REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 10, 2013 REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of June 20, 2013

SUBJECT: General Development Plan for Torrey Hills Mini Park and renaming of park to Coast View Park

SUMMARY:

Issue - Should the Park and Recreation Board approve the General Development Plan (GDP) for Torrey Hills Mini Park?
Should the Park and Recreation Board approve renaming the park Coast View Park?

Director's Recommendation - Approve the Torrey Hills Mini Park GDP and rename the park Coast View Park.

Other Recommendations – The following groups have reviewed and considered the proposed project.

On April 23, 2013 the Ocean Air Recreation Council voted unanimously to recommend approval of the GDP for Torrey Hills Mini Park and renaming the park Coast View Park (4-0-0).

On June 5, 2013, the Community Parks I Area Committee voted unanimously to recommend approval of the GDP for Torrey Hills Mini Park and renaming the park Coast View Park (10-0-0).

On June 12, 2013, the GDP will be presented to the Design Review Committee (DRC). The results of the DRC meeting will be presented at the Park and Recreation Board meeting.

Fiscal Impact – The costs of design, construction and maintenance in perpetuity will be the responsibility of the developer or a successor homeowner association.

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 Lead Agency under CEQA has prepared and completed an Environmental Impact Report, Project No. 106228, dated July 24, 2008.

BACKGROUND

The City has entered into a Park Development Agreement with Torrey Garden Hills 1, LLC for the design and construction of this park. This park site will remain in private ownership and the park will be open to the public in perpetuity. The developer or a successor homeowner association will be responsible for maintenance of the park in perpetuity.

This project is intended to contribute to satisfying the population-based park acreage requirements found in the City's General Plan.

This project provides for the design and construction of a 1.05 acre mini park in Torrey Hills, located on the west side of West Ocean Air Drive approximately 500 feet south of Calle Mar de Mariposa in the Torrey Hills community within Council District 1. Proposed improvements include a children's play area with play equipment for ages 2-5 and 5-12 with shade sails, par course exercise stations, walkways, steel beam shade structure, park furnishings, security lighting, and landscaping.

ALTERNATIVES:

1. Approve the proposed GDP for Torrey Hills Mini Park as presented.
2. Approve the proposed GDP for Torrey Hills Mini Park with modifications.
3. Reject approval of the proposed GDP for Torrey Hills Mini Park.
4. Approve renaming the park to Coast View Park.
5. Do not approve renaming the park.

Respectfully submitted,

Mark Nassar
Deputy Director, Architectural Engineering and Parks Division

Prepared by: Sheila Bose
Associate Civil Engineer, Architectural Engineering and Parks Division

SB/sb

Attachment: Torrey Hills Mini Park GDP

cc: Council District 1

PARK GDP

PLANT LEGEND - TYPICAL PLANTING

	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
STREET TREES					
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	AS SHOWN	MEDIUM
SHADE TREES					
	FRAXINUS OXYCARPA "RAYWOOD"	RAYWOOD ASH	24" BOX	AS SHOWN	LOW
	GELIERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	AS SHOWN	LOW
	GLEDITSIA T. "SHADEMASTER"	HONEY LOCUST	24" BOX	AS SHOWN	LOW
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	AS SHOWN	MEDIUM
ACCENT TREES					
	ARBUTUS X 'MARINA'	MARINA ARBUTUS	24" BOX	AS SHOWN	LOW
	PYRUS C. "BRADFORD"	BRADFORD CALLERY PEAR	24" BOX	AS SHOWN	MEDIUM
	LAGERSTROEMIA "TUSCARORA"	CRAPE MYRTLE	24" BOX	AS SHOWN	MEDIUM
SLOPE TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	AS SHOWN	LOW
	PINUS TORREYANA	TORREY PINE	24" BOX	AS SHOWN	MEDIUM
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	AS SHOWN	LOW
SLOPE SHRUBS					
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	3'-4' O.C.	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GALLON	4'-6' O.C.	LOW
	CISTUS X PURPUREUS	ORCHID SPOT ROCKROSE	5 GALLON	3'-4' O.C.	LOW
	ELEAGNUS PUNGENS	SILVERBERRY	5 GALLON	4'-6' O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4'-6' O.C.	LOW
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GALLON	3'-4' O.C.	LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	3'-4' O.C.	LOW
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GALLON	3'-4' O.C.	LOW
LARGE AND MEDIUM PARK SHRUBS					
	ARCTOSTAPHYLLOS "PACIFIC MIST"	SPREADING MANZANITA	5 GALLON	3'-4' O.C.	LOW
	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GALLON	3'-4' O.C.	LOW
	CISTUS X PURPUREUS	ORCHID SPOT ROCKROSE	5 GALLON	3'-4' O.C.	LOW
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON	3'-4' O.C.	LOW
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON	2'-3' O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4'-6' O.C.	LOW
	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GALLON	3'-4' O.C.	LOW
	LEPTOSPERMUM S. 'RUBY GLOW'	TEA TREE	5 GALLON	3'-4' O.C.	LOW
	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GALLON	3'-4' O.C.	LOW
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GALLON	3'-4' O.C.	LOW
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GALLON	3'-4' O.C.	LOW
	ROSA SPECIES	SHRUB ROSE	5 GALLON	3'-4' O.C.	LOW
	RHAPHIOLEPIS I. 'MAJESTIC BEAUTY'	INDIA HAWTHORN	5 GALLON	3'-4' O.C.	LOW
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GALLON	4'-6' O.C.	LOW
LOW AND MEDIUM HEIGHT GROUNDCOVERS					
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON @ 24" O.C.		LOW
	CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER	1 GALLON @ 24" O.C.		LOW
	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON @ 24" O.C.		LOW
	COTONEASTER D. 'LOWFAST'	LOWFAST COTONEASTER	1 GALLON @ 24" O.C.		LOW
	HEMEROCALLIS HYBRID	DAYLILY	1 GALLON @ 18" O.C.		MEDIUM
	MYOPORUM 'PINK'	PINK MYOPORUM	1 GALLON @ 24" O.C.		MEDIUM
	ROSA (GROUNDCOVER VARIETIES)	GROUNDCOVER ROSE	1 GALLON @ 24" O.C.		MEDIUM
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GALLON @ 24" O.C.		LOW
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON @ 24" O.C.		MEDIUM
	MARATHON II OR EQUAL	TALL FESCUE TURF GRASS	SODDED		HIGH
VINES					
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE	5 GALLON		MEDIUM
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE	5 GALLON		MEDIUM
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON		MEDIUM

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GARDEN COMMUNITIES

COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST $:	ACRES: 1.59
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	P&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY		ITEM	QUANTITY		ITEM	QUANTITY		ITEM	QUANTITY	
TOTAL SITE	1.59	AC.	TOT LOT	4,309	SF	PAVED WALKWAYS	9,724	SF	SECURITY LTS.	21	STDS.
IMPROVED AREA	1.18	AC.	MULTI-PURPOSE CT.	N/A	SF	PARK ROADS	N/A	SF	BALLFIELD LTS.	N/A	STDS.
TURF	.34	AC.	TENNIS CTS.	N/A	SF	PARKING LOT	N/A	SF	TENNIS COURT LTS.	N/A	STDS.
SHRUB BED	.84	AC.	RESTROOM	N/A	SF	PARKING STALLS-STD.	N/A		MULTI-PURPOSE CT. LTS.	N/A	STDS.
NATURAL	0	AC.	REC. BLDG.	N/A	SF	PARKING STALLS-DISABLED	N/A		BACKSTOPS	N/A	EA.
D.G. PAVING	.06	AC.	POOL BLDG.	N/A	SF	COURT GAME AREA	N/A	SF	BENCHES	5	EA.
DIRT INFIELDS	N/A	AC.	POOL DECK	N/A	SF	LAWN EDGING	59	LF	PICNIC TABLES	5	EA.
			POOL WATER	N/A	SF	BLEACHERS	N/A	EA	TRASH RECEPTACLES	7	EA.
									REVISION		

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

The General Development Plan

Torrey Hills Mini Park

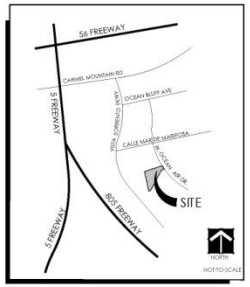
Neighborhood Park

PSD

LAMBERT COORDINATES: 272-1701 THOMAS BROTHERS PAGE: 1208 (PSD #)

CITY OF SAN DIEGO

VICINITY MAP



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Torrey Hills Mini Park
Garden Communities

0 30' 60' 120' 180'
Scale: 1"=60'
NORTH

VICINITY MAP

CITY OF SAN DIEGO

LOCAL PARK AMENITIES

1. OCEAN AIR RECREATION CENTER - 1.2 MILES FROM SITE
   - INDOOR BASKETBALL
   - VOLLEYBALL COURTS
   - PLAYGROUND
   - BBQ / PICNIC AREAS
   - LIGHTED BASKETBALL COURTS
   - LIGHTED SPORTS FIELDS
   - FITNESS AREAS
   - RESTROOMS
2. DOG PARK - 1.1 MILES FROM SITE
3. SAGE CANYON PARK - 1.6 MILES FROM SITE
   - BASKETBALL COURTS
   - SAND VOLLEYBALL
   - PLAYGROUND
   - BBQ / PICNIC AREAS / SHADE STRUCTURES
   - SPORTS FIELDS
   - RESTROOMS
4. DEL MAR TRAILS PARK - 2.2 MILES FROM SITE
   - BASKETBALL COURTS
   - PLAYGROUND
   - PICNIC AREA
   - JOGGING TRAIL
5. CARMEL DEL MAR PARK - 1.9 MILES FROM SITE
   - SPORTS FIELDS
   - RESTROOMS
   - PICNIC AREA
   - PLAYGROUND
6. LOPEZ RIDGE PARK - 3.4 MILES FROM SITE
   - SHADED PLAYGROUND
   - BASKETBALL COURTS
   - LIGHTED SPORTS FIELD
   - RESTROOMS
   - PICNIC AREA
   - JOGGING TRAIL / EXERCISE STATIONS
7. CARMEL GROVE PARK - 2.1 MILES FROM SITE
   - SOCCER FIELD
   - PICNIC AREA
   - PLAYGROUND
8. CARMEL VALLEY RECREATION CENTER - 2.5 MILES FROM SITE
   - LIGHTED SOFTBALL FIELDS
   - SOCCER FIELDS
   - TENNIS COURTS
   - AQUATIC CENTER
   - VOLLEYBALL COURTS
   - BBQ / PICNIC AREAS
   - PLAYGROUNDS
   - GYMNASIUM
9. SKATE PARK - 2.3 MILES FROM SITE
10. CARMEL CREEK NEIGHBORHOOD PARK - 2.7 MILES FROM SITE
    - SAND VOLLEYBALL
    - BBQ / PICNIC AREA
    - SPORTS FIELDS
    - RESTROOMS
    - PLAYGROUNDS
11. TORREY HIGHLANDS PARK - 3.2 MILES FROM SITE
    - PLAYGROUND
    - BBQ / PICNIC AREAS
    - RESTROOMS
    - TENNIS COURTS
    - SPORTS FIELDS
    - BASKETBALL COURTS
12. TORREY PINES DOG PARK - 3.3 MILES FROM SITE
13. TORREY PINES STATE RESERVE - 1.2 MILES FROM SITE
14. THE SHORES PARK - 3.5 MILES FROM SITE
    - DOG PARK
    - SPORTS FIELD

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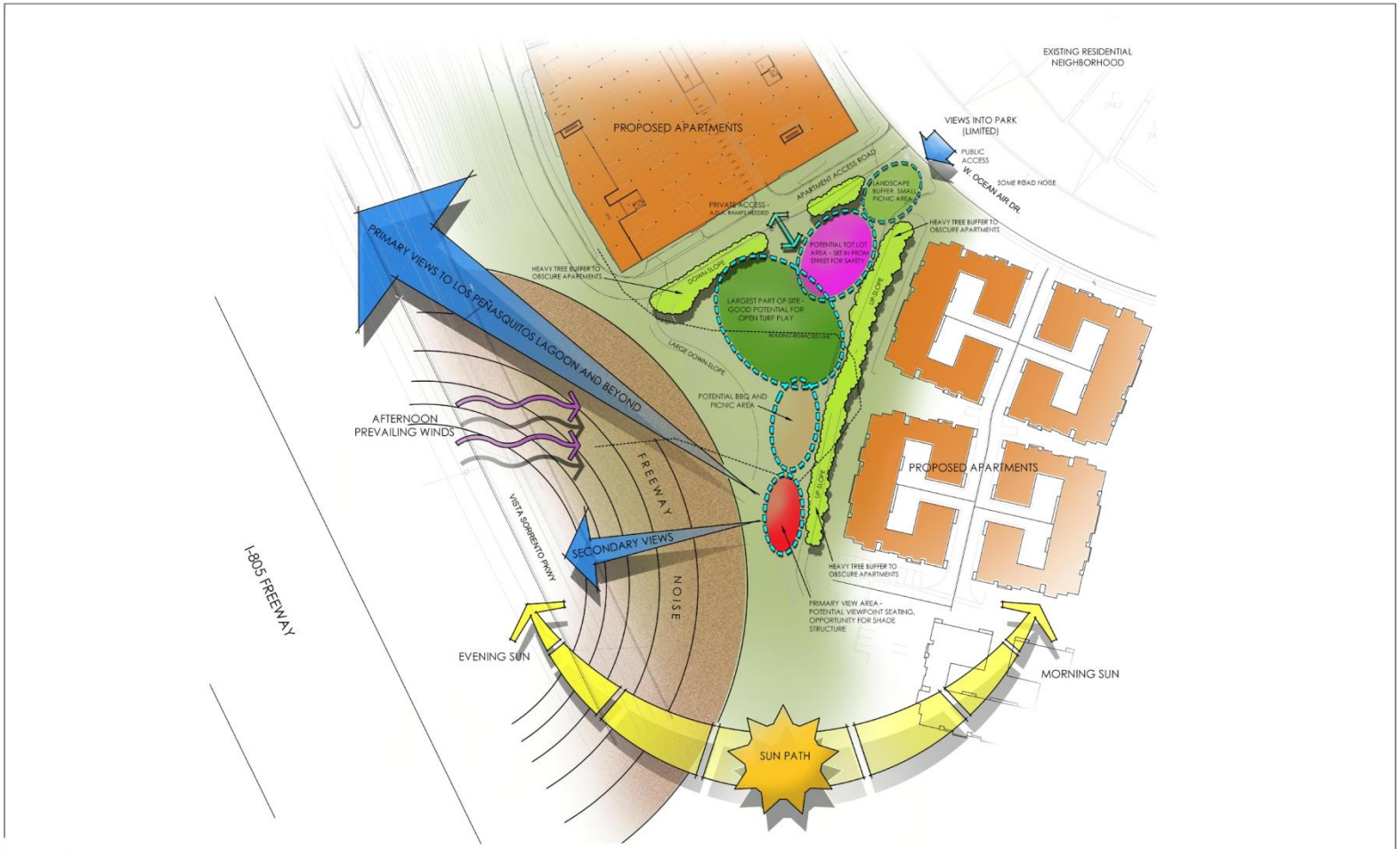
Torrey Hills Mini Park
Garden Communities

0 2,500' 5,000' 7,500'
Scale: 1"=2,500'
NORTH

LOCAL PARK AMENITIES

CITY OF SAN DIEGO

SITE ANALYSIS



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Torrey Hills Mini Park
Garden Communities

0 20' 40' 80' 120'
Scale: 1"=40'
NORTH

SITE ANALYSIS

CITY OF SAN DIEGO

PLAYGROUND AMENITIES

landscape structures

COLORS: Limon, Metallic Silver, White, Black

MOBIUS NAVIGATOR AGES 5 - 12

LARGE PLAY STRUCTURE

landscape structures

COLORS: Limon, Metallic Silver, White, Denim

CUSTOM BOAT AGES 2 - 5

SMALL PLAY STRUCTURE

landscape structures

COLORS: Denim, White, Black

ARCH SWING FRAME

SWING SET

landscape structures

WHIMSY RIDER SEAHORSE

WHIMSY RIDER DOLPHIN

SADDLE SPINNER

COLORS: AS SHOWN

Torsion Spring Support Option

INDEPENDENT PLAY

SURFACEAMERICA
Masters in Recreational Surfacing

"PLAYBOUND" POURED-IN-PLACE

COLORS: TEAL, SKY BLUE, ROYAL BLUE

RUBBER PLAY SURFACE

USASHADE
A Fabric Structures, Inc.

SAIL COLORS: WHITE, TURQUOISE, LAGUNA BLUE

POST COLOR: ROYAL BLUE

SHADE SAIL

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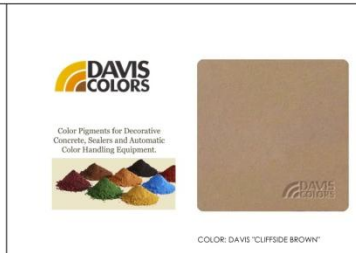
Torrey Hills Mini Park
Garden Communities

PLAYGROUND AMENITIES

CITY OF SAN DIEGO

PARK AMENITIES

SHADE TRELLIS



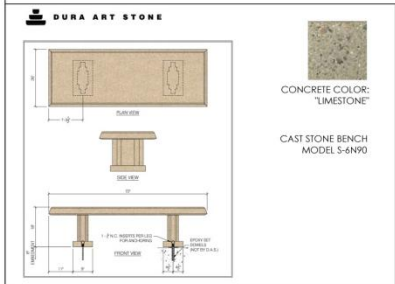
COLORED CONCRETE

CONCRETE PAVERS

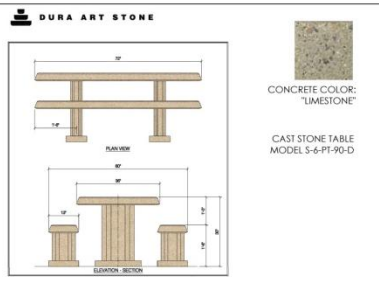
PARK SIGNAGE

STABILIZED DECOMPOSED GRANITE

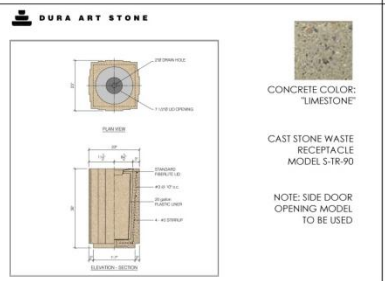
MULCH (AT FITNESS EQUIPMENT)



CONCRETE BENCH



CONCRETE PICNIC TABLE



CONCRETE WASTE RECEPTACLE

CONCRETE HOT COAL RECEPTACLE

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Torrey Hills Mini Park
Garden Communities

PARK AMENITIES

CITY OF SAN DIEGO

PARK AMENITIES

AB CRUNCH/LEG LIFT

PLYOMETRICS

ASSISTED ROW/PUSH-UP

PULL-UP/DIP

STRETCH

COLORS: AS SHOWN (SILVER / BLACK)

BRAILLE SIGNAGE AVAILABLE

FITNESS EQUIPMENT

COLOR: AS SHOWN

DRINKING FOUNTAIN - MULTI-LEVEL

BARBEQUE GRILL

COLOR: SILVER

PATH LIGHT

COLOR: LEXINGTON GREEN

BIKE RACK

COLOR: FOREST GREEN

DOG BAG STATION

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PARK AMENITIES

CITY OF SAN DIEGO