



# REPORT

## THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

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DATE ISSUED: February 19, 2026

REPORT NO.:101

ATTENTION: Parks and Recreation Board  
Agenda of February 19, 2026

SUBJECT: Martin Luther King Jr. Community Park General Development Plan  
Amendment for the Mountain View Sports and Racquet Association Tennis  
Learning Center

### SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the Martin Luther King Jr. Community Park General Development Plan (GDP) Amendment?

Department Recommendation – Recommend approval of the Martin Luther King Jr. Community Park GDP Amendment.

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 May 15, 2025 the Martin Luther King Jr. Community Recreation Group voted unanimously (5-0-0) to recommend approval of the proposed GDP Amendment.

Fiscal Impact – The design and construction of the Tennis Learning Center is being administered by the Mountain View Sports and Racquet Association. The project is being funded by Councilmember Henry L. Foster III District 4, private donor funding, and a Specified Grant administered by the Office of Grants and Local Services (OGALS) from the State in the amount of \$500,000.00. The City of San Diego Parks and Recreation Department acts as the pass-through entity for the grant.

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

Climate Action Plan (CAP) Impact – The project complies with the Climate Action Plan.

Strategic/Tactical Equity Plan Impact – The project complies with the Strategic/Tactical Equity Plan.

Environmental – This activity is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), Section 15311 (Accessory Structures), Section 15314 (Minor Additions to Schools), and Section 15323 (Normal Operations of Facilities for Public Gatherings). The exceptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

## BACKGROUND

This project provides for a new tennis learning center building and associated infrastructure at Martin Luther King Jr. Community Park located at 6401 Skyline Drive in the Encanto Community, Council District 4. The approval of this GDP Amendment will provide an updated tennis learning center modular building to replace the existing temporary office trailer that has been on site since the 1980's.

As a long-standing pillar of the Southeastern San Diego communities, the Mountain View Sports and Racquet Association (MVSRA) has hosted tennis and racquet sports programming at Martin Luther King Jr. Community Park tennis courts since 1975. One of the most diverse tennis clubs in the city, MVSRA takes pride in supporting and developing youth athletes who would otherwise not have an opportunity to play tennis. For the past 20 years MVSRA has been the home tennis courts for the boys and girls' teams at Morse High School.

## DISCUSSION

The public input for this GDP Amendment was administered by the MVSRA in compliance with Council Policy 600-33. Notification mailers were sent out to residents within a 300-foot radius of the park prior to the first public workshop which was held on April 17, 2025, at the MLK Community Recreation Group (CRG). On May 15, 2025, the CRG voted unanimously (5-0-0) to recommend approval of the proposed GDP Amendment.

The General Development Plan Amendment (Attachment 1) will provide the following improvements to the park:

- Tennis Learning Center, a 2,232 SF modular building with pro shop, lounge, offices, classrooms, kitchen facilities, restrooms and storage
- Elevated viewing deck, ramp and stairs
- 15' tall security fence and gates
- New concrete walkways and associated infrastructure

ALTERNATIVES

1. Recommend approval of the proposed General Development Plan Amendment for Martin Luther King Jr. Community Park with conditions;
2. Do not recommend approval of the proposed General Development Plan Amendment for Martin Luther King Jr. Community Park.

Respectfully submitted,

*Michelle Abella-Shon*

Michelle Abella-Shon  
Assistant Deputy Director  
Parks and Recreation Department  
Asset Management Section

*Shannon B. Scoggins*

Prepared by: Shannon Scoggins  
Landscape Architect  
Parks and Recreation Department  
Asset Management Section

MAS/ss  
Attachment(s):

1. General Development Plan Amendment for Martin Luther King Jr. Community Park
2. Notice of Right to Appeal Environmental Determination (NORA)

cc:

Council District 4 Office

Frances Simpson-Lang, President, Mountain View Sports and Racquet Association

Andy Field, Director, Parks and Recreation Department

Tom Tomlinson, Assistant Director, Parks and Recreation Department

Nicole McNeil, Assistant Deputy Director, Parks and Recreation Department

Carlos Rios, District Manager, Parks and Recreation Department

Zina Rummani, Project Officer II, Parks and Recreation Department

Shannon Scoggins, Landscape Architect, Parks and Recreation Department



Tennis Learning Center



COUNCIL DIST. 4 COMM. PLAN AREA 6 E SAN DIEGO 37 P.S.D. E80

DATA LOG FOR:				
DATE	ACTION	REFERENCE DOCUMENTS	DATE	BY
1968	LINE ADJUSTED	RESO. NO. R-193554	08/11/70	000
1971	LINE DEDICATED	ORD. NO. 0-10887	08/11/71	000
1968-1981	GRP CONSULTANT HIRE	RESO. NO. NAME STAFF KAWASAKI-THIELACKER		
	P&B BOARD APPROVAL	P&B APPROVAL DATE		
3-11-67	INITIAL DEVELOPMENT	CIP NO. JO. NO. 11733	DEVELO. NO. 13441-D	
6-62	ADD IMPROVTS	CIP NO. JO. NO. 11042	DEVELO. NO. 13506-D	
5-1-71	PLANT. PLAN	CIP NO. JO. NO. 11042	DEVELO. NO. 13506-D	
11-1-74	TENNIS COURTS	CIP NO. 20:005	JO. NO. 117107	DEVELO. NO. 16088-D
2-2-76	POOL	CIP NO. JO. NO. 11733	DEVELO. NO. 16088-D	
8-10-83	ADD IMPROVTS	CIP NO. 29-479	JO. NO. 116006	DEVELO. NO. 20048-D
8-22-84	REC. BLDG.	CIP NO. 29-521	JO. NO. 115377	DEVELO. NO. 21003-D

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	94.55 AC.	PLAY AREA	14,080 SF	PAVED WALKS	86,873 SF
IMPROVED AREA	34.91 AC.	MULTI PURPOSE CT	20,716 SF	PARK ROADS	10,997 SF
TURF	20.44 AC.	TENNIS CTS	46,000 SF	PARKING LOT	53,356 SF
SHRUB BED	70 AC.	RESTROOM	517 SF	" " SMALL STD	149
NATURAL	AC.	REC. BLDG.	14548 SF	" " STALLS ADCH	
OTHER LANDSCAPING	2.59 AC.	POOL BLDG.	4,440 SF	COURT BASK AREA	17
DRY W/FIELDS	30 AC.	" " BCK	9,415 SF	SENIOR CENTER	14,300 SF
TURF BLOCK	0.18 AC.	" " WATER	4,036 SF	LANDSCAPING	23,270 LK
		SENIOR YARD	18,800 SF	SENIOR BALL	1,620 SF
		SERVICE YARD	2382 SF		
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CITY OF SAN DIEGO
PARK and RECREATION DEPARTMENT

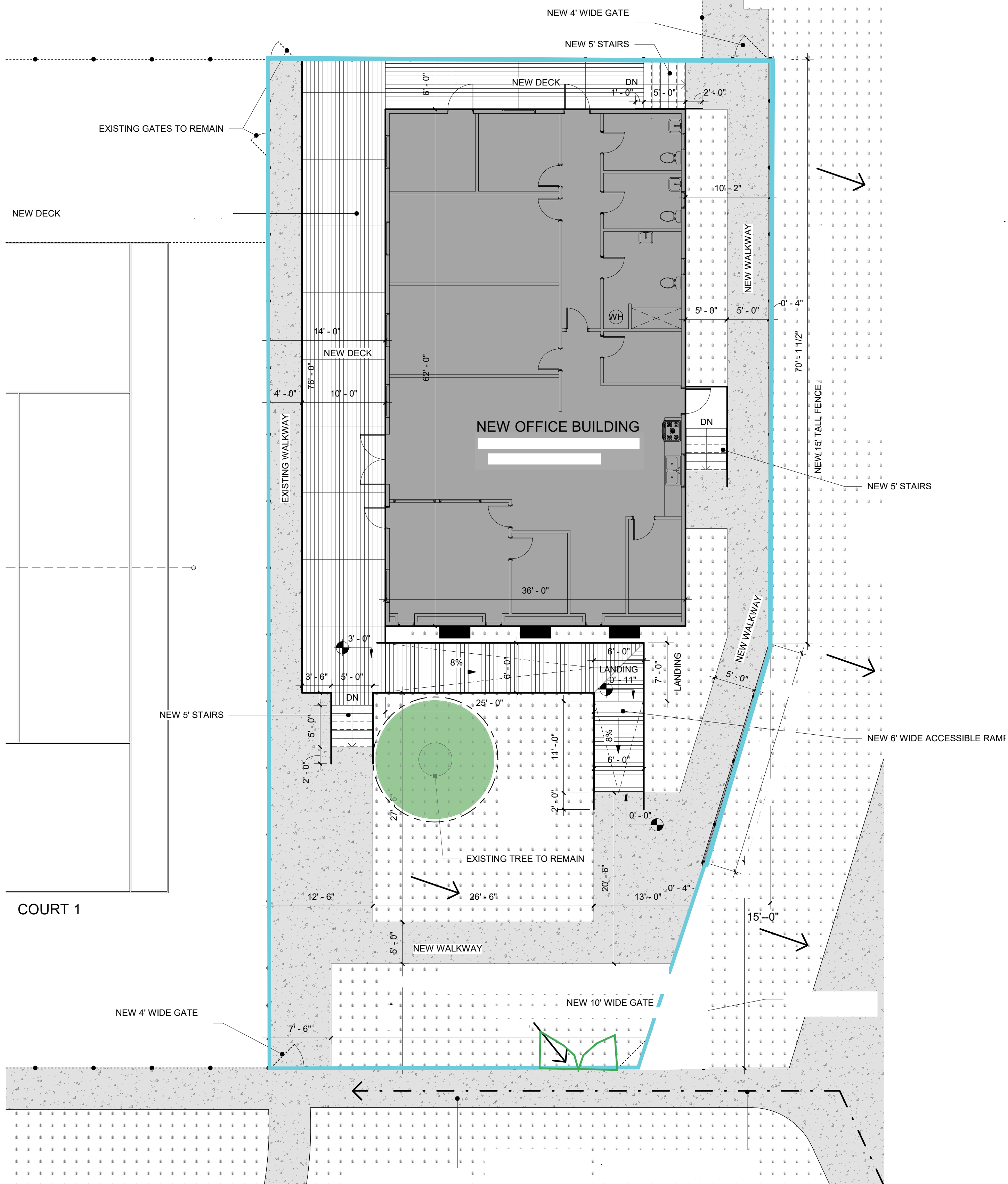
THE GENERAL DEVELOPMENT PLAN  
MARTIN LUTHER KING JR.  
MEMORIAL PARK

6355 - SKYLINE DR.  
LAMBERT  
COORDINATES 195-1751

THOMAS BROS. PG. 62-P3  
E80  
669



# Proposed Tennis Center Improvements





**Date of Notice:** February 03, 2026

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

## **CITY PLANNING DEPARTMENT**

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**PROJECT NAME/NUMBER:** Approval of a General Development Plan Amendment for Dr. Martin Luther King Jr. Community Park to include the Mountain View Sports and Racquet Association Tennis Center.

**COMMUNITY PLAN AREA:** Encanto Neighborhoods

**COUNCIL DISTRICT:** 4

**LOCATION:** Dr. Martin Luther King Jr. Community Park, 6401 Skyline Drive, San Diego, CA

**PROJECT DESCRIPTION:** This project provides for a new Mountain View Sports and Racquet Association Tennis Center modular trailer with offices, meeting rooms, kitchen facilities, restrooms and storage, elevated deck, ramp and stairs, security fencing and gates, concrete walkways, and associated infrastructure at Dr. Martin Luther King Jr. Community Park. The approval of this General Development Plan Amendment will provide an updated and larger tennis center modular trailer that will replace the existing temporary office trailer that has been on site since the 1980's, the new modular trailer will be using the existing utilities connections.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Mayor-Appointed Designee.

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:**

The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; 15302 (Replacement or Reconstruction) which exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and 15304 (Minor Alterations to Land) which exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and where the exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the

environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**CITY CONTACT:** Shannon Scoggins, Landscape Architect, Parks and Recreation Department

**MAILING ADDRESS:** 202 C Street, Mail Station 35, San Diego, CA 92101

**PHONE NUMBER/E-MAIL:** 619-236-6894 / [SScoggins@sandiego.gov](mailto:SScoggins@sandiego.gov)

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On February 03, 2026, the City of San Diego made the above-referenced environmental determination pursuant to CEQA. This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed with the Office of the Clerk within five (5) business days from the date of the posting of this Notice (**February 10, 2026**). Appeals to the City Clerk must be filed via e-mail or in-person as follows:

1. Appeals filed via Email: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal.
2. Appeals filed In-Person: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building— Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** February 03, 2026

**REMOVED:** \_\_\_\_\_

**POSTED:** Z. Marquez