

## PARKS AND OPEN SPACE

### BACKGROUND

The majority of the parks and recreational facilities in Pacific Beach are oriented to the shoreline and are enjoyed by visitors as well as residents. These include the sand beaches of Mission Bay and the Pacific Ocean, Tourmaline Park, Palisades Park--north and south, Pacific Beach (Ocean Boulevard) Park, Fanuel Street Park and Crown Point Shores.



The City of San Diego Progress Guide and General Plan (Recreation Element) addresses applicable guidelines and standards for population-based and resource-based parks:

“Neighborhood parks shall serve a population of 3,500 to 5,000 persons within a one-half mile radius. Neighborhood parks shall contain five (5) usable acres if adjacent to an elementary school and ten (10) usable acres when not so located.”

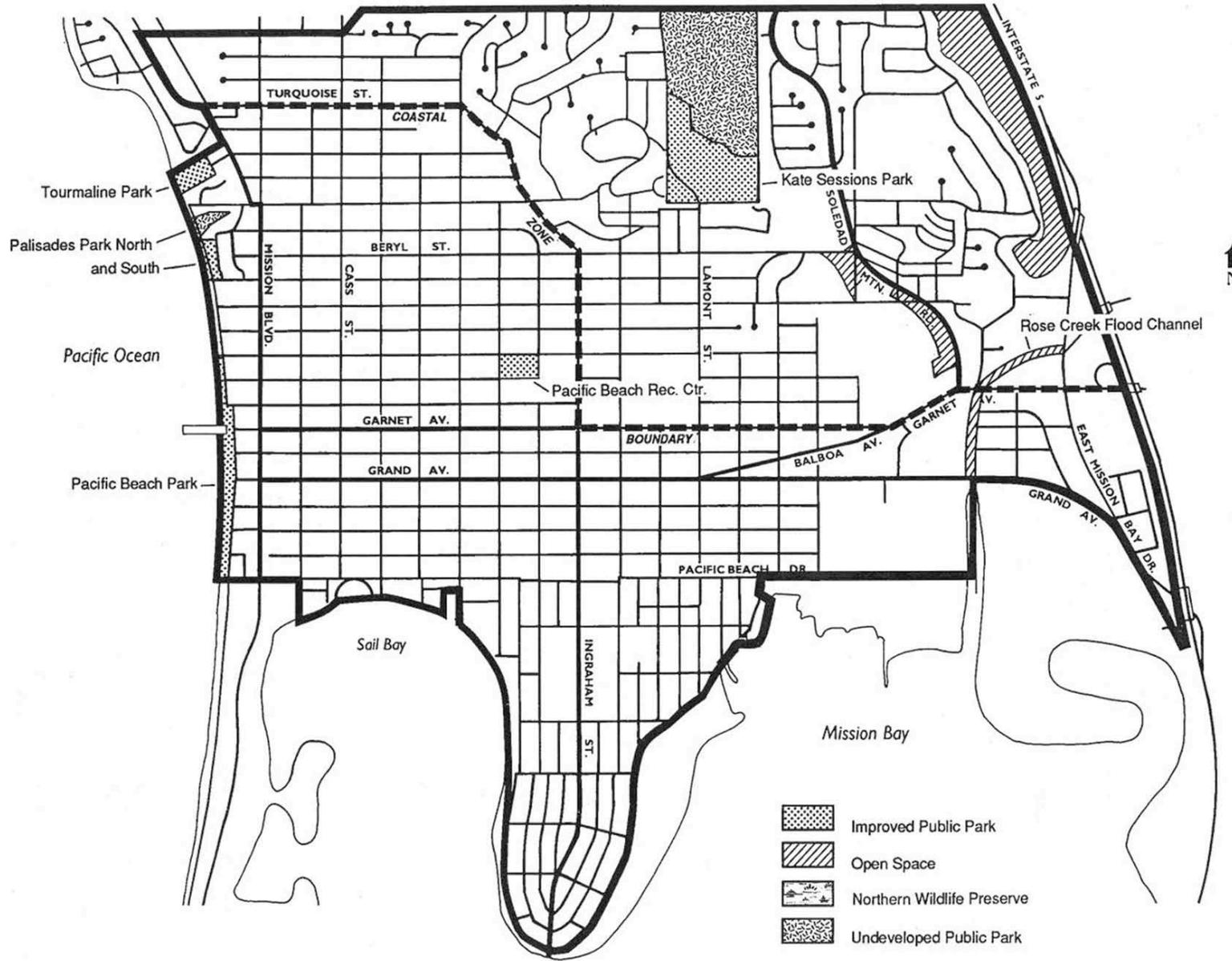
“Community parks and recreation facilities shall serve 18,000 to 25,000 persons within a one-and one-half (1-1/2) mile radius. They shall contain thirteen (13) usable acres if adjacent to a junior high school and twenty (20) usable acres when not so located.”

“Resource-based parks within a community shall comprise approximately 16 acres of land for each 1,000 residents.”

A potential buildout population of 48,200, if achieved, would require population based parks totaling 115 useable acres. The community has roughly 52 useable acres of park land as identified on **Table 2** below:

**TABLE 2**

<b>Park/School</b>	<b>Actual Acreage</b>	<b>Useable Acreage</b>
Pacific Beach Community Park	1.91	1.91
Kate Sessions Memorial Park	78.84	15.77
Campland Park (leased by others)	24.14	24.14
Pacific Beach Park	10.83	2.16
Palisades Park North & South	3.34	1.34
Pacific Beach Middle School (leased)	2.70	2.70
Mission Bay High School (leased)	0.50	0.50
Crown Point Elementary	2.10	2.10
Tourmaline Surfing Park. (shared)	(8.82)	1.00
<b>Total existing acreage</b>	<b>124.36</b>	<b>51.62</b>
<b>Total required useable acreage</b>	<b>115.00</b>	
<b>Shortfall</b>		<b>63.38 acres</b>



**Parks and Open Space Areas**  
**Pacific Beach Community Plan**

**14**  
**FIGURE**



An ideal balance of recreational opportunities cannot be achieved only through Citywide application of numerical standards for physical facilities. These standards are important, but they should be used with discretion rather than mechanically. Their application should be related to economic feasibility and the nature of the specific neighborhood or community, and should allow for flexibility as specific areas change or the needs and desires of the residents change.

The Pacific Beach Community Park and Kate Sessions Memorial Park and the leases at Pacific Beach Middle, Crown Point Elementary and Mission Bay Senior High along with the Mission Bay Athletic Area are designed directly for the residents of the community. Other parks within the Pacific Beach Community are designed to serve both the residents and visitors. Park development does not meet City Standards established in 1976. Shortfalls of parks and facilities within any community should be addressed.

The Park and Recreation Department shall work with the San Diego Unified School District to attempt to alleviate some of the shortfall presently occurring within the community. Additional leases at Pacific Beach Middle School and Mission Bay High School would serve some of the shortfall. Acquisitions of opportunity within the community could provide small parks which would serve individual needs of a specific area.

Many public school sites, most notably Mission Bay High School and Pacific Beach Junior High, have recreational facilities on site or on an adjacent site that are used extensively by community residents to meet their recreational needs. The most heavily used after hours recreational facilities are the Pacific Beach Middle School athletic field and the gym at the adjacent Recreation Center, indicating that another lighted field would be fully used. There is an increasing need to identify new opportunities for shared school facilities to meet the recreational demands of the community in the future. For instance, lighting at the field adjacent to Crown Point School, which is heavily used in daylight, would expand after-hours athletic needs.

Parks adjoining Mission Bay, while intended for visitors, also serve residents. However, after-dark usage for visitors and residents alike is diminished because of increasing crime and violence in the unlighted park.

## **GOALS**

- Provide sufficient community park and recreational facilities to meet the needs of the existing and future resident population.
- Promote the development, maintenance and safety of beach, park and bay recreational facilities within community and in those areas adjacent to Pacific Beach (such as the Mission Bay Golf Course or the Tourmaline Surfing Park) to serve both residents and visitors, while ensuring that such facilities will not adversely affect the community in terms of increased traffic or parking overflow.

- Conserve and enhance the natural amenities of the community such as its open space, topography, beach and plant life and achieve a desirable relationship between the natural and developed areas of the community, as is exemplified by Kate Sessions Park.
- Preserve significant environmental resource areas, such as the City-owned Kate Sessions Park, Rose Creek, Coastal Bluffs, and the Northern Wildlife Preserve (owned in part by the City and in part by the University of California), in their natural state.
- Improve access to beach, bay and park areas along the shoreline to benefit residents and visitors.
- Maintain and enhance public views to the Pacific Ocean, Mission Bay, the Northern Wildlife Preserve and Kate Sessions Park.

## **POLICIES**

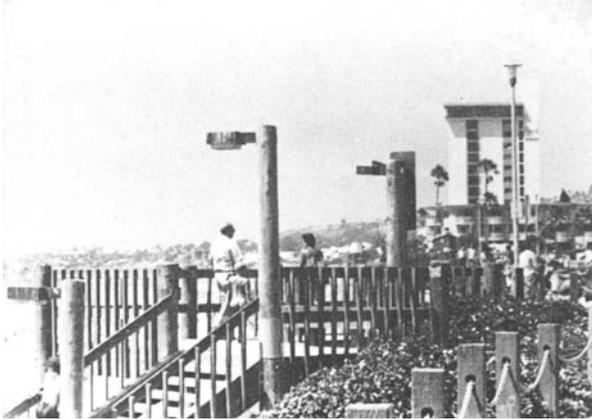
1. Kate Sessions Park shall be rezoned to an appropriate Open Space Zone and its natural resource areas shall be preserved in their natural state.

2. The Planning Department, through the City Projects Review Task Force, shall review any new access (via trails, etc.) into and through Open Space Areas proposed by the Park and Recreation Department or other City departments. Any project shall be subject to environmental analysis to ensure sensitivity to resource preservation, with designated trails that would not significantly disrupt habitat areas. The Planning Department shall seek public input before any open space is developed.

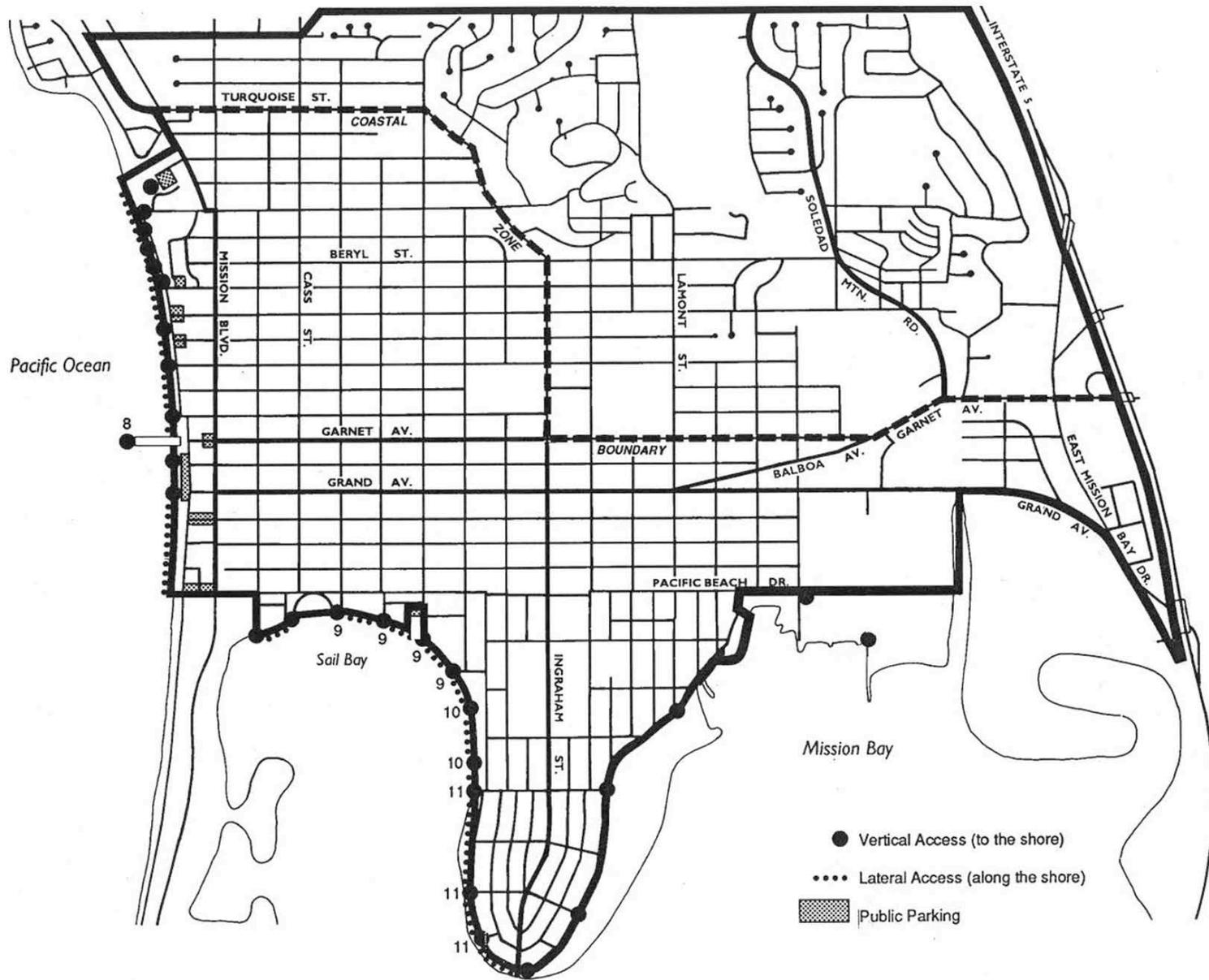


3. The Park and Recreation Department shall improve public access to Pacific Beach's coastal resources with additional stairways, walkways, remote parking, signage and other amenities as identified in this plan (see Figure 15). Additionally, access shall be improved with a coordinated transit system.
4. As new vertical accessways are developed, the Park and Recreation Department shall install access facilities for the physically challenged where possible, accounting for safety considerations.

5. Any new development of property directly abutting the Northern Wildlife Preserve shall maintain a one hundred foot (100') buffer area from wetlands and shall incorporate, where feasible, a controlled pedestrian trail and viewing areas around the marsh in the upper half of said buffer, in accordance with the Sensitive Coastal Resource Zone and the specific proposals of this plan.



6. The Park and Recreation Department shall work with the San Diego Unified School District to identify other opportunities for jointly utilizing school properties for providing additional recreational facilities to meet community needs, and shall further pursue acquisition or lease of surplus school sites for park development.
7. The City shall not lease or sell City-owned sites for private development until the Planning Department, the Park and Recreation Department and the community have analyzed the potential for these sites to meet the recreational needs of the community.
8. The City shall ensure that public views as identified in this plan of the Beach, Bay and Kate Sessions Park are retained. Specific view corridors to be protected are contained in **Figures 4 and 16**.
9. The City shall maintain and improve, as needed, facilities at existing parks, beaches and bay areas.



Ocean and Bay Access Points  
Pacific Beach Community Plan

**15**  
FIGURE



## ACTION PLAN

Implementation Measures	Timing						Development Impact Fee Dependent	Responsibility For Implementation	Source of Funding	See For More Detail
	On-Going	Adopt With Plan	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years				
Rezone City-owned park sites to OS-P		●						Planning Dept., Planning Commission, City Council, Calif. Coastal Commission	City	Policy 1 Proposal 1-2, & 11
Review public access proposals for inclusion of resource preservation measures.	●							Planning Dept.	City	Policy 2 Proposal 3-4
Improve public access to the Beach and Mission Bay.			●					Park and Rec. Dept.	City	Policy 3-4 Figure 15 Proposal 9 Proposals 8, 10-11
Identify joint school-park opportunities; pursue lease or acquisition of surplus school sites for park/recreation uses. Pursue acquisition of additional park sites and expansion of existing ones.				●				Park and Rec. Dept.	City	Policy 6
Review City lease or sale proposals for opportunities.	●							Property Dept., Park and Rec. Dept., Planning Dept	City	Policy 7
Maintain/enhance public views and scenic vistas.	●							Planning Dept.	City, recoverable	Policy 8 Proposal 13
Maintain/improve parks, beaches and bay areas.	●						●	Park and Rec. Dept.	City	Policy 9 Proposal 14- 17 PFFP

## ACTION PLAN (continued)

Implementation Measures	Timing						Development Impact Fee Dependent	Responsibility For Implementation	Source of Funding	See For More Detail
	On-Going	Adopt With Plan	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years				
Require projects to underground utilities per Council Policy 600-25; implement undergrounding utility districts.	●				●			Engineering and Development Dept., Planning Dept.	City	Policy 1 Proposal 2
Require public projects to conform with City regulations and recommendations of this plan.	●							Planning Dept., Other City departments	City	Policy 2 Proposal 3
Pursue the joint-use of school-park facilities with San Diego Unified School District.	●							Park and Rec. Dept.	City	Policy 3
Provide a new fire station in the vicinity of garnet Avenue and east Mission Bay Drive.							●	Engineering and Development Dept., Planning Dept.	City	Policy 4 PFFP

## **SPECIFIC PROPOSALS**

### **Open Space Preservation**

1. Designate the Rose/Creek inlet and flood control channel as open space, and further develop the area adjacent to the floodway as a linear parkway with native riparian landscaping, pedestrian and bicycle paths. Pursue funding sources, such as grants or landscape maintenance districts to facilitate development and maintenance of this area. Develop and use maintenance standards for the flood control channel that will reconcile the conflicting goals of maintaining the channel to control floods and minimizing disturbance of the natural riparian habitat.
2. Rezone the City-owned Kate Sessions Park from R1-10,000 (Single Family Residential 1 dwelling unit per 10 thousand square feet) to OS-P (Open Space - Parks) to preserve the area as a natural resource and to maintain its scenic and visual amenities.

### **Resource Protection**

3. Any public improvement projects adjacent to or within designated open space areas shall be reviewed by the Planning Department through the City Projects Review Task Force for potential environmental impacts and conformance with the policies and proposals of this plan.
4. Placement of new utility infrastructure shall avoid open space areas serving as habitat preserves or conservation. Facilities shall avoid all sensitive habitats, plants, and animals when being located in any open space area and be absolutely excluded from open-space sites serving as mitigation and/or serving habitat preservation and conservation purposes. Other open space areas allowing public access and activity would be available for infrastructure with appropriate mitigation. The City shall work with public utilities to ensure their sensitivity to environmental considerations before granting permits for new facilities.

### **Public Access**

Proposals 8-11 are identified by their corresponding number on **Figure 15**.

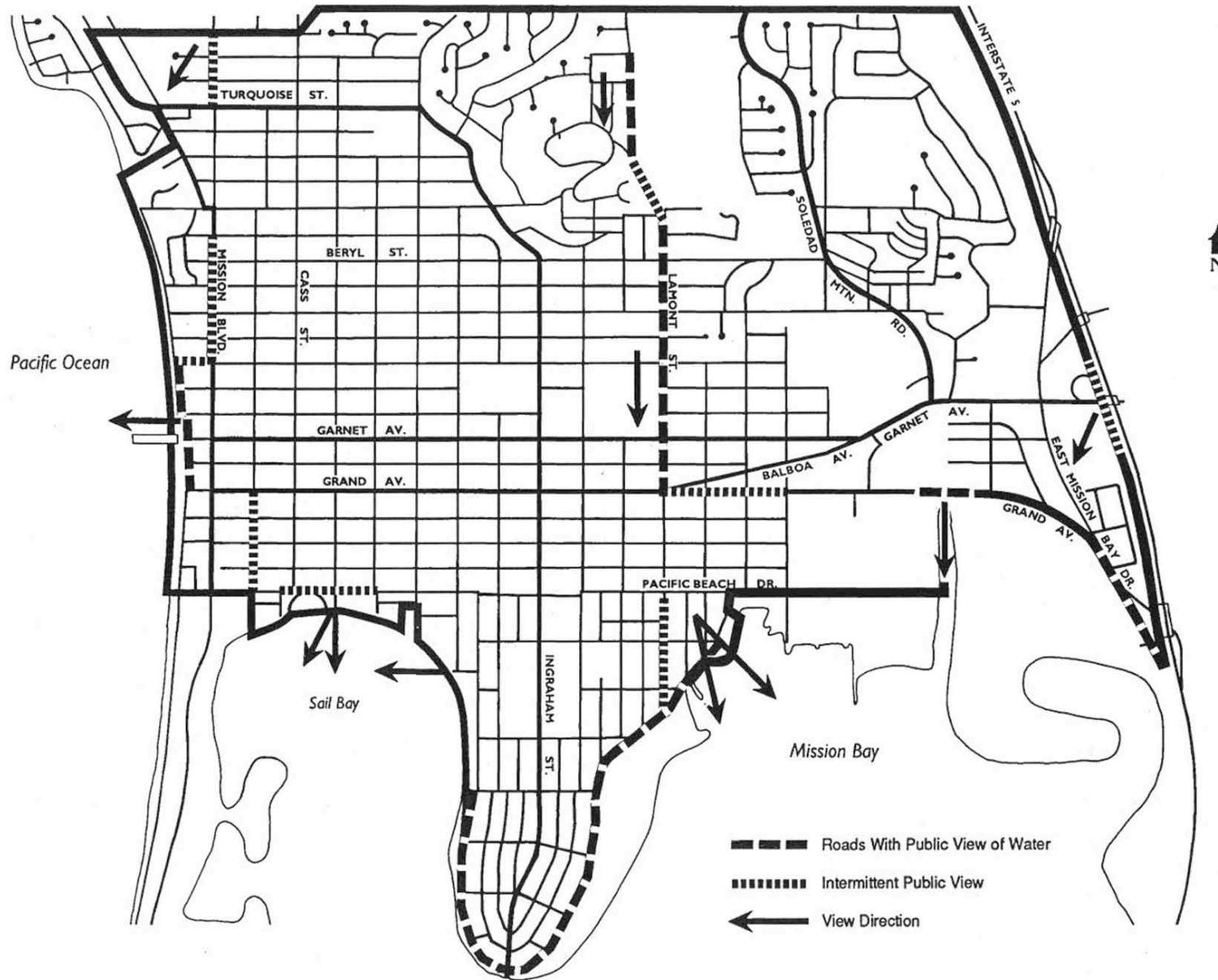
5. As new vertical accessways are developed, the Park and Recreation Department shall provide access facilities for the physically challenged, accounting for safety considerations.
6. The Park and Recreation Department shall provide adequate signs for all existing and future beach and bay accessways to ensure public safety and awareness.
7. Public access to the public portion at the western end of Crystal Pier shall be maintained, considering security of the pier and public safety. Any partial restriction on public access for security or safety reasons shall be agreed upon by the City, the private owner and the community.

8. The Parks and Recreation Department shall develop the ends of Dawes, Everts, Fanuel and Gresham Streets at the beach with ramps.
9. The Park and Recreation Department shall provide signage for the two dedicated accessways located at 3750 and 3862 Riviera Drive.
10. The Park and Recreation Department shall upgrade the dirt stairway on Riviera Drive with new facilities.
11. The Park and Recreation Department shall include wooden fencing, benches, trash receptacles, landscaping, paving, walkways and bicycle racks at all park, beach and bay accessways and trails, where possible.
12. The Park and Recreation Department shall complete the bikepath-walkway around Crown Point Shores.
13. Maintain and enhance the public views and scenic vistas of the beach and bay by undergrounding utilities and maintaining street landscaping, and by requiring new development to conform with the design standards of the commercial and residential elements of this plan. **Figures 4, 16, and 18** of this plan shall be used together to determine where said design standards are to be applied.

#### **Increased Recreational Opportunities**

14. The Park and Recreation Department shall develop new playground facilities and picnic areas in community parks, and along the beaches and bay.
15. The Park and Recreation Department shall complete the development of Pacific Beach (Ocean Boulevard) Park and widen the sidewalk along the beach near the lifeguard station at Grand Avenue.
16. The Park and Recreation Department shall pursue additional funding, including State and Federal grants, for the purposes of maintaining and improving parks, open space and recreation centers. The Department shall also work with community organizations to establish volunteer programs for litter abatement and safety enhancement.
17. The Park and Recreation Department shall redevelop Farnum Elementary School as an "interim" community park until funding for construction of the new library is obtained. Consider relocating the Pacific Beach Community Gardens to the library site if the parcel and landscape design permit.
18. When the new Pacific Beach Library is constructed, the City shall consider developing the old site as a pocket park or other community use.

19. The community, Planning Department and Park and Recreation Department shall study the enlargement of the Mission Bay athletic area to provide needed community recreation facilities.
20. The Park and Recreation Department shall create "pocket parks" from areas created from rights-of-way which are no longer needed for street circulation purposes (such as the realignment of Balboa Avenue).
21. The Park and Recreation Department shall work with the School District to turf school grounds and to install lighting and security for after-hours use of fields.



Coastal Views **16**  
Pacific Beach Community Plan **FIGURE**