



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 17, 2013

REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of January 17, 2013

SUBJECT: Central Avenue Mini Park – General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Central Avenue Mini Park General Development Plan (GDP)?

Director's Recommendation – Recommend approval of the proposed Central Avenue Mini Park General Development Plan.

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 November 15, 2011 City Heights Recreation Council voted unanimously (3-0-0) recommending approval of proposed GDP Concept.

On March 14, 2012 Community Parks II Area Committee voted (8-0-1) recommending approval of proposed GDP Concept.

On June 13, 2012 Design Review Committee voted unanimously (7-0-0) recommending approval of proposed GDP Concept.

Fiscal Impact – The estimated cost for the design and construction of the park is approximately \$1,960,592. Current funds in the amount of \$312,000 are available from Mid-City Special Park Fees (MCSPF) and Redevelopment Funds.

Park and Recreation Department has identified \$1,200,000 from Mid-City Special Park Fees for design and construction of Phase I of the proposed GDP. These funds will be recommended for allocation through FY 14 budget process. Annual operating budget is estimated at approximately \$7,500 for the Phase I improvements.

Water and Energy Conservation Status – The proposed Central Avenue Mini Park will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The City of San Diego, as a lead agency under CEQA, will prepare a Mitigated Negative Declaration (MND) for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program will be prepared which will reduce, to below a level of significance, potential noise impacts identified in the environmental review process.

BACKGROUND

The Central Avenue Mini Park is located on Central Avenue between Landis Street and Dwight Street, adjacent to Interstate 15. In 2007 the City of San Diego acquired a 0.37 acre (16,117 SF) parcel from California Department of Transportation (Caltrans) for the purpose of providing a park for the community. The site is bounded on the west by a 20' alley that has an existing water main and on the north by landscaped right-of-way (ROW).

These areas were relinquished by Caltrans to the City of San Diego in 2005. During community workshops, the community expressed a desire for various uses for the park such as, picnic tables, landscaping, playground equipment and a skate plaza.

After meeting with San Diego Fire-Rescue and Public Utilities Department, it was determined that the fire trucks did not need to use the alley as an access in case of emergency, and the Public Utilities Department can cap and abandon the existing water main, thus increasing the area of the mini park. These additional areas will bring the park to a total area of .64 Acres (27,842 SF).

Staff is currently negotiating with Caltrans to relinquish an additional area of approximately 0.017 acres (750 SF) at the westerly boundary of the park. The current GDP reflects the community needs as approved by the City Heights Recreation Council.

DISCUSSION

On November 15, 2011 City Heights Recreation Council voted unanimously (3-0-0) recommending approval of proposed GDP Concept. There were both support and opposition by the community to the park's GDP having a skate plaza element.

On March 14, 2012 Community Parks II Area Committee voted (8-0-1) recommending approval of proposed GDP Concept.

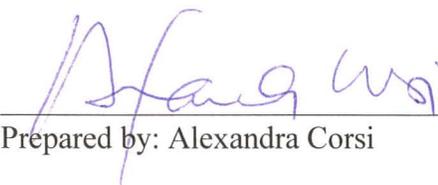
On June 13, 2012 Design Review Committee voted unanimously (7-0-0) recommending approval of proposed GDP. All the comments from DRC were incorporated into the final GDP as presented today.

ALTERNATIVES

1. Approve the proposed GDP.
2. Approve the proposed GDP with modifications.
3. Do not approve the proposed GDP.

Respectfully submitted,

for 
Mark Nassar
Deputy Director, PB& Parks Division


Prepared by: Alexandra Corsi

Attachment: General Development Plan and supporting exhibits.

cc: Council District 9 Office