



# REPORT

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

DATE ISSUED: January 7, 2014

REPORT NO: 101

ATTENTION: Park and Recreation Board  
Agenda of January 16, 2014

SUBJECT: Otay Mesa Community Plan Update – Recreation Element

### SUMMARY

Issue – Should the Park and Recreation Board recommend adoption of the draft Recreation Element of the Otay Mesa Community Plan Update?

Director's Recommendation – Recommend adoption of the draft Recreation Element of the Otay Mesa Community Plan Update.

Other Recommendations – The following advisory bodies have reviewed and considered the draft Recreation Element of the Otay Mesa Community Plan Update:

**Community Planning Group Recommendation** – On November 13, 2013, the Otay Mesa Community Planning Group voted 10-5-0 to recommend approval of the draft Otay Mesa Community Plan Update with the recommendation that the property owned by the Torrey Pines Bank (NE and SE corners of Otay Mesa and La Media Roads) be designated Commercial rather than International Business & Trade. On December 18, 2013, the Otay Mesa Community Planning Group voted 11-0-0 to recommend approval of the draft 2014 Otay Mesa Public Facilities Financing Plan.

**Land Use and Housing Committee** - On December 3, 2013, the Land Use & Housing Committee voted 5-0-0 to forward the Otay Mesa Community Plan Update and associated actions to the full City Council for hearing, with the request for further information regarding the designation for the Torrey Pines Bank property and the use of easements within the Business Park, Residential Permitted designation, modeled after easements used in the Petco Park ball field.

Fiscal Impact – None with this action.

Water and Energy Conservation Status – The proposed draft Otay Mesa Community Plan Update will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Impact - A Program Environmental Impact Report (SCH No. 20046581076) has been prepared in accordance with the California Environmental Quality Act. The Draft PEIR was circulated on September 10, 2013, for review and comment by the public, agencies and organizations. The comment period closed on October 25, 2013, and responses to comments have been incorporated into the Final PEIR.

## BACKGROUND

The City of San Diego has completed the draft update to the 1981 Otay Mesa Community Plan. The draft Recreation Element (see Attachment 1) includes specific goals and policy recommendations for addressing population-based park and recreation facilities, joint use and cooperative agreements, accessibility to the facilities, and preservation, protection and enhancement of existing and planned facilities, open space lands and resource-based parks. These recommendations, along with General Plan goals and policies, provide a comprehensive parks strategy intended to serve the community's recreational needs over the life of the plan.

## DISCUSSION

### **Park and Recreation Guidelines / Population-Based Park Land**

The Otay Mesa community plan area encompasses approximately 9,300 acres of land, with an anticipated 161 acres of park land required to serve the future population. Three residential districts are planned within the community: Northwest, Southwest and Central.

The Northwest District is currently planned and/or developed with residential uses approved through Precise Plans that govern development in this area. The Precise Plans provide approximately 51 acres of population-based park land. There are two existing neighborhood parks and one existing joint use facility in the District. The remainder of the planned parkland within this area includes three neighborhood parks and one community park, which will be developed in the future. The draft Otay Mesa Community Plan Update Land Use Plan, Figure 2-1 (see Attachment 2) indicates the exact locations of the population-based park sites in the Northwest District.

The Southwest and Central Districts incorporate the City of Villages Strategy and create compact village core areas with densities that support transit-oriented development. The required park acreage for the Districts is approximately 110 acres, or 2.8 acres per 1,000 residents. The village areas would be developed through Specific Plans, which would provide detailed design guidelines for development. The draft Land Use Element, Section 2.1 of the community plan, contains direction for the Specific Plans, which would include design details for the village core, public spaces, a complete multi-modal circulation system, the precise location of parks and other public facilities and amenities, and implementation plans that would provide infrastructure improvements and facilities as development occurs. The Specific Plans would amend the Otay

Mesa Community Plan to incorporate the more detailed land use distributions and associated zoning, facilities' sites, and the local network system. The Land Use Plan (see Attachment 2) indicates representative approximate acreages for the future population-based parks that will be required in the Southwest and Central Villages; the plan does not represent actual locations. Exact park sizes based on proposed residential densities, and exact park locations, will be determined with preparation of the Specific Plans in these village areas.

One exception is the Grand Park, an approximately 36-acre major park which the plan recommends to be located on the southeast corner of Cactus Road and Airway Road. Portions of the Southwest and Central Villages' required park acreage will be consolidated into the Grand Park. The Grand Park will link the villages and adjacent employment centers, and serve as a major recreation destination for residents and the community's workforce. The Grand Park will provide facilities for organized sports, cultural activities, a recreation center and an aquatics center.

### **Equivalencies**

The General Plan establishes "equivalencies" as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies is not proposed as a method to provide required population-based park acreage. The only exception is the existing 5.0 acre Ocean View Hills Middle School Joint Use Area, and the plan encourages additional joint use facilities to expand recreational opportunities beyond those planned to meet General Plan standards.

### **Accessibility**

The Accessibility Section addresses a multi-modal approach to connecting park facilities to residential and commercial areas within the community, and the creation of safe routes to these facilities that are accessible to the broadest population and accommodate a variety of transportation modes. Recommendations for locating and siting parks is also addressed, including consideration of proximity to schools, open space areas, and linkages to the pedestrian, bicycle and public transportation networks. Accessibility is further discussed in the Mobility Element of the community plan update.

### **Open Space and Resource-Based Park Land**

In the Otay Mesa Community Plan update, the largest land use designation is Open Space, with approximately 2,833 acres which comprise 30 percent of the planning area. Of this, approximately 2200 acres of undeveloped land has been reserved for open space as part of the region's Multi-Habitat Planning Area (MHPA). This includes the Spring Canyon network located in the southwestern portion of the community, and portions of the Otay Valley Regional Park, including Dennery Canyon, located along the community's northern boundary. The Plan recommends conservation of these areas, while encouraging compatible recreational uses, such as the development of trails. The siting of population-based parks, including scenic overlooks,

adjacent to open space systems is also recommended. An extensive system of planned trails, trailheads, and overlook/viewpoints, links the open space systems to parks, residential and employment areas, and the village centers. Preservation of open space land is further discussed in the Conservation Element of the community plan update.

### **Otay Mesa Public Facilities Financing Plan**

The Fiscal Year 2014 Otay Mesa Public Facilities Financing Plan (PFFP) is an update to the Fiscal Year 2007 PFFP, identifies the community-serving infrastructure requirements, and serves as the implementation document for the General Plan and Otay Mesa Community Plan. The PFFP establishes Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF) to mitigate the costs of public facilities associated with development pursuant to California Government Code sections 66000 et seq. (Mitigation Fee Act) and City Ordinance No. O-15318 (FBA Ordinance). The PFFP applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing the development. The PFFP will be adopted concurrently with the Otay Mesa Community Plan Update.

The PFFP serves as the basis for the Capital Improvement Program (CIP) with respect to the programming of the Otay Mesa DIF and FBA. The PFFP details the public facilities that would be needed through the ultimate development of Otay Mesa and for the projected population at full community development (Fiscal Year 2062). In addition to other public facilities, the proposed PFFP includes a grand park, 15 neighborhood parks, 2 community parks, 3 recreation centers, a swimming pool and numerous trails over the next 48 years (see Attachment 3). The proposed PFFP includes approximately \$200 million in FBA/DIF funding for park facilities.

### CONCLUSION

Provision of a diversity of park types, from a major park to pocket parks and plazas is encouraged by the draft Otay Mesa Community Plan Update Recreation Element. Perhaps most importantly, the draft plan recommends determining planned park sites early in the specific plan or subdivision process, and planning development around parks, rather than treating park sites as an afterthought.

Since specific plans will be required for all new residential development areas, all planned and projected population will be adequately served by parks, and at full community development there will be no population-based park acreage deficiencies. Adoption and implementation of the draft Otay Mesa Community Plan Update will insure that the General Plan population-based park standards will be met.

### ALTERNATIVES

1. Recommend adoption of the draft Recreation Element of the Otay Mesa Community Plan Update.
2. Recommend adoption of the draft Recreation Element of the Otay Mesa Community Plan Update with modifications.

Respectfully submitted,



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Attachments:

1. Draft Recreation Element of the Otay Mesa Community Plan Update.
2. Draft Otay Mesa Community Plan Update Land Use Plan, Figure 2-1.
3. Draft Otay Mesa Public Facilities Financing Plan – Park and Recreation Projects.

cc: Council District #8 Office  
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Robin Shifflet, Development Project Manager III, Planning, Neighborhoods & Economic  
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