

# Southeastern San Diego

Public Facilities Financing Plan  
Fiscal Year 2003



THE CITY OF SAN DIEGO

June 2003

Planning Department  
Facilities Financing

(R-2003-1188)

RESOLUTION NUMBER R- 298061

ADOPTED ON JUN 10 2003

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE SOUTHEASTERN SAN DIEGO  
PUBLIC FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the  
document titled "Southeastern Public Facilities Financing Plan, Fiscal Year 2003, dated May  
2003, a copy of which is on file in the office of the City Clerk as Document No. RR- 298061

APPROVED: CASEY GWINN, City Attorney

By   
Deborah Engel-Brodie  
Deputy City Attorney

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04/23/03  
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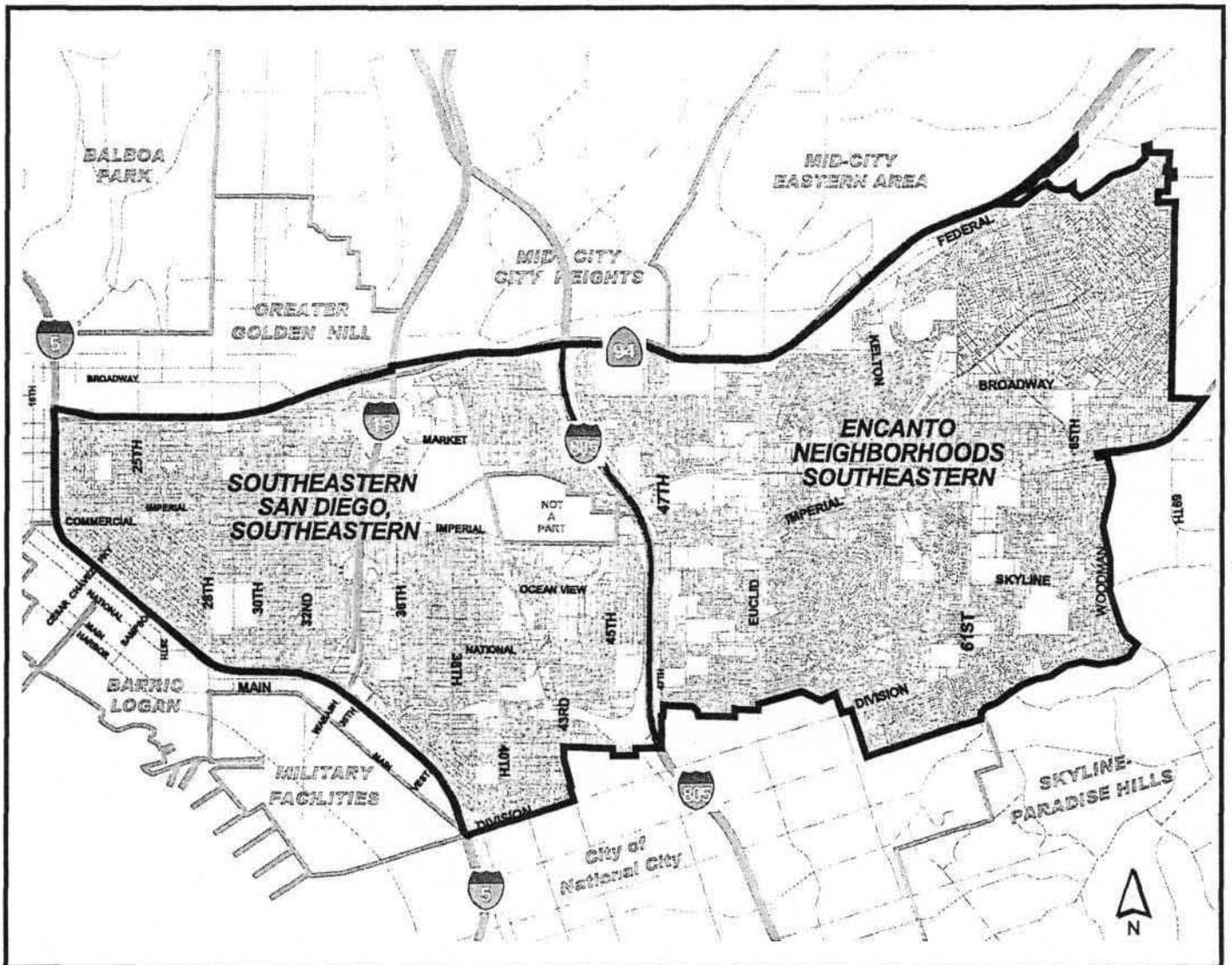
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# SOUTHEASTERN SAN DIEGO



## CITY OF SAN DIEGO SOUTHEASTERN COMMUNITY PLANNING AREA BOUNDARY

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# **Southeastern San Diego Summary**

## **General**

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego recommends division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. Urbanized areas include the central portion of San Diego as well as the remaining older sections of the City. Planned Urbanizing areas consist of newly developing communities. Future Urbanizing areas include land which is primarily undeveloped.

The Southeastern San Diego community planning area is an Urbanized area. The community has two recognized planning groups: The Southeastern San Diego Planning Committee covers the western half of the community, and the Encanto Neighborhoods Community Planning Group covers the eastern half of the community. This document is the first Public Facilities Financing Plan which sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire stations.

This plan supersedes the previously approved Community Facilities Summary List. The facilities listed in this Financing Plan will be needed over the next approximately twenty years when the ultimate build-out of the community is programmed. The Southeastern San Diego Public Facilities Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has previously adopted a Development Impact Fee to help mitigate the cost of the public facilities necessitated by development in the community. The Development Impact Fees for residential development were adopted on August 4, 1987, by Resolution #R-269019, and commercial/industrial Development Impact Fees were adopted on September 14, 1987, by Resolution #R-269274.

## **Development Forecast and Analysis**

The Southeastern San Diego Community Plan is a comprehensive policy guide for the physical development of the community. The Southeastern San Diego Community is located in the southeastern portion of the city.

The community is bordered on the north by Martin Luther King Jr. Freeway (SR-94), on the east by the community of Skyline/Paradise Hills and the City of Lemon Grove, on the south by the City of National City, and on the west by Interstate 5 and the communities of Barrio Logan and Centre City.

The Southeastern San Diego Community, totaling approximately 7,200 acres, is developing in accordance with the Southeastern San Diego Community Plan, adopted in 1987. Currently, the Southeastern San Diego community contains approximately 18,614 single family detached units, 578 mobile homes, and 8,675 multiple family dwelling units, with a total population of 105,319. An analysis of present and projected development, and using the community plan as a guide indicates that, over the next twenty-year period, approximately 8,863 additional residential dwelling units will be constructed.

### **Periodic Revision**

To ensure that this program maintains its viability, this plan may be periodically revised to include, but not necessarily limited to, City Council changes (amendments) to the Community Plan.

## **Existing Public Facilities & Future Needs**

### **Transportation**

Southeastern San Diego is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the needs of future development.

Transportation improvements in Southeastern San Diego are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF), grants and other funding sources yet to be determined.

## **Park and Recreation**

The Southeastern San Diego community is currently served by the following population-based community parks: Encanto, Martin Luther King Jr., Memorial, and Southcrest. Neighborhood parks in the community include Mountain View, Dennis V. Allen, Gompers, Kennedy, Emerald Hills, Grant Hill, Father Brockhaus Park, and Willie Henderson Sports Complex. There are also six joint use areas in the Southeastern San Diego community, and twelve mini-parks. Based on the City of San Diego Progress Guide and General Plan standards for population-based park acreage, with a current population of 105,319, park acreage is deficient.

As additional dwelling units are constructed, the resulting residents will require park or park-like facilities to serve them. In order to help satisfy the park acreage deficiency, the mutually-beneficial development of joint-use facilities with the San Diego Unified School District is encouraged. The Park and Recreation Department and the San Diego Unified School District have recently negotiated a Memorandum of Understanding (MOU) related to the development and maintenance of joint-use facilities which recommends joint-use areas contain two (2) usable acres to accommodate turf in a configuration acceptable for multi-sports use. Joint use areas less than two (2) acres in size will require a higher level of maintenance and/or other measures to ensure durability of the facility.

## **Library**

The Southeastern San Diego Community is currently served by three (3) branch libraries. The Malcolm X/Valencia Park Branch, built in 1996 has 26,042 square feet; the Beckwourth Branch, built in 1976 has 8,000 square feet; and the Logan Heights Branch, built in 1927 has 3,967 square feet.

The Southeastern San Diego community needs additional library space. The Beckwourth Branch will be expanded to 15,000 square feet, and the Logan Heights Branch will be replaced with a new 25,000 square foot library. The additional space is needed to accommodate the increased population and provide meeting rooms and additional technology capabilities.

## **Fire Protection**

Fire protection for Southeastern San Diego is provided by Station No. 19, located on Ocean View Blvd., and Station No. 12 on Imperial Ave., Station No. 3, Station No. 7, and Station No. 11 provide additional support.

Fire Station No. 12 was opened in 1948 and has undergone renovation and expansion several times to accommodate the growing staff. Further reconstruction and expansion is necessary to provide a safer, more energy efficient building which will include facilities to accommodate male and female firefighters.

## **Police Protection**

The Southeastern San Diego community is served by the San Diego Police Department's Central and Southeastern Divisions, located at 2501 Imperial Ave, and 7222 Skyline Drive. In addition to these police substations, there are three police storefronts in the community, located at 4690 Market Street, 6919 Paradise Valley Rd, and 446 26<sup>th</sup> St.

## **Summary of Public Facilities Needs**

Table 1 summarizes the facility needs of the Southeastern San Diego community. This table reflects both long range needs and those reflected in the current Council adopted Capital Improvement's Program (CIP). These projects are more fully described in Appendix A, pages 19 to 74.

The needs listed in Table 1 are subject to annual revisions in conjunction with Council adoption of the Annual Capital Improvement's Program budget. Depending on priorities and availability of resources, substantial changes from year to year are possible.