



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 5, 2018

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of November 15, 2018

SUBJECT: Fault Line Park General Development Plan Amendment – East Village
Neighborhood of the Downtown Community Plan Area

SUMMARY

Issue – Should the Park and Recreation Board approve Fault Line Park’s General Development Plan Amendment?

Director’s Recommendation – Recommend approval of the proposed Fault Line Park’s General Development Plan (GDP) Amendment.

Other Recommendations – The plans have been reviewed at a public meeting at Fault Line Park and the Downtown Community Planning Council will make a recommendation at its November 14, 2018 meeting.

Fiscal Impact –\$250,000 in Downtown Floor Area Ratio (FAR) Bonus Payment Program funds have been allocated by Civic San Diego for consultant fees, permitting, staff time, and construction costs.

Water and Energy Conservation Status – The proposed Project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – Development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by

the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). The Downtown FEIR was adopted prior to the requirement for documents prepared under the California Environmental Quality Act (CEQA) to consider a project's impacts related to greenhouse gas emissions. The effect of greenhouse gas emissions on climate change, and the subsequent adoption of guidelines for analyzing and evaluating the significance of data, is not considered "new information" under State CEQA Guidelines Section 15162 triggering further environmental review because such information was available and known before approval of the Downtown FEIR. Nonetheless, development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310596). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Improvements to Children's Park were anticipated by the DCP. The environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, none of the conditions listed in Section 15162 exist. Therefore, no further environmental documentation is required under CEQA.

BACKGROUND

Fault Line Park is located in the East Village neighborhood of the Downtown Community Plan Area ("Downtown") and was opened in August of 2015. The park design was originally approved by the former City of San Diego Redevelopment Agency under an Owner Participation Agreement (OPA) with Pinnacle Development ("Pinnacle"), developer of the adjacent residential towers. Pinnacle maintains the park under a Landscape Maintenance Agreement (LMA) under supervision of the City of San Diego Parks and Recreation Department. The park contains a children's play area, an open lawn area, passive rolling mounds of grass, and a public art piece entitled Fault Whisper. A café building owned by Pinnacle at the corner of Island Avenue and 14th Street overlooks the park and contains two public restrooms. Due to the lack of amenities to fully activate the park, Pinnacle, members of the neighborhood, and the East Village Association support an off-leash dog run in the park. Pinnacle has recently installed a temporary off-leash dog run at the south end of the lawn.

DISCUSSION

In September, 2018, CivicSD hired the Consultant to solicit community input and prepare an amendment to the GDP. The Civic Staff held the first public workshop at Fault Line Park's café, Amplified Ale Works on October 24, 2018 to solicit information from the surrounding community. Public notices were mailed out to all property owners within a 300 foot radius of the park in order to gather input from residents. Most comments were in favor of the dog park. There were concerns for hours of operation, providing shade, additional lighting, a watering station and maintenance. Since this park is constructed over a parking structure, there is concern for the ability to provide footings for a shade structure and the ease of installing infrastructure for additional lighting and potable water. It was determined that these items would not be included with this project as the park. Pinnacle has committed to providing the necessary maintenance of the artificial turf and dog run area consistent with its obligations under the LMA.

Since Downtown does not contain a Recreation Council, the community planning group, the Downtown Community Planning Council will consider the proposal at its November 14, 2018 meeting and staff will present its recommendations at the Park and Recreation Board meeting.

Project Description – The new off-leash dog run is envisioned to contain approximately 5,500 square feet and be located on the south end of the existing lawn area near J Street. It will be bordered by a retaining wall on the south and the existing walkways to the east and west. The area will be fenced with material designed to mimic the existing metal fencing at the park. The existing turf will be replaced with artificial turf and all necessary subsurface materials for proper drainage. The existing irrigation systems will remain in place but be modified. The dog park will have two ADA accessible air locks, or double gates to secure the dogs as they come into or leave the park. The existing decomposed granite walk way and benches south of the lawn will be located within the dog run area.

Project Budget – The Preliminary Construction Cost Estimate is \$200,000 for construction costs. Staff has estimated the overall Project budget, including construction document preparation, permitting, construction management services, and staff time to total \$250,000. The current budgets and estimated costs are summarized below:

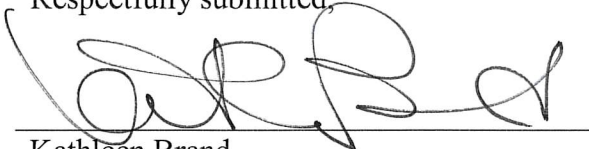
| | Construction Costs |
|---|---------------------------|
| GDP & Construction Documents | \$32,000 |
| Permitting, Bidding & Construction Administration | \$18,000 |
| Construction | \$200,000 |
| Total Project Budget | \$250,000 |

Project Schedule – The following is a preliminary schedule for the design and construction of the Fault Line off-leash dog run improvements.

| Date | Action |
|--------------------------------|--------------------------------|
| September 2018 – December 2018 | GDP and Construction Documents |
| January 2018 – February 2019 | Bidding |
| February 2019 – March 2019 | Construction |

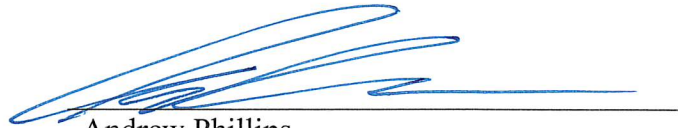
CONCLUSION: The Project will provide a permanent off-leash dog run as an additional amenity in Fault Line Park which will attract a broader range of users to the park throughout the day. Staff recommends that the Park and Recreation Board approves the amendment to the GDP.

Respectfully submitted,

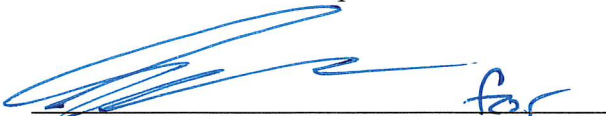


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Concurred by:



Andrew Phillips
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Brad Richter
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Attachments: A – Fault Line Park Off-Leash Dog Run Layout

cc: Council District (3)