



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 6, 2022 REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of September 15, 2022

SUBJECT: MARTINEZ NEIGHBORHOOD PARK GENERAL DEVELOPMENT
PLAN

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for Martinez Neighborhood Park located in the Otay Mesa Community?

Department Recommendation: Recommend approval of the proposed General Development Plan (GDP) (Attachment 1) for Martinez Neighborhood Park located in the Otay Mesa Community.

Other Recommendations: This community does not have an active Community Recreation Group. Therefore, the Otay Mesa Community Planning Group has provided the community input in accordance with Council Policy 600-33, Public Notification and Input for City-wide park Development Projects. The Community Planning Group has reviewed and considered the proposed project as detailed below:

On November 17, 2021 the Otay Mesa Community Planning Group voted (9-1-0) to recommend approval of the proposed General Development Plan for Martinez Neighborhood Park, previously known as Epoca Trails Neighborhood Park.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the neighborhood park, is will be funded by the developer, CR Lumina Group, LLC.

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

Environmental:

The Environmental Policy Section of the Planning Department has conducted a consistency evaluation of the proposed Project in accordance with CEQA Guidelines Section 15162 and has determined that the Project would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified Otay Mesa Community Plan Update PEIR, the Central Village Specific Plan PEIR Addendum, and the Lumina PEIR Addendum. The Project would not result in new impacts or changed circumstances that would require a new environmental document. For more information please refer to the CEQA Guidelines Section 15162 Consistency Evaluation for the Approval of the Martinez Neighborhood Park General Development Plan and the Epoca Neighborhood Park General Development Plan Memorandum (Attachments 2 and 3)

Please note: Final Recreation Value Points for this park were increased to 287 RVP's subsequent to the preparation of Attachment 3.

BACKGROUND

This project provides for the design and construction of the Martinez Neighborhood Park which is located south of the intersection of future streets Epoca Way and Saguaro Street in the Central Village Specific Plan Boundary within the Otay Mesa Community, within Council District 8. The approval of this park will provide an additional 3.5 acres and 287 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards (Attachment 4).

The Martinez Neighborhood Park is part of the Central Village Specific Plan within the Epoca Development (formerly known as the Lumina Development). The Lumina Neighborhood Development Plan (NDP), Site Development Permit (SDP) and Tentative Map (Project No. 555609) were approved by the City Council on July 29, 2019 and by Resolution No. R-312589. The permit allows for the future development for up to 1,868 residential dwelling units and 6.6 acres of parks. The Martinez Neighborhood Park satisfies 3.5 acres of the development's population-based park requirement.

The area was previously known as the Martinez Farm and Nursery which had operations in the Otay Mesa Area. The park name Martinez Neighborhood Park was selected to identify its location and not a specific member of the Martinez Family.

The CR Lumina Group, LLC (Developer) will construct the Martinez Neighborhood Park commensurate with the adjacent residential development. The park will be conveyed to the City in fee-title and the park will be privately maintained through execution of self-managed Maintenance Assessment District (MAD) or other

developer identified fund in perpetuity. Please refer to Attachment 5, letter from Colrich dated July 22, 2022.

The terms of park ownership and maintenance assignment will be addressed in a Park Development Agreement (PDA) and Park Maintenance Agreement (PMA) with the City. The Developer will be required to enter into a PDA and PMA for Martinez Neighborhood Park prior to final inspection of the first residential building permit.

The Developer initially attended two public input meetings at the Ocean View Hills Community Recreation Group (CRG); however, there was no quorum at either meeting. Per Council Policy 600-33, in absence of a CRG in good standing, the GDP public input process can be advanced through the recognized Community Planning Group (CPG).

DISCUSSION

Through the community input process, the Community Planning Group identified the following improvements they would like incorporated into the proposed park.

The General Development Plan will provide the following:

- Children's play area and inclusive recreational features with safety surfacing
- Multi-purpose turf field
- Off-leash dog park
- Comfort station
- Shade structures with picnic area
- Basketball sports court (1) with sports court lighting
- Bocce ball sports courts (2)
- Visitor off-street parking (11 spaces)
- Interpretive/ Sensory Garden
- Fitness stations
- Wayfinding signage
- Public Art/Placemaking elements
- Interpretative/Education/Cultural elements
- Seatwalls and boulders
- Shrub and succulent plantings
- Decorative paving
- Site furniture and bicycle racks
- Drinking fountain
- Security lighting
- Trees

On the north side of the park adjacent to Saguaro Street, there will be an off-street parking area, basketball court with sports lighting and a comfort station with

gender neutral restrooms. The comfort station will be constructed of natural stone, gabion walls, board form concrete and patinaed steel.

The children's play area will include play structures for 2-5 year-olds and for 5-12 year-olds. A play feature incorporating interactive technology will be included. A separate "quiet area" will be provided for children with special needs to allow a place of refuge as well as transitioning to and from the busy playground. Other features for children with special needs will be provided, such as communication panels, sensory panels, roller slides and adaptive swings and spinners. The entire playground will have resilient safety surfacing.

A large multi-purpose turf field for active sports programming anchors the center of the park and will be surrounded by a central walkway with benches, fitness stations, and picnic shade shelters. Visitors will be able to enjoy bocce ball courts, an overlook area to the canyon open space and sensory gardens with interpretive panels and public art/placemaking opportunities. A dog off-leash area with a shaded entry plaza, benches, drinking fountain and an accessible perimeter walkway will be located on at the southwest corner of the park.

Walkways and small plaza/gathering spaces are provided throughout the park. Paving surfaces will include standard concrete, textured/colored concrete, flagstone and stabilized decomposed granite.

Site furniture will include benches, chairs, picnic tables, drinking fountains, seat walls, trash and recycling containers, bike racks and wayfinding signage. Security lighting will be provided throughout the park.

CONCLUSION

The proposed GDP for Martinez Neighborhood Park has been vetted with the Otay Mesa Community Planning Group per Council Policy 600-33 and has received a recommendation of approval. While the proposed GDP does deviate from several Parks and Recreation Department standards, those deviations are accepted with the knowledge that the Developer will maintain the park in perpetuity. Therefore, the Department recommends approval of the proposed GDP.

ALTERNATIVES

1. Recommend approval of the proposed GDP with conditions.
2. Do not recommend approval of the proposed GDP.

Respectfully submitted,

Tom Tomlinson

Tom Tomlinson
Assistant Director, Parks and Recreation

Shannon B. Scoggins

Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(TT/ss)

Attachments:

1. Martinez Neighborhood Park General Development Plan
2. Martinez Neighborhood Park Notice of Determination (Subsequent Action)
3. Consistency Evaluation for the Approval of the Martinez Neighborhood Park General Development Plan and the Epoca Neighborhood Park General Development Plan Memorandum
4. Recreational Value Scoring Martinez Neighborhood Park
5. July 22, 2022 Letter from Colrich