granite to match existing

