

City of San Diego
Park and Recreation Board
July 21, 2016

Minutes

“WE ENRICH LIVES THROUGH QUALITY PARKS AND PROGRAMS”

Meeting Location

(Note Location Change)

War Memorial Building
3325 Zoo Drive
San Diego, California 92101

Mailing Address:

City of San Diego
202 C Street, MS 37C
San Diego, California 92101

Members Present

William Diehl, Chair
David Baron
Jon Becker
Robert Chavez
Ron Cho
David Kinney
Hazel Ocampo
Dennis Otsuji

Members Absent

Bobby Hughes (Excused)

City Staff Present

David Monroe
Vladimir Balotsky
Heather Ferbert
Coselyn Goodrich
Craig Hooker
Katherine Johnston
Bonnie Pearson
Shannon Scoggins
Robin Shifflet

CALL TO ORDER – The meeting was called to order by Chairperson Diehl at 2:01 p.m.

APPROVAL OF THE MINUTES OF MAY 19, 2016 MINUTES

MOTION: MOVED/SECONDED Mr. Otsuji/Mr. Becker

A motion was made by Mr. Otsuji and seconded by Mr. Becker to approve the May 19, 2016 minutes. Vote was unanimously approved (8-0-1) with one abstention.

NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. (Comments relating to items on today's Agenda are to be taken at the time the item is heard.) Comments will be limited to (3) three minutes and is not debatable.)

(2) Speakers – Skate park renaming (Linda Vista)

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Board member to approve any agenda item as consent when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with staff's recommendation as reflected on the agenda and described in the Staff Report to the Park and Recreation Board, unless otherwise noted in the motion.

MOTION: MOVED/SECONDED Mr. Becker /Mr. Chavez

A motion was made by Mr. Becker and seconded Mr. Chavez to move Item 101 Naming “Jas Arnold Trail for All People” at Black Mountain Open Space Park to the consent agenda. The motion was approved unanimously. (8-0-1)

MOTION: MOVED/SECONDED Mr. Kinney /Mr. Becker

A motion was made to approve the agenda as modified to move Item 101 to the consent agenda. The motion was approved unanimously. (8-0-1)

REQUEST FOR CONTINUANCE - None

COMMITTEE REPORTS

Community Parks I Area Committee

- Mr. Otsuji report the committee heard three action items; two for renaming and one for naming of a bridge. He anticipates it will be coming forward to the board in the near future.
- Chair Diehl inquired as to which parks. Mr. Otsuji responded one in Clairemont and the other in Linda Vista. The bridge renaming is in Linda Vista as well.

Community Parks II Area Committee – No Report

Balboa Park Committee

- Mr. Kinney reported the committee heard several information items; one being the update on the Plaza de Panama Project, basic time line, financing information to be gathered. It will then go forward to the City Council. It's anticipated that will occur in the Fall. The committee also received information on the Regional Park Improvement Fund Ballot Measure, which will be heard immediately following the Park and Recreation Board meeting at the Regional Park Improvement Fund Oversight Committee meeting.
- The committee approved a waiver to the Summer Moratorium for the Rock-N-Roll Marathon's 5K taking place in 2017.
- Mr. Kinney also commented that the committee has now set their agenda to receive reports/updates every month from the non-profit partners in the park who help to raise money and do projects in the park. The partners are: Balboa Park Conservancy, Balboa Park Cultural Partnership, Balboa Park Online Collaborative, Committee 100 and Friends of Balboa Park. He added the groups do great work and raise money for the park.

Mission Trails Regional Park Citizens' Advisory Committee – No Report

De Anza Special Study Ad Hoc Committee

- Mr. Otsuji reported it was a good meeting attended by the entire community. A presentation was presented by the consultants. The community is continuing to provide good input for the consultants; appears balanced. Mr. Otsuji added the team and the process is moving forward and gathering information items and performing studies. It is anticipated that once this process is completed, three alternatives/plans will be brought forward to the community.

COMMUNICATIONS

(Limited to items not on the agenda. Each one will be limited to three minutes and is not debatable.)

CHAIRPERSON'S REPORT

- Chair Diehl reminded all that there remains two openings on the Park and Recreation Board, plus his term has exceeded the eight years. He encouraged if anyone is interested in joining the Board, to contact your respective Council Office representative. He/she will nominate individuals to the Mayor for appointment.
- Chair Diehl announced he will be on vacation beginning August 8; returning in November.

DIRECTOR'S REPORT

- Mr. David Monroe, Deputy Director, Community Parks II Division, Acting Director for Mr. Parker while he's on vacation reported the following:
- July 1, Councilmember Cate presented a Proclamation to the Park and Recreation Department for National Park and Recreation Month in conjunction with the Opening of the Mira Mesa Senior Center.
- Another Proclamation was presented on July 12 by Mayor Faulconer, Council President Lightner and Councilmember Cate declaring July 12 Park and Recreation Day in the City of San Diego. This was in keeping with July being National Park and Recreation Month.
- In addition to that, Park and Recreation had a new playground opening at Mt. View Community Park on July 8. This project provided accessibility upgrades and improvements to the children's play area and path of travel within the park. It consists of two new playgrounds for ages 2-5 and 5-12. Many new safety features have been added. The opening was well attended and the adjacent Baker Elementary School brought two classrooms to cut the ribbon with Council President Pro Tem Emerald. In addition at Mt. View Recreation Center on July 10, Major League Baseball (MLB) sponsored a field enhancement project. The project revitalized Mt. View ball fields in conjunction with the Major League Baseball All Star Game. MLB donated \$78,000 to renovate 25,000 sf of turf. New dugouts, backstops, fencing and kids played ball. The work was performed by City crews. On the day of the Exhibition Game, 75 people attended.
- This morning, Mr. Monroe introduced a volunteer project of 1,000 sailors from the USS Theodore Roosevelt who came to Chollas Lake Park. The ship is here for repairs, which afforded the crew the opportunity to come out and volunteer for

various projects throughout Chollas Lake. He added it was very much appreciated.

- Finally, Mr. Monroe reminded all that the Park and Recreation Board will be dark in August. The next regularly scheduled meeting will be September 15 at the Balboa Park Club Ballroom.

ACTION ITEMS

101. Naming “Jas Arnold Trail for All People” at Black Mountain Open Space Park

Item 101 moved to the consent agenda

INFORMATION ITEMS

201. Rehabilitation and Lease of the Former San Diego Visitor Information Center-Shoreline LLP, a California Limited Liability Partnership

Mr. Vladimir Balotsky, Supervising Property Agent, Real Estate Assets Department presented a report and PowerPoint presentation with co-presenters Bradley Schnell, CEO Principle Designer, Greg Van De Velde, COO/President and Kristine Schnell, COO, Playground Concepts. Mr. Balotsky reminded all that the Visitor Information Center has been vacant since November, 2010. Per City Council authorization, Real Estate Assets issued several RFP's, with the last issued in 2013. As a result of the RFP, Shoreline LLP was selected as the entity that will lease and develop the former visitor center. Playground Concepts is a hospitality company that marries skill sets between design, branding and restaurant operations. Shoreline LLP is interested in revitalizing this San Diego landmark and restoring it to its former beauty. The team is working collaboratively with the original architect of the visitors center, Mr. Dick Lareau. Mr. Van De Velde and team presented and outlined the following concept:

- Playground concepts (family-friendly waterfront dining experience)
- Objective (restore the area to its status as a San Diego Landmark)
- Program
- Summary of offerings (six key components to the restaurant; gourmet-to-go, boutique coffee bar, dining, craft beer & wine, special events and guide to the bay)
- Attributes (coastal, vibrant, welcoming, craft)

Comments/questions from board members:

- Mr. Otsuji requested clarification if the main focus was on the restoration of the information center. Mr. Schnell acknowledged that it is. Mr. Otsuji added that the designers should look at the sight and not just the building; look at the overall picture. He added that this is all integrated into one aspect, Mission Bay Master Plan, DeAnza Cove Study etc.

- Ms. Ocampo commented it is an innovative way to utilize the space and will help bring the locals as well as tourists.
- Mr. Baron inquired as to who will cover tenant improvements and how will a gas line be brought in for the kitchen? Mr. Schnell responded his company will handle the lion share of tenant improvements. Gas line will not be installed; the kitchen will be run from propane. The original center had a propane tank and they will be utilizing the same location for this propane tank. Mr. Schnell added bringing a gas line to the site is very expensive and was prohibitive.
- Mr. Becker inquired as to what hours of operation are anticipated? Mr. Schnell responded 6:00am or 7:00am until approximately 9:00pm. Mr. Becker also inquired as to constraints due to parking. Mr. Van de Velde responded as part of the leasehold, there are 84 parking spots. Mr. Becker likes the concept. Mr. Schnell added some Pacific Beach residents had concerns about visitors using the parking lot overnight. They intend to operate and keep the parking lot safe.
- Mr. Chavez applauded the project and inquired as to the schedule for grand opening. Mr. Schnell responded they are awaiting the lease finalization. Once the lease is secured, it is anticipated the opening could be approximately nine months. Mr. Balotsky anticipates lease negotiations within a few weeks, then submit lease to City Council for approval. After approval from the City Council, there will be time given for redevelopment. He added the process is anticipated to take 18 months for complete redevelopment; again subject to negotiations.
- Chair Diehl inquired as to the duration of the lease. Mr. Schnell responded that is a part of the lease negotiations. Chair Diehl also inquired as to who in the City will approve all the changes? Mr. Balotsky responded Real Estate Assets is working with Park and Recreation, City Attorney's Office, Lifeguard Services. All departments who have interest in this property are involved.
- Chair Diehl also inquired if there is an alcohol ban at Mission Bay? If so, would that be modified. Mr. Monroe responded they would have an opportunity to modify, but it would have to go to City Council for the modification. Mr. Balotsky added alcohol is expected to be served on the premises, but will not be allowed to take out from the premises.

202. Play All Day Parks Program

Ms. Shannon Scoggins, Park Designer; and co-presenter Robin Shifflet, Development Project Manager, Planning Department presented a presentation, Play Day Brochure and a list of FAQ's and concerns regarding this new program. Play All Day is a new initiative developed in 2016 and put forth by Mayor Faulconer and San Diego Unified School District (SDUSD) Superintendent, Cindy Martin to bring over 30 new Joint Use Parks in the next 5-10 years. The City of San Diego has had Joint Use Agreements with SDUSD since 1948 and this is an expansion of that partnership. SDUSD will contribute the land and existing amenities i.e., play equipment, hardcourts, off street parking. Some Prop C Bond money will be used to design and construct turf fields at their schools. Approximately 80% of sites are being built utilizing the Prop C Bond money. The remaining 20% are being built utilizing DIFF fees and City construction dollars. Park and Recreation will maintain and operate all of the new Joint Use facilities.

As a part of the rollout and presentation, staff prepared a graphic brochure. There have been questions and concerns from the public, so City and SDUSD staff have worked to develop a Frequently Asked Questions and Concerns, with responses to some of the common questions/concerns raised at public workshops. The presentation outlined the following:

- Introduction
- Why Joint-Use Parks
- Benefits of Parkland
- Funding of Proposed Joint-Use Parks
- Guiding Principles for Park Selection
- Proposed Joint-Use Sites (over 30)
- Implementation
- Frequently Asked Questions (copy of FAQ included w/report)

Comments/questions from board members:

- Mr. Cho inquired as to the privacy access use of Joint Use, when will the park be available for public vs. when school is in session. How would that be monitored? Ms. Scoggins responded per Joint Use Agreement, the parks will be open, gate unlocked 30 minutes after school is out of session; noting that each school's hours vary. School custodial staff will lock gates in the evening and remain locked until the next morning when school custodial staff unlocks.
- Mr. Baron inquired if dogs are allowed at the proposed Joint Use area? He added that his experience in using the Joint Use field at Franklin with people who have dogs off leash has caused problems and, calling the San Diego Animal Control is of little or no use. He suggested staff find a better solution to this issue rather than San Diego Animal Control. They work hard but appear to have little ability to do any patrolling. Also, Mr. Baron inquired if staff is looking into the Normal Heights or Golden Hill area where it's park deficient? Ms. Scoggins responded that Golden Hill does not have any suitable sites; and staff will look into Normal Heights.
- Mr. Becker inquired as to how parks will be operated when there are Recreation Councils and school activities; what will be the prioritization? Ms. Scoggins responded there is exclusive use after school hours for the City. When school is in session, SDUSD has exclusive use of the Joint Use area. Mr. Monroe added that Park and Recreation has a priority scheduling guideline for all of our parks and facilities for field usage; which includes youth and adults. There are special times and seasonal sports where there will be priorities. Mr. Becker also inquired if staff is talking to other Districts that are within the City? Ms. Scoggins replied the City of San Diego has similar arrangements with other school districts, but not a similar Play All Day Program with other districts at this point.
- Mr. Otsuji agrees to the process thus far and happy to see the City's commitment, which is an important part of this program. He added that it is important to not only coordinate with Park and Recreation but, to also coordinate with the community to get the strong program for each of the areas.

- Chair Diehl inquired if any facilities have gymnasiums we can use besides actual fields? Ms. Scoggins responded there are no gymnasiums. As part of the Play All Parks Program, there is one school site, Standley Middle School is contemplating adding a new pool. Chair Diehl also inquired as to how equivalencies are calculated on these parks. Ms. Shifflet responded regarding the acreage the park gets for credit is straight accounting as to how many acres are provided in the Joint Use; which gives it a full credit.
- Mr. Kinney states this is a great project and needs to be supported.

203. Old Town and Midway-Pacific Highway Community Plan Updates – Recreation Elements

Mr. Craig Hooker, Park Designer, Planning Department and Vicki White, Community Planner for Old Town-Midway communities and Robin Shifflet, Development Program Manager. Mr. Hooker presented progress drafts of the Old Town and Midway-Pacific Highway Community Plan Updates-Recreation Element and he present each community's recreation element so as to outline the goals of the elements. The Old Town Plan was last updated 19 years ago and the Midway-Pacific Highway Plan was last updated 25 years ago. The plans are prepared to address the community evolution and anticipate new conditions that could occur in Old Town over the next 20-30 years. The report and presentation outlined the following:

- Background
- Discussion
 - o Community Profile
 - o General Plan Standards
 - o Existing and
 - o Proposed parks
 - o Existing and proposed Recreation Centers and Aquatic Complexes
 - o Summary of park acreage

Old Town Community Plan

- o Goals of the Recreation Element
- o Public Outreach
- o Population-Based Parks
- o Recreation Center
- o Aquatics Complex

Midway-Pacific Highway Community Plan

No parks exist in this community and staff was tasked to see where those could be provided. Process is similar to Old Town Community Plan

- o Goals of the Recreation Element
- o Public Outreach
- o Population-Based Parks
- o Recreation Center
- o Aquatics Complex

- Conclusion

Mr. Hooker reminded members this presentation is a “draft” work-in-progress. Staff will be issuing a Draft Environmental Impact Report (EIR) in the Spring of 2017. When that goes for public review, staff will return to the Board as an Action Item.

Comments/questions from board members:

- Mr. Becker inquired about some of the green streets going in, are there any equivalencies associated with them? Ms. Shifflet responded if it's a public right-of-way, it's not large enough to provide recreation. Staff's whole goal is to provide recreation through these efforts. She added staff is planning linear parks next to the green streets and the linear would be beyond the right-of-way; which would be wide enough to provide some recreation activities.
- Mr. Cho inquired when will groundbreaking occur and when is the project anticipated to be completed? Ms. Vicky White responded the community plan is being established at this point; identifying the needs for future development over the next 20-30 years. None of these projects have set timelines at this point. As part of the Community Plan Updates, the needs of the community are identified, and to identify facilities that can meet those needs. Several factors go into developing parks and may have to look for additional funding sources. All of this factors in to when these parks are built in the future. Ms. Shifflet added it is a matter of when redevelopment occurs at a particular site.
- Mr. Otsuji commented on income streams for these public parks. He inquired if staff is looking at that as an option for providing additional income for operation and maintenance of the facilities? Mr. Hooker responded that is an operations question. Ms. Shifflet responded that in the effort for the Parks Master Plan which is coming up, that will be one of the things staff will be looking at – other income streams besides Developer Impact Fees (DIF).
- Chair Diehl inquired if staff knows the status of the Central Post Office land. Ms. White responded the Post Office has retained a portion and sold a portion.

Details of all reports can be found on the Park and Recreation Department's website at:

<https://www.sandiego.gov/parkandrecboard>

WORKSHOP - None

ADJOURNMENT – The meeting was adjourned at 3:20p.m.

Next Meeting: **August 18, 2016 at 2:00 p.m.**

**Balboa Park Club Ballroom
2144 Pan American Road West
San Diego, CA 92101**

Submitted by,

David Monroe,
Park and Recreation Acting Director

DRAFT