



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: April 18, 2024

REPORT NO.: 101

ATTENTION: Parks and Recreation Board Agenda of April 18, 2024

SUBJECT: Reallocation of Funds to Crystal Pier Emergency Project

SUMMARY

Issue – Should the San Diego Regional Park Improvement Fund Oversight Committee approve the recommendation to reallocate \$1,000,000.00 in Regional Park Improvement Fund monies to the following emergency project:

- Crystal Pier Improvements, CIP# TBD, \$1,000,000.00

Department Recommendation – Approve the recommendation to allocate Regional Park Improvement Funds to the project listed in this report.

Fiscal Impact – Reallocating the Regional Park Improvement Fund will allow the emergency project to complete all phases.

Water and Energy Conservation Status – Not applicable.

Climate Action Plan (CAP) Impact – Not applicable.

Strategic/Tactical Equity Plan Impact – Not applicable.

Environmental – The proposed activity which involves the reallocation of Regional Park Improvement Funds is not subject to CEQA based on CEQA Guidelines Section 15378(b)(4) as it is a government fiscal activity that does not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment and therefore is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

BACKGROUND

The San Diego Regional Park Improvement Fund (RPIF) is one of two capital improvement project funds to receive revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund (MBPIF) for specific improvements in Mission Bay Park.

The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 (Charter Section 55.2). The initial Charter 55.2 became effective on July 1, 2009

under Proposition C, and a subsequent amendment to Charter 55.2 became effective after voters approved Measure J on November 8, 2016, with those amendments going into effect on December 19, 2016.

Mission Bay lease revenues are allocated by a formula based on Charter Section 55.2 as follows:

- Initial \$20 million of Mission Bay lease revenues goes into the City's General Fund and may be used for any municipal purpose
- Next \$3.5 million goes to RPIF (total lease revenue is \$23.5 million)
- Next \$6.5 million goes to MBPIF (total lease revenue is \$30 million)
- Revenue received thereafter is split at a ratio of 35% to RPIF and 65% to MBPIF

The following parks are eligible for use of RPIF, in accordance with Charter Section 55.2(a)(9) and Ordinances O-20088, O-20311, and O-21372:

- Balboa Park (Charter)
- Beaches and Shoreline Parks (Charter)
- Chicano Park (O-20311)
- Chollas Creek Watershed Parks (O-21372)
- Chollas Lake Park (Charter)
- Mission Trails Regional Park (Charter)
- Open Space Parks (Charter)
- Otay Valley Regional Park (Charter)
- Presidio Park (Charter)
- San Diego River Park (Charter)
- Torrey Pines City Park (O-20088)

The RPIF aims to support capital improvement projects within the City's Capital Improvement Program (CIP) for regional parks, as identified in the City Charter or by City Council Ordinance.

DISCUSSION

Crystal Pier and other coastal improvements have been subjected to a series of strong storms and high surf events since the January 2023 time period. Subsequent to storm events in January 2023 and resultant damage to the pier, the City initiated a non-emergency repair to 166 braces/connections between Bent 12 and Bent 51 of the pier. This work is still underway.

Storm events in December 2023 caused further damage to the pier and the City declared an emergency repair (Emergency Declaration Memo attached) to 30 braces/connections between Bent 27 and Bent 51. Public access to the pier deck was closed at the gate at Bent 28. The braces have been repaired, and the pier is still closed to the public beginning at Bent 28.

In early 2024, additional storm damage to the pier occurred which includes but is not limited to broken piles at Bent 29 (Pile 29G) and Bent 38 (Pile 38G) which are generally on the south side of the pier and located in the surf. The loss of these piles results in reduced structural

strength and integrity, and may lead to additional portions of the pier to fail. The pier remains closed to public access at Bent 28.

Based on the above events, City staff are preparing an Emergency Declaration to repair the most recent damage, and plan to route a City Council Action requesting City Council consideration to approve the emergency repairs and the proposed funding for the project.

Department staff recommends \$1,000,000.00 of RPIF be allocated to the Crystal Pier project. The requested action involves reducing allocations in two other projects that have previous RPIF allocations as follows.

- L14005 Sunset Cliffs Park Drainage Improvements- \$295,000 will be transferred from this project. A portion of the funding will be returned through the Sunset Cliffs Natural Park Fund. The project will be given priority when funding becomes available.
- S13008 Mohnike Adobe and Barn Restoration- \$705,000 will be transferred from this project. This project is currently in design and environmental review. The project will be given priority when funding becomes available.

As mentioned above, if the proposed allocations are approved they would be added to the City's CIP through a separate City Council action.

ALTERNATIVES

1. Approve the recommended funding allocations to the projects listed in this report.
2. Do not approve the recommended funding allocations to the projects listed in this report.
3. Recommend alternative allocations to specific eligible capital projects.

Respectfully submitted,

Tom Tomlinson

Tom Tomlinson
Assistant Director, Parks and Recreation

Ryan Barbrick

Prepared by: Ryan Barbrick
Program Manager, Parks and Recreation

TT/rb



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: January 5, 2024

TO: Rania Amen, Director and City Engineer, Engineering and Capital Projects Department

FROM: Andy Field, Director, Parks and Recreation Department
Via Kristina Peralta, Deputy Chief Operating Officer *Kristina Peralta*

SUBJECT: Request for Emergency Declaration for Crystal Pier

This memorandum requests expedited public works contracting to fully evaluate the damage to Crystal Pier and make repairs to the pier's structural elements to restore the pier to a safe working state.

On or about December 29–31, 2023, a high surf event impacted the San Diego coastline causing significant damage to the pilings and supporting structure of Crystal Pier located in the Pacific Beach area. The high surf, combined with high tides, caused several bracing members of the pier's substructure to be damaged or completely broken away from the pier. Subsequent investigation by Moffatt and Nichol marine structural engineers revealed approximately 30 pier bracing elements to be missing after the event had subsided. The pier not only attracts thousands of visitors annually, but also serves as the platform supporting the Crystal Pier Hotel at its eastern end. This recent damage represents a significant public safety hazard despite the pier deck being barricaded off.

Crystal Pier

Crystal Pier is one of the City's most visited and popular public destinations, attracting visitors regionally and from around the world. Crystal Pier, located at the foot of Garnet Avenue, projects almost 900 feet into the Pacific Ocean from the Pacific Beach boardwalk. The easterly 400 feet of the pier deck supports visitor cottages of the Crystal Pier Hotel. The pier provides sweeping vistas of the Pacific Ocean and the north San Diego coastline. Additionally, access to the pier allows viewing of spectacular breaking surf and up-close views of sea life ranging from seals and sea lions to sea birds and marine mammals.

Storm Damage

The pier and other coastal improvements were subjected to a period of very high surf between December 29–31, 2023, prompting closures of the pier along with the navigational channel entrance to Mission Bay to ensure public safety as outlined in the attached memo dated December 27, 2023.

Field inspection visits after the high surf event by the City's marine structural engineering consultant, Moffatt and Nichol, have resulted in a recommendation that the pier damage is

an emergency and that the City's portion of the pier remain closed to the public pending emergency repairs to the recently damaged elements. The leased portion of the pier may also be recommended for closure to the public. Their estimate is that approximately 30 structural braces have been lost or damaged and need replacement prior to reopening the pier to the public. Immediate repairs are needed to preserve the structural in its prior state and avoid a potential catastrophic failure during future storm events.

Request

Based on the site observations noted above and Moffatt and Nichol technical memo, it appears that the pier structure requires and immediate repairs and replacement of the recently damaged and lost braces. In addition, a comprehensive assessment and full inspection of the entire pier structure will be required for any long-term additional repairs. These may include wood piles, cross bracing, deck joists, deck elements, and railing elements. These repairs and assessments are beyond the capabilities of the Parks and Recreation Department. We therefore request that an emergency project be initiated to remedy the storm damage to the pier so that it can be reopened to the public.

Thank you for your consideration of this request. If you have any questions or require additional information, please contact Karen Dennison at KDennison@sandiego.gov or me at AField@sandiego.gov.



Andy Field
Director, Parks and Recreation Department

Attachment: Crystal Pier Partial Closure Memo dated December 27, 2023

AF/kd

cc: Honorable Councilmember Joe LaCava
Eric K. Dargan, Chief Operating Officer
Matt Vespi, Chief Financial Officer
David Nisleit, Chief of Police
Colin Stowell, Fire Chief
Alia Khouri, Deputy Chief Operating Officer
Kris McFadden, Deputy Chief Operating Officer
Casey Smith, Deputy Chief Operating Officer
Matt Yagyagan, Deputy Director of Policy, Office of the Mayor Michaela
Valk, Director of Community Engagement, Office of the Mayor Bethany
Bezak, Director, Transportation Department
Christina Bibler, Director, Economic Development/Real Estate

Rolando Charvel, Director and City Comptroller, Department of Finance
Angela Colton, Director, Risk Management
James Gartland, Lifeguard Chief, San Diego Fire-Rescue
Elif Cetin, Assistant Director, Engineering and Capital Projects
Myrna Dayton, Assistant Director, Engineering and Capital Projects
Karen Dennison, Assistant Director, Parks and Recreation
Luis Schaar, Assistant Director, Engineering and Capital Projects
Tom Tomlinson, Assistant Director, Parks and Recreation
Lucy Contreras, Deputy Director, Real Estate
Christina Chadwick, Interim Deputy Director, Parks and Recreation
Jason Grani, Interim Deputy Director, Engineering and Capital Projects
Victor Nava, Acting Assistant Deputy Director, Parks and Recreation
Christopher Ackerman-Avila, Policy Advisor, Office of the Mayor
Emily Piatanesi, Community Representative, Office of the Mayor
Michelle Abella-Shon, Program Manager, Parks and Recreation
Elizabeth Schroth-Nichols, Senior Civil Engineer, Engineering and Capital
Projects Negin Afagh, Associate Civil Engineer, Engineering and Capital Projects
Mayra Medel, Senior Planner, Parks and Recreation
Ryan Barbrick, Supervising Management Analyst, Parks and Recreation



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: December 27, 2023

TO: Andy Field, Director, Parks & Recreation Department
James Gartland, Lifeguard Chief, Fire-Rescue Department
Lucy Contreras, Deputy Director, Department of Real Estate and Airport Management

FROM: Rania Amen, Director, Engineering & Capital Projects Department and City Engineer

SUBJECT: Crystal Pier – Wave Event Recommendations 12-28-23

As a result of the impacts to Crystal Pier after the high tide and wave event in January 2023, the Engineering & Capital Projects Department obtained the services of a structural and marine engineering consultant, Moffat & Nichol, to evaluate future wave conditions and their potential impact on the Crystal Pier. As part of this wave and weather monitoring, severe weather is predicted for Thursday, December 28, 2023. As a result, the consultant has recommended closing the Pier to public access (bents 27 and beyond) until weather conditions improve.

The Engineering & Capital Projects Department has initiated an O&M/Repair project on behalf of the Parks and Recreation Department to repair the Pier from the January storm damage. Until such repairs are made, it is anticipated that portions of the pier may need to close under such events. In the meantime, The City's consultant will continue to monitor and evaluate weather conditions and the impact to the structure until the repairs are completed.

The Engineering & Capital Projects Department staff is available to answer any questions with regards to these recommendations. Please contact Interim Deputy Director Jason Grani at 619-533-7525 or jgrani@sandigeo.gov if you have detailed questions about these recommendations.

A handwritten signature in black ink, appearing to read 'Rania Amen'.

Rania Amen
Director, Engineering & Capital Projects Department and City Engineer
RA/esn

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Andy Field, Director, Parks & Recreation Department

James Gartland, Lifeguard Chief, Fire-Rescue Department

Lucy Contreras, Deputy Director, Department of Real Estate and Airport Management

December 27, 2023

cc: Alia Khouri, Deputy Chief Operating Officer
Kris McFadden, Deputy Chief Operating Officer
Kristina Peralta, Deputy Chief Operating Officer
Colin Stowell, Fire Chief, Fire-Rescue Department
Kohta Zaiser, Deputy Director of Community Engagement, Mayor
Emily Piatanesi, Community Representative, Mayor
Karla Tirado Serrano, Council Representative, Council District 1
Christina Bibler, Director, Economic Development Department
Karen Dennison, Assistant Director, Parks & Recreation Department
Luis Schaar, Assistant Director, Engineering & Capital Projects Department
Christina Chadwick, Interim Deputy Director, Parks & Recreation Department
Jason Grani, Interim Deputy Director, Engineering & Capital Projects Department
Elizabeth Schroth-Nichols, Senior Civil Engineer, Engineering & Capital Projects Department
Negin Afagh, Associate Civil Engineer, Engineering & Capital Projects Department