



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 11, 2016

REPORT NO. 103

ATTENTION: Park and Recreation Board
Agenda of May 19, 2016

SUBJECT: SAN YSIDRO COMMUNITY PLAN UPDATE AND LOCAL COASTAL
PROGRAM LAND USE PLAN – RECREATION ELEMENT

SUMMARY

Issue – Should the Park and Recreation Board recommend approval to adopt the Recreation Element of the draft San Ysidro Community Plan Update and Local Coastal Program Land Use Plan (Community Plan)?

Director's Recommendation – Recommend approval to adopt the Recreation Element of the draft San Ysidro Community Plan Update and Local Coastal Program Land Use Plan.

Other Recommendations – The following group has reviewed and considered the proposed item:

1. April 18, 2016 – San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the draft Community Plan.

Fiscal Impact – Not applicable.

Water and Energy Conservation Status – Not applicable.

Environmental – Community Plan: A Program Environmental Impact Report (Project No. 310690/SCH No. 2015111012) is currently being prepared for the Community Plan. (Expected public review date of May 16, 2016; public review of 45 days).

BACKGROUND

A comprehensive plan update for the San Ysidro community began in June of 2010, to reflect current community conditions, improve mobility, and address quality of life issues. The plan update identifies village areas and promotes infill development by increasing residential and commercial opportunities through mixed use zones and higher intensities along the major corridors. The community strongly advocates for new and enhanced existing parks, better connectivity, enhanced gateways, and public signage. The update

effort will rescind the San Ysidro Planned District Ordinance and replace it with citywide zones, and include a specific plan for the San Ysidro Historic Village area.

Population-Based Park Land and Equivalencies

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and City staff through a set of guidelines. San Ysidro is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. The draft Recreation Element recommends several park equivalency sites in San Ysidro. One is the expansion of planned improvements at the La Mirada Elementary School Joint Use Facility. The other two are non-traditional park sites, and include the development of the Beyer Boulevard Linear Park and the South Vista Avenue Linear Park, on undeveloped portions of the Metropolitan Transit System (MTS) right-of-way adjacent to both the north and south sides of the trolley tracks.

The draft Recreation Element includes specific goals and policy recommendations for addressing population-based park and recreation facilities, preservation of these facilities, accessibility to the facilities, and open space lands. Future park and equivalency sites, and the type of park amenities that will best serve San Ysidro, have been identified. These recommendations, along with the goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve San Ysidro's recreational needs over the life of the plan.

Community Participation

A Community Plan Update Stakeholder Advisory Committee (Advisory Committee) was established as part of the plan update effort. The Advisory Committee consists of diverse representation from community planning group members, residents, property owners, business interests, local community organizations, and participating public agencies within the community plan area. City staff has met with the Advisory Committee regularly to gather community input on existing conditions, goals, land use, zoning, and technical studies. The Advisory Committee meetings were held to address parks, recreation and open space needs, opportunities, and community suggestions for potential new park sites. A three-day visioning charrette conducted in October 2010, included a neighborhood walk audit, and provided opportunities for residents to discuss community identity and needs, and develop goals for the plan update. Other public outreach efforts have included surveying San Ysidro families through meetings at the local schools and by attending community festivals.

In addition, the San Ysidro Community Planning Group (CPG) provided input on specific topics related to the plan update. Special issue subcommittees were formed, including a zoning subcommittee, a mobility subcommittee, and an infrastructure and public improvements subcommittee that included park and recreation issues.

Previous Recommendations

- July 15, 2013 – The San Ysidro Community Planning Group (CPG) voted unanimously to support the reuse of the Old Fire Station #29 site on West San Ysidro Boulevard as a future pocket park or plaza.

- November 26, 2013 – Staff conducted a plan update workshop with the Planning Commission. The Planning Commission generally agreed with the direction and recommendations proposed in the draft Recreation Element, and commented that parks are especially needed to meet the demands of the young population.
- June 15, 2015 – The CPG provided comments on the April 2015 Public Draft Recreation Element. Most recently, on April 18, 2016, the CPG recommended approval of the March 2016 Draft San Ysidro Community Plan.

DISCUSSION

Community Profile: San Ysidro is largely composed of residential and commercial uses. The residential neighborhoods are generally located in the northern area of the community, and the commercial uses closest to the international border. The residential neighborhoods are primarily built out with a mix of historic and older multifamily and single family homes and subdivisions, along with relatively newer infill multifamily and single family developments. Local serving retail and services are in close proximity and within walking distances. The southeast portion of the community is predominantly border and visitor serving commercial, with smaller retail spaces and related lodging and services. At San Ysidro's southern edge lies the San Ysidro Land Port of Entry (LPOE), operated by U.S. Customs and Border Protection. West of Interstate 5 contains a commercial area with outlet retail, including the Las Americas Premium Outlets, along with older multifamily developments, a small industrial area, and the newest single family subdivision built in 1995. Because of how San Ysidro has been divided, and its many decades of development, there is a wide diversity of building types, and property conditions.

General Plan Standards: The projected population for San Ysidro at full community development is anticipated to be 38,700. Therefore, according to General Plan guidelines for population-based parks and recreational facilities, the community should be served by approximately 108 useable acres of park land, 26,350 square feet of recreation center space, and three-quarters of an aquatic complex.

Existing and Proposed Parks: There are approximately 42 acres of existing population-based parks within San Ysidro, consisting of San Ysidro Community Park; San Ysidro Athletic Area/Larsen Field; Coral Gate, Howard Lane, and Vista Terrace Neighborhood Parks; the Colonel Irving Salomon/San Ysidro Activity Center Mini Park; and the La Mirada Elementary School Joint Use Facility.

Through the community plan update process, staff and community members have identified future park sites that include:

- Four neighborhood parks: Two on City-owned land (one is the expansion of Vista Terrace Neighborhood park); one on undeveloped San Ysidro School District property; and one on privately-owned property. The latter two will require acquisition by purchase.
- Six mini parks: Five on privately-owned property which will require acquisition by purchase; and the completion of undeveloped land at the City-owned Colonel Irving Salomon/San Ysidro Activity Center site.
- Eighteen pocket parks/plazas: Five are on City-owned land or public street right-of-way; and thirteen are on privately-owned property which will require acquisition by purchase.
- Two non-traditional park sites: Beyer Boulevard and South Vista Avenue Linear Parks, which are on MTS land.

- One joint use site: Expansion of the La Mirada Elementary School Joint Use Facility.

Existing and Proposed Recreation Centers and Aquatic Complexes: San Ysidro is fortunate to have a number of existing recreation centers:

- Cesar Chavez Recreation Center (12,997 square feet) is located in the San Ysidro Athletic Area/Larsen Field and contains a gymnasium, kitchen, multipurpose/meeting rooms, and a staff office.
- Colonel Irving Salomon/San Ysidro Activity Center (13,976 square feet) is located in northern San Ysidro adjacent to the La Mirada Elementary School campus. It contains a gymnasium, two multipurpose rooms, two offices, and a weight room.
- San Ysidro Recreation Center (7,854 square feet) and San Ysidro Senior Citizens Center (2,344 square feet) are both located in San Ysidro Community Park and are operated by Casa Familiar, a local non-profit, community-oriented organization. The recreation center contains a gymnasium, a weight room, a meeting room, a kitchen and an office. The senior center contains a reception hall/meeting room, a kitchen, and an office.

The General Plan standard requires approximately 26,350 square feet of recreation center space at projected community development, and there is over 37,000 square feet of existing space. No additional recreation centers or expansion of existing facilities is proposed in the Community Plan. However, ADA/accessibility upgrades and various refurbishment improvements are proposed for all of the recreation center facilities.

A small swimming pool and pool house is located within Vista Terrace Neighborhood Park. Demolition of the existing facilities and provision of an expanded aquatic complex, which may include a larger swimming pool, pools for specialized uses, and support facilities including a pool house with locker rooms, showers and staff offices, is recommended.

Tijuana River Valley Regional Park (TRVRP): The TRVRP is an approximately 2,500 acre resource-based park adjacent to the western boundary of San Ysidro. It is owned and managed by the County of San Diego Park and Recreation Department. Due to its close proximity, the TRVRP provides additional recreational opportunities for San Ysidro residents. The draft Recreation Element provides several strategies to maximize these opportunities, including recommendations to:

- Pursue an agreement with the County for joint use of the planned Tijuana River Valley Regional Sports Complex. This approximately 63 acre facility located on Sunset Avenue may include multiple soccer, baseball and multi-use sports fields, spectator seating, children's play areas, comfort stations, and concession facilities.
- Pursue an agreement with the County for joint use of the extensive network of trails planned within the TRVRP. Trail amenities could include trailheads, staging areas, overlooks, interpretive exhibits, shade structures, and exercise facilities.
- Create a link from San Ysidro to the TRVRP. This connection could be located within the Dairy Mart Ponds area or from the Camino de la Plaza right of way, to the existing trailhead at the intersection of Dairy Mart Road and Camino de la Plaza.

Park and Recreation Facilities Summary: Through this community plan update, City staff and community members have identified approximately 32 acres of new park land and park equivalency sites to meet the 108 acres of population-based park needs. The approximately 35 acres of population-based park deficit will need to be fulfilled in the future by land acquisitions, donations, and/or park equivalencies. The draft Recreation Element identifies

existing facilities and proposed projects that will provide for the community's recreation center and aquatic complex needs at full community development. These proposals represent significant achievements towards implementing the General Plan standards and the community's goals and needs. Staff will continue to work with community members to seek future opportunities for provision of parks and recreation facilities through potential land acquisitions, donations, grants, and other funding sources for project implementation.

CONCLUSION

The adoption hearing process for the draft San Ysidro Community Plan Update and associated San Ysidro Impact Fee Study (IFS) is beginning with this consideration by the Park and Recreation Board. These draft documents have already been recommended for approval by the San Ysidro Community Planning Group (SYCPG). The 45 day public review period for the Draft Program Environmental Impact Report is anticipated to begin in mid-May 2016. The public review period may be extended an additional 14 calendar days, by written request from the SYCPG, subject to approval of the Planning Director, per City Municipal Code §128.0307. The proposed community plan update will go to the Planning Commission for a recommendation, and then to the City Council for adoption in Fall of 2016.

ALTERNATIVES

1. Recommend approval of the Recreation Element of the draft San Ysidro Community Plan Update and Local Coastal Program Land Use Plan as presented; or
2. Recommend approval of the Recreation Element of the draft San Ysidro Community Plan Update and Local Coastal Program Land Use Plan with modifications; or
3. Do not recommend approval of the Recreation Element of the draft San Ysidro Community Plan Update and Local Coastal Program Land Use Plan.

Respectfully submitted,


Alyssa Muto, Deputy Director
Environmental and Policy Analysis Division


Prepared by: Howard Greenstein

HG/hg

Attachment: Draft San Ysidro Community Plan, Recreation Element

The complete March 2016 Draft San Ysidro Community Plan Update can be accessed at the following website:

https://www.sandiego.gov/sites/default/files/march2016sycpudraftweb_0.pdf

May 11, 2016

cc: Council District 3
Herman Parker, Director, Park and Recreation Department
Andy Field, Assistant Director, Park and Recreation Department
Jim Winter, Project Officer II, Park and Recreation Department
Jeff Murphy, Director, Planning Department
Robin Shifflet, Development Project Manager III, Planning Department
Sara Osborn, Senior Planner, Planning Department
Rebecca Malone, Associate Planner, Planning Department