

Parks and Recreation Department

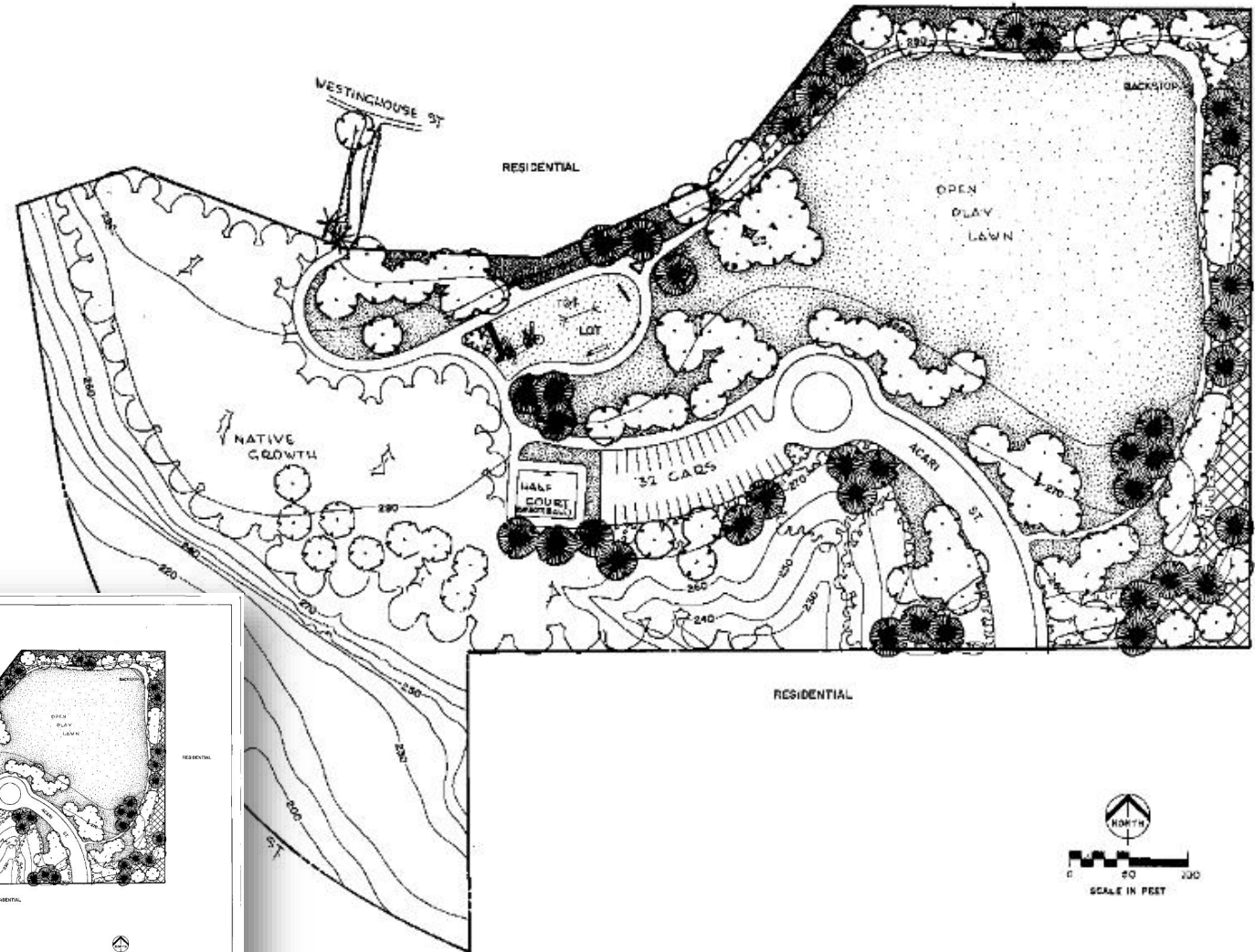
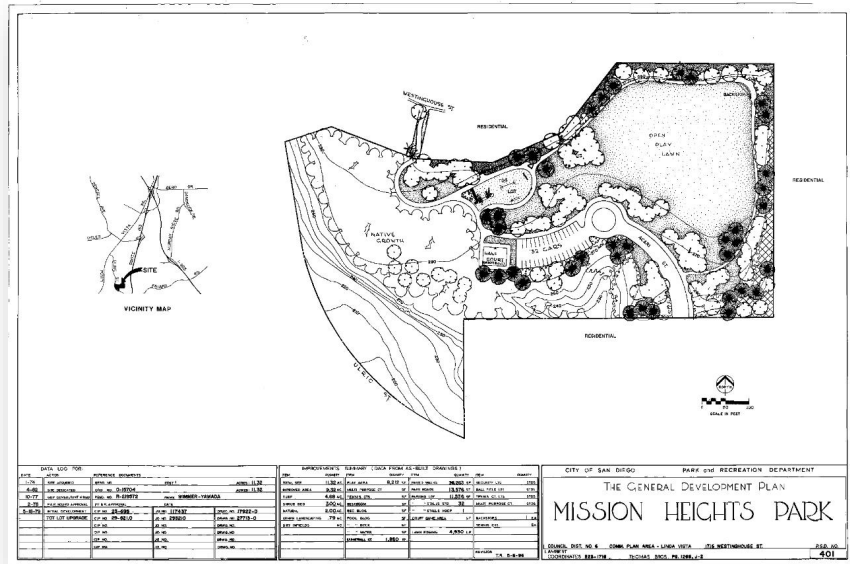
Mission Heights Neighborhood Park  
Proposed General Development Plan Amendment  
Dog Off-Leash Area (DOLA)

**Linda Vista Community Recreation Group**  
**Regular Meeting – Action Item**  
**September 9, 2025**



## Current GDP

*Adding a Dog Off-Leash Area requires an amendment to the existing General Development Plan (GDP).*





## FAQ: *How City Parks Are Designed* GDP Amendment

The screenshot shows the San Diego Parks & Recreation website. The header includes the SD logo and navigation links: Parks & Recreation Home, General Info, Rec Centers & Pools, Regional and Open Space Parks, Golf, Programs & Events, and Design & Development. The main content area is titled "FAQ: How City Parks Are Designed" and includes a brief introduction: "The City of San Diego follows a comprehensive and community-driven process to plan and design parks. This FAQ explains how the City gathers input from the community, the key planning documents that guide park development, and the steps involved from concept to construction." Below this is a list of eight FAQ items, each with a dropdown arrow: "What is the public input process required for park projects?", "What is the Parks Master Plan, and how does it shape community input?", "Why is public input important in the park design process?", "What is a General Development Plan (GDP)?", "How can I get involved in the GDP design process?", "Why are Parks and Recreation's public meetings hosted by the Community Recreation Groups (CRGs) and not the Community Planning Groups (CPGs)?", "Where can I find out about upcoming GDP meetings?", and "What can I do if I have a comment about a proposed GDP?". To the right of the FAQ is a sidebar titled "Design and Development" with links to "Design & Development Home", "Current Park Projects", and "Park Planning Documents". Below these are buttons for "Existing Parks", "Capital Improvements Program Overview", "Park Design FAQ", "General Development Plans", and "Subscribe to Park Design and Development Notices". At the bottom of the sidebar is a "Quick References" section with links to "Ask Parks", "Department Phone List", "Park Use Permits and Applications", and "Park Use Rules and Regulations".

Parks & Recreation

Parks & Recreation Home General Info Rec Centers & Pools Regional and Open Space Parks Golf Programs & Events Design & Development

### FAQ: How City Parks Are Designed

The City of San Diego follows a comprehensive and community-driven process to plan and design parks. This FAQ explains how the City gathers input from the community, the key planning documents that guide park development, and the steps involved from concept to construction.

- What is the public input process required for park projects?
- What is the Parks Master Plan, and how does it shape community input?
- Why is public input important in the park design process?
- What is a General Development Plan (GDP)?
- How can I get involved in the GDP design process?
- Why are Parks and Recreation's public meetings hosted by the Community Recreation Groups (CRGs) and not the Community Planning Groups (CPGs)?
- Where can I find out about upcoming GDP meetings?
- What can I do if I have a comment about a *proposed* GDP?
- What is a General Development Plan (GDP) Amendment?

### Design and Development

- [Design & Development Home](#)
- [Current Park Projects](#)
- [Park Planning Documents](#)

Existing Parks

Capital Improvements Program Overview

Park Design FAQ

General Development Plans

Subscribe to Park Design and Development Notices

### Quick References

- [Ask Parks](#)
- [Department Phone List](#)
- [Park Use Permits and Applications](#)
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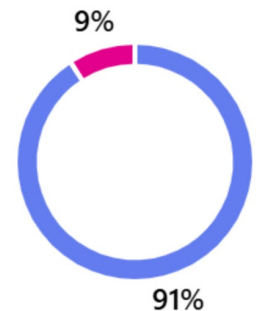


# Timeline: Approval of GDP Amendment

- CRG Workshop #1: March 11, 2025
- Survey Period: March 11 – April 1
- CRG Workshop #2: June 10, 2025
- CRG Action Item: **September 9, 2025 (TODAY!)**
  - Voting on GDP Amendment - Recommendation of approval
- CEQA determination by Planning Department & Public Noticing
- P&R Board Action Item: Recommendation of approval

# GDP Amendment Process Recap

- Workshop 1
  - Reviewed Existing Conditions & DOLA Requirements
  - Identified 2 potential DOLA sites
- Community Survey
  - 91% of survey responders desire a DOLA
  - 91% of survey responders preferred Site #1
- Workshop 2
  - Survey results were presented
  - Two Options for DOLA on Site #1 were presented
  - Community Input was Provided on the Options





# Community Input from Workshop #2

Option A preferred, with the following comments:

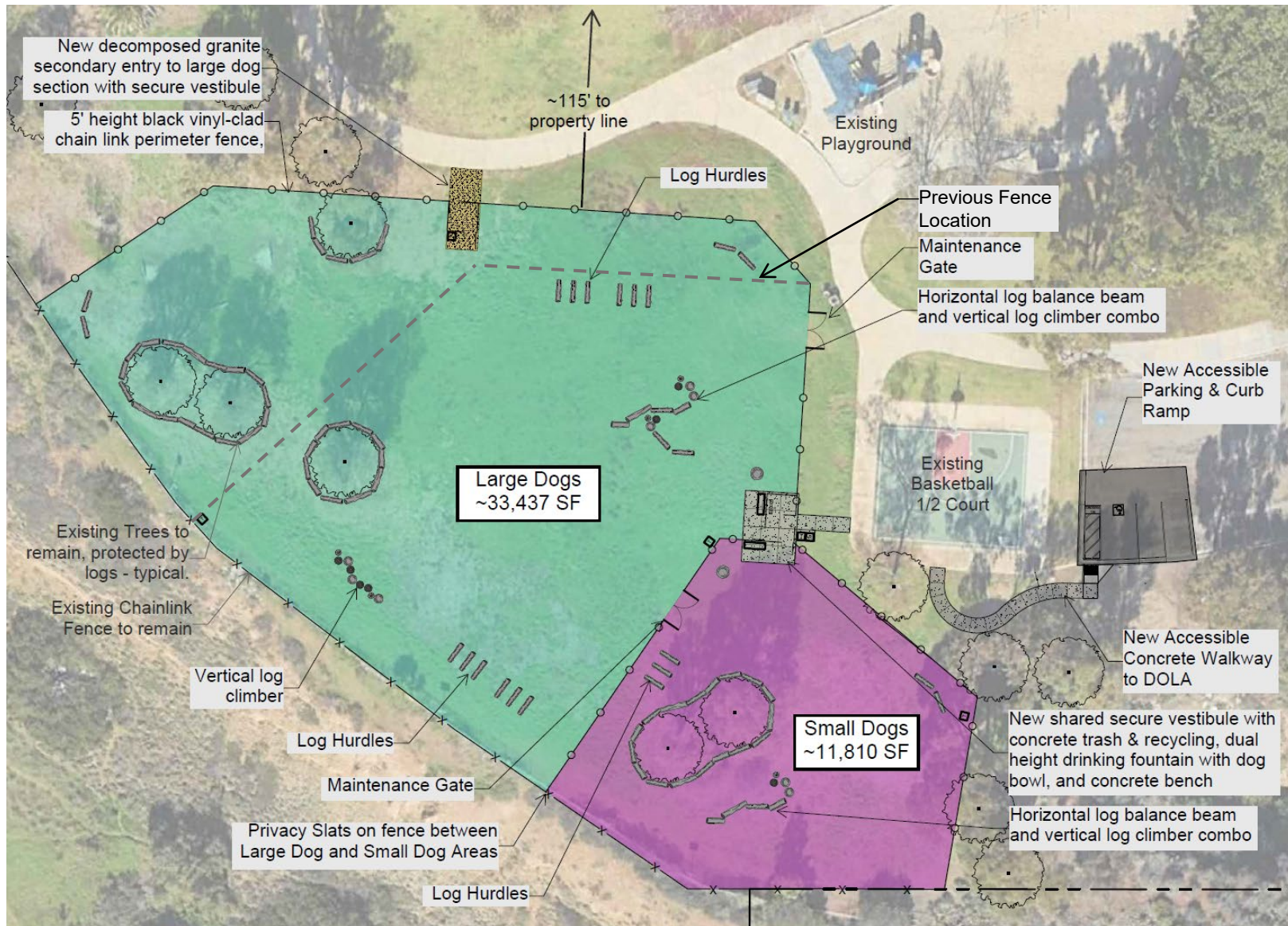
- Move entry vestibule north to increase size of small dog pen
- Extend fence line of large dog pen west and shift fencing north to maximize size of large dog pen while maintaining residential buffer
- Move secondary entrance more proximate to Park entrance from Westinghouse

## Option A



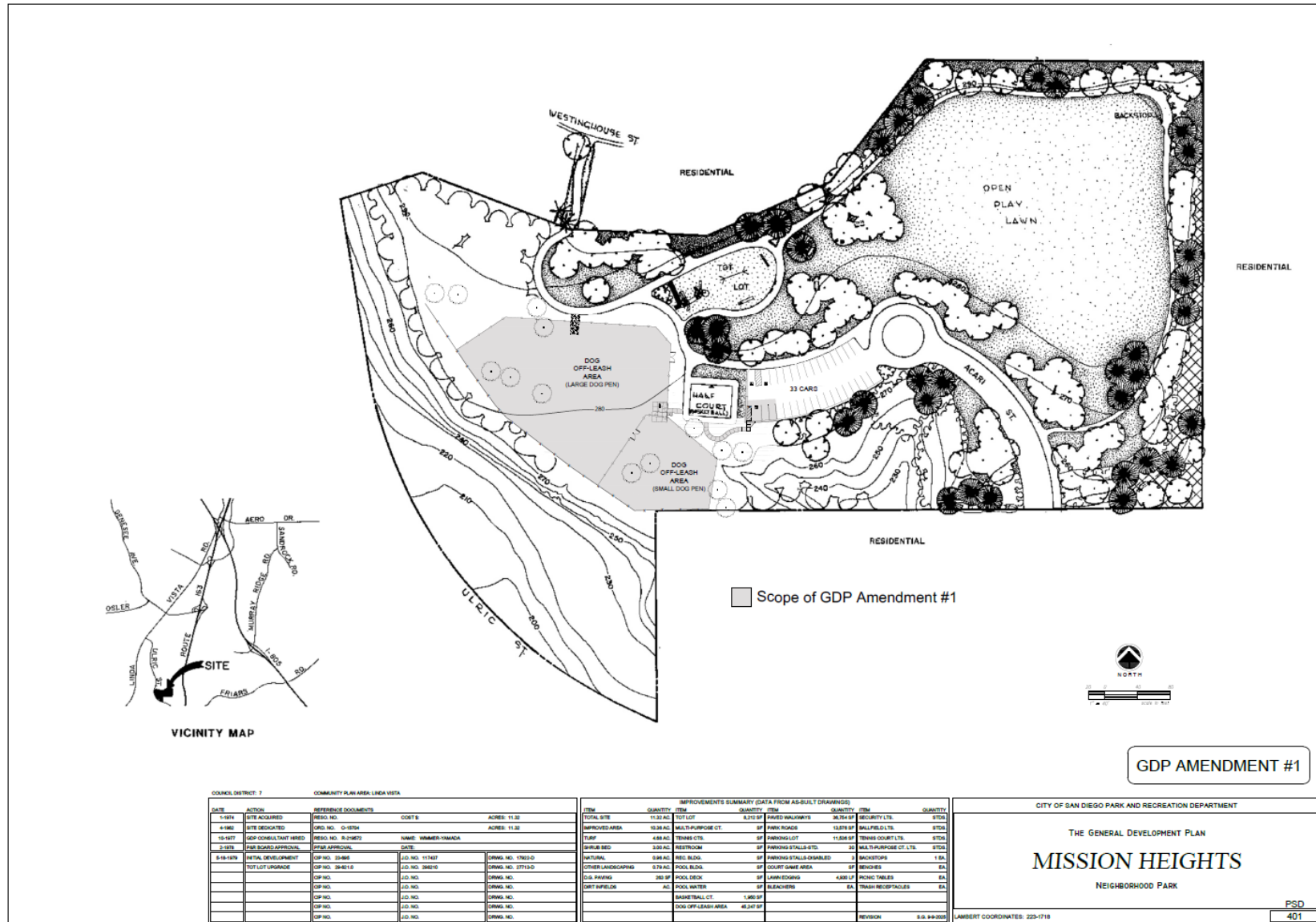


## Mission Heights DOLA - Site Plan





## Proposed GDP Amendment





The site plan illustrates the layout of the proposed dog park. It features two designated off-leash areas: a large dog pen and a small dog pen, both shaded in light gray. A half-court basketball court is located adjacent to the small dog pen. A parking lot for 33 cars is situated to the right of the court. The plan also shows surrounding residential areas, indicated by the word "RESIDENTIAL" and a red dashed line. Contour lines are drawn across the site, with elevations ranging from 220 to 280 feet. Various tree symbols are scattered throughout the plan, representing existing and proposed landscaping. A legend in the bottom right corner identifies the shaded areas as the "Scope of GDP Amendment #1".

DOG OFF-LEASH AREA (LARGE DOG PEN)

280

240

220

270

250

230

260

270

240

250

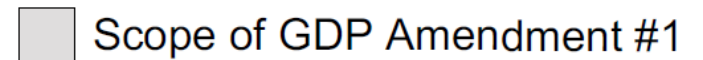
230

33 CARS

HALF COURT (BASKET BALL)

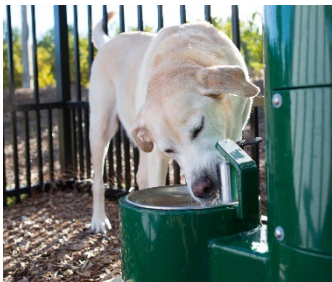
RESIDENTIAL

Scope of GDP Amendment #1



# Elements & Amenities

- ADA path of travel from parking to shared entry vestibule
- Double-gated, Secure Vestibule
- Separate Areas for Large & Small Dogs
- Drinking Fountain w/ Dog Bowl
- Agility Opportunities for Dogs
- Seating for People
- Dog Waste Bag Dispensers





# Surfacing Options

## PREFERRED: 6" thick layer of mulch

- Engineered Wood Fiber (EWF) – same mulch used on playgrounds. Has been tumbled and ground to reduce pokes and splinters.
- Monkey Hair – Ground Palm Mulch. Palm fibers are less pokey and splintery than wood fiber. Knits together and doesn't displace as much as EWF.

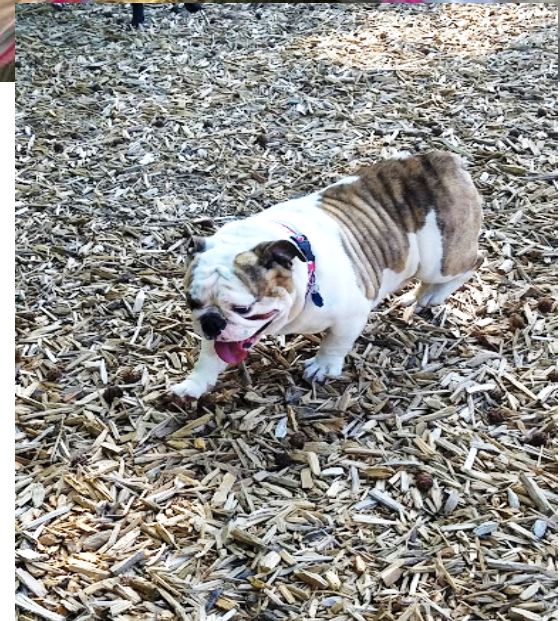


## Cost prohibitive:

- Natural and artificial turf or other plant cover

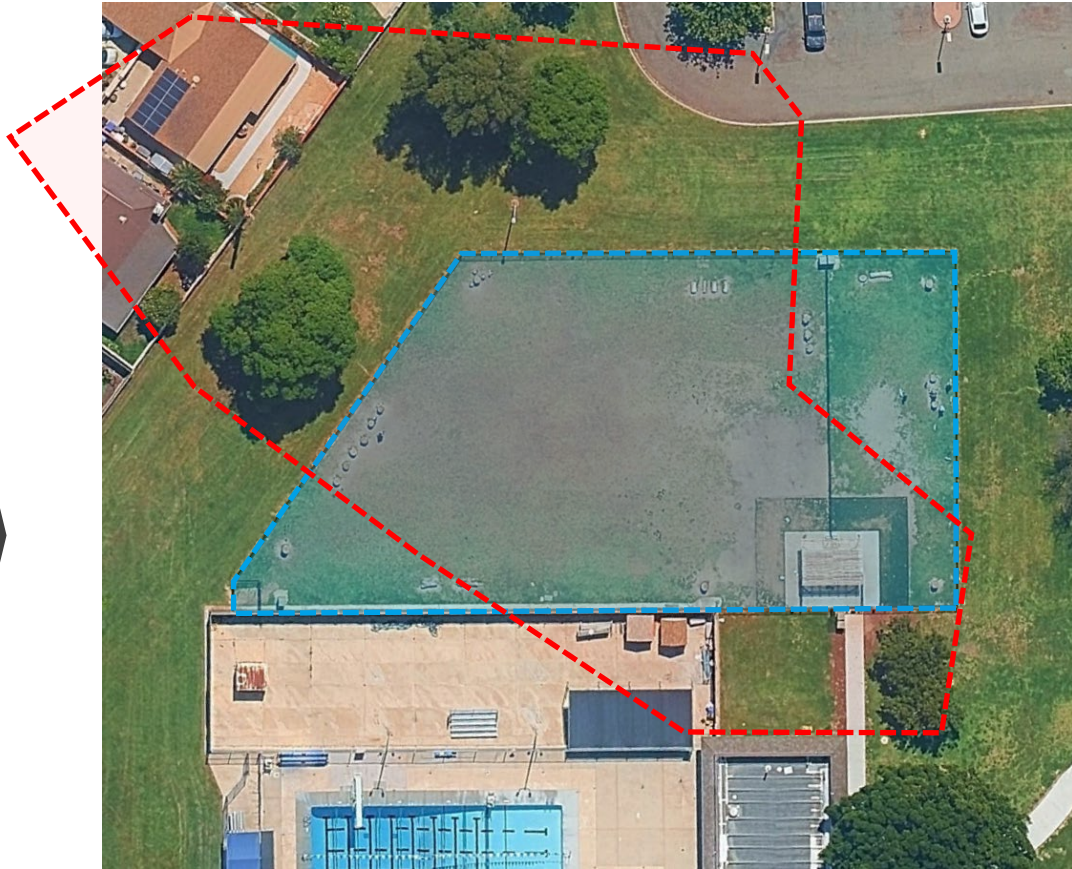
## Other options:

- Decomposed Granite – Not compatible with existing mature trees. Has more downtime when wet. Can be dusty. Weeds can become a maintenance issue.





How would  
the size of  
Mission  
Heights NP  
DOLA  
compare to  
other  
DOLAs in  
San Diego?



**Charles Lewis III Memorial DOLA = 9,000 SF**

**Doyle CP DOLA = 22,765 SF**

**Allied Gardens CP DOLA = 27,850 SF** 

**Mission Heights NP DOLA = +/- 45,247 SF** 

**Nate's Point DOLA (Balboa Park) = 117,230 SF**



**Mission Heights DOLA would be larger than 86% of City of San Diego DOLAs\***

## **Mission Heights DOLA would be larger than the following DOLA's:**

- Allied Gardens CP
- Capehart NP
- Centrum NP
- Charles Lewis III NP
- Children's Park
- Civita Park
- Doyle CP
- Ed Center
- Gompers NP
- Maddox NP
- Memorial CP
- Nobel CP
- North Park CP
- Pacific Highlands Ranch CP
- Paradise Hills CP
- Rancho Peñasquitos NP
- Torrey Highlands NP
- Ward Canyon NP



## Staff Recommendation

Recommend approval of the proposed General Development Plan (GDP) Amendment for Mission Heights Neighborhood Park.





## Thank you!

