



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 8, 2009

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of September 17, 2009

SUBJECT: North Ocean Beach Gateway – Approval of General Development Plan

SUMMARY: Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for North Ocean Beach Gateway?

Director's Recommendation - Approve the proposed General Development Plan

Other Recommendations – The following groups have reviewed and approved the proposed GDP:

- Ocean Beach Community Development Council
- Robb Field Recreation Council
- Ocean Beach Planning Group
- Park and Recreation Board's Design Review Committee

Fiscal Impact – Funding has been identified for the design, bid and implementation of Phase 1 of the North Ocean Beach Gateway project. Phase One improvements would be primarily in the portion of the park adjacent to the intersection of Sunset Cliffs Boulevard and West Point Loma Boulevard, one of the main entries into the Ocean Beach community. Although the actual Phase One improvements would be based on the bids and the available funding at that time, they would generally include: hardscape plaza, “entry signature” and street trees, lighting, landscaping, paving, bicycle rack, signage and ADA improvements. Additional funds will need to be identified and allocated to the project to fund the remaining improvements, which would include a connecting ADA walkway to Robb Field, lighting, retaining “art” wall, benches, public art display locations and native landscaping. Annual operation and maintenance cost for the new development is estimated at \$2,200. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2011, as approved by the Budget Appropriations Ordinance.

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

Environmental Status – The City of San Diego, as a lead agency under CEQA, is in the process of preparing a Mitigated Negative Declaration, Site Development Permit Process Four, covering this activity. The draft environmental document has been submitted to the State Historic Preservation Office for review. Due to the level of detail and the time necessary for the State to review and approve the document, the project is continuing forward in the design process and will not be awarded for construction until a final environmental document is produced.

BACKGROUND

The overall project site is approximately 12,900 square feet and is located at the corner of Sunset Cliffs Boulevard and West Point Loma Boulevard. The site was previously occupied by commercial establishments that have since been demolished. The site will be developed as a passive park incorporating a decorative plaza that provides pedestrian access into the adjacent Rob Field Community Park. The improvement will also act as a “Gateway” for automobile, bike and pedestrian users entering Ocean Beach from the north.

The proposed improvements include: decomposed granite surfacing, decorative hardscape and paving, native landscaping, signage, public art display locations, retaining “art” wall, drainage improvements, lighting, bicycle rack, “entry signature” and street trees, benches, disabled access improvements and irrigation to establish landscaping.

DISCUSSION

On September 22, 2004, the Ocean Beach Community Development Council (OBCDC) reviewed the GDP and recommended moving forward with the design with the following input from the community:

- Use native and/or drought tolerant plant where feasible
- Use low level walk lights
- Provide a drinking fountain

On November 18, 2004, the Robb Field Recreation Council voted unanimously to recommend approval of the proposed GDP including the comments from the OBCDC.

On March 16, 2005, the Ocean Beach Planning Board voted unanimously to recommend approval of the proposed GDP including the comments from the OBCDC.

On April 4, 2005, the Design Review Committee voted unanimously to recommend approval of

the proposed GDP with following recommendations:

- Provide an alternative specie for the “signature” palm.
- Review termination of the ends of railing and wall
- Review alignment of the palms along Point Loma Avenue
- Review locations of bollards and widths of path
- Relocate the existing palm along Point Loma Avenue to the location of the proposed palm to the west
- Align the end of the decomposed granite path with existing path to future bikeway
- Review location of the bike rack
- Consider adding a “dog bowl” component to the proposed drinking fountain

With the exception of the Design Review Committee’s first recommendation, all of the recommendations of the committees have been considered and incorporated into the proposed GDP.

ALTERNATIVES:

1. Approve the proposed GDP for the North Ocean Beach Gateway as presented.
2. Approve the proposed GDP for the North Ocean Beach Gateway with modifications.
3. Reject approval of the proposed GDP for the North Ocean Beach Gateway.

Respectfully submitted,

Darren Greenhalgh
Deputy Director, Architectural Engineering
and Parks Division

Prepared by: Elif E. Cetin
Project Manager, Architectural
Engineering and Parks Division

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Attachments: General Development Plan

Ocean Beach Gateway

ROBB FIELD

