



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 5, 2021

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of April 15, 2021

SUBJECT: The Junipers Neighborhood Park General Development Plan (as part of the larger The Junipers Project, City PTS #586670).

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the General Development Plan?

Director's Recommendation – Recommend approval of the proposed General Development Plan

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

At its May 23, 2019 public meeting, the Rancho Peñasquitos Recreation Advisory Group (CRG) recommended approval by vote of 4-1 in favor.

Fiscal Impact – Developer is responsible for park construction with reimbursement based on the reimbursement agreement and approved permit conditions (discussed below). The operation and maintenance responsibility for the park will be the City's. The adjacent privately-owned/publicly-accessible "Social Loop Trail" and 0.52-acre privately-owned/publicly-accessible park with mobility amenities will be built and maintained by the developer.

Water and Energy Conservation Status – The proposed GDP and subsequent construction documents will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – This activity (The Junipers Neighborhood Park General Development Plan) has been reviewed for consistency per Attachment 'A'.

BACKGROUND

The park is part of a discretionary review project named The Junipers (reference City PTS #586670). The project and park are in the community of Rancho Peñasquitos. The overall project includes a Site Development Permit, Planned Development Permit, and other permits to develop 536 residential units on a vacant 112.3-acre property adjacent to 14455 Rancho Peñasquitos Boulevard. The site is made up of approximately 110.46-acres of former golf course land, and approximately 1.85-acres of former tennis courts and maintenance facilities previously associated with the Hotel Karlan.

The project is scheduled to go to hearings this spring, with a Planning Commission hearing April 15. The project entails the development of a vacant property (non-operational golf course) to create a residential subdivision with 455 multi-family attached and detached residences for those aged 55 and above, a three-story building with 81 senior affordable multi-family apartments, a 2.92-acre (useable/net) public park, privately owned/publicly-accessible 2.75-mile "Social Loop" trail, 0.52-acre privately-owned/publicly-accessible park with mobility amenities, other private open space/parks and recreational amenities for project residents' use, and internal streets.

The park fulfills the project's population-based park requirement by providing land to the City for the park, contracting for design services and ultimately constructing the public park, which would be 3.61 acres gross / 2.92 acres useable/net.

DISCUSSION

The GDP process followed the requirements in Council Policy 600-33 and followed executive orders allowing for the use of Zoom public participation. There were three public CRG meetings, and at the third action-item meeting on May 23, 2019, the motion passed unanimously 4-0 in favor of approval and recommendation to the Park and Recreation Board. The park is at a visible and accessible location at the intersection of Jamal Way and Peñasquitos Drive, and the proposed park is adjacent to Black Mountain Open Space Park.

As is typical, the first CRG workshop focused the opportunities/constraints and the park's programming. During the second CRG workshop, two preliminary options were presented, and the community gave feedback on the park layout and feature, with a clear preference for Plan Concept #1. Public comments on the preferred Concept #1 included the following:

- Like the organic forms
- Like the slope in the playground
- Preference for a restroom/comfort station
- Preference for dog run in south parcel
- Desire for more shade
- Liked the game table plaza from Plan 2

The required parking for the park is located on Private Driveway 'A' parallel to the park with shade canopy trees, and there is additional parking (beyond what is required) on Peñasquitos Drive. There is some slight yet significant grade change across the main park areas, from the street intersection referenced above at elevation 684, down to 670. The proposed park design takes advantage of the topography, especially at the playground. The park is comprised of two portions, a small, half-acres parcel on the southeast side of the street

intersection, and the main/larger 3.12-acre portion of the park at the northeast corner of the street intersection. Working with this two-part constraint, the design utilizes the half-acre portion as an off-leash dog area. On the CRG-approved draft GDP that is attached, there is a range of park features, including the following:

- Restroom building with park storage
- Playgrounds with imagination and climbing/fitness components
- Open lawn areas for gathering, events, and play
- Meandering pathways
- Three picnic facilities with shade trellises
- Game tables
- Generous trees for shade and seasonal change
- Off-leash dog area with trellis and seating
- 20 parking spaces

The design of the park allows for surveillance by police and park rangers, and Park and Recreation team members and City staff have weighed-in on practical matters of good park design.

Respectfully submitted,



Heidi Vonblum, Deputy Director, Planning,
Environment and Public Spaces Division



Scott Sandel, ASLA, Park Planner,
Planning, Environment and Public Spaces
Division

(SS)

Attachments:

- Attachment A: Environmental Determination
- Attachment B: Minutes of Rancho Peñasquitos CRG of May 23, 2019
- Attachment C: GDP presentation

cc: Luis Pallera, Council District 6
Heidi Vonblum, Deputy Director, Planning Department

Attachment A

Environmental Determination	
Environmental Planner	Elena Pascual (EPascual@sandiego.gov)
Environmental Determination	The approval of the General Development Plan (GDP) for the Junipers Neighborhood Park has been reviewed for consistency with the Final Environmental Impact Report (EIR) for The Junipers (Project No. 586670/SCH No. 2018041032). This activity is a subsequent discretionary action and is not considered a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Guidelines Section 15162 there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.
Date Environmental Determination made	3/30/2021

**CITY OF SAN DIEGO PARKS AND RECREATION DEPARTMENT
RANCHO PEÑASQUITOS RECREATION ADVISORY GROUP
MAY 23, 2019
MINUTES**

Meeting Location:

Hotel Karlan – Del Mar Room
14455 Peñasquitos Dr.
San Diego, CA 92129

MEMBERS IN ATTENDANCE

Mark Scelfo – RPLL
Rick Hudson – Pop Warner
Raj Ghai – Cricket
Theresa Gonzaga – Town Council

OFFICERS

Steve Leffler – Chairperson/Tennis

STAFF

Becky Lowndes – Center Director III
Rex Cabanas – Center Director III
Lauren Tufts Mirro – Assistant Center
Director

MEMBERS EXCUSED

Steve Mauch – Vice Chairperson/PQGSA
Diane Wavrik – Secretary/YMCA
Glen Hachadorian – Pop Warner
Peter Stogsdill – PQYSA
Jennifer Palkovic – Sienna’s Playgarden

ABSENT

Brad Reshke – RPB
Efrain Gonzalez – Wolverine Youth Football

VISITORS

JT Barr – Schmidt Design Group
Alegra Parisi – Lennar San Diego
Sean Shahryari – Junipers Workshop
Melanie Rodriguez – Junipers Workshop
Kristen Kung – Junipers Workshop
Ronson Kung – Junipers Workshop

A. CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order at 7:05pm.

B. APPROVAL OF MINUTES – April 25, 2019

MOTION: It was moved/ seconded (R. Hudson/M. Scelfo) to approve minutes from April 25, 2019 meeting. The motion passed 3-0-1, with T. Gonzaga abstaining.

C. TREASURER’S REPORT – City Staff

Becky reported that the Canyonside Fund is currently \$174,398.19

Rex reported that the Hilltop Fund is currently \$50,220.87

D. REQUEST FOR CONTINUANCES - None

E. COMMUNICATIONS (Limited to 5 minutes per speaker, informational in nature, items not on the agenda. Not to be debated or voted upon at current meeting unless agreed upon by full council). – None

F. INFORMATION ITEMS - None

G. ACTION ITEMS

Consent (Items are adopted without discussion)

Adoption (Each item requires individual action)

1. Rancho Penasquitos Advisory Group approval of park design at “The Junipers”

JT Barr – Architect, Schmidt Design Group

JT explained to the attendees that the General Development Plan (GDP) guides the design of the project. He also discussed the projected timeline and that at this meeting the consensus plan will be presented. They expect the plan to go to the Parks and Recreation Board after this for final approval. JT presented a review of the site constraints, the typical description of a neighborhood park, an overview of the community feedback from last month’s meeting about the two design alternatives. Last month there was a clear preference for plan #1.

JT presented the consensus plan: Paths with organic curves and outdoor education nodes, 2 turf areas, rustic themed playground with equipment for 2-5 years old and 5-12 years old, Comfort station with two individual gender-neutral stalls and outdoor sinks, 3 picnic areas, games plaza, fenced dog runs, and 20 parallel parking spaces. Three site renderings were presented.

JT and Alegra answered community questions about the dog park, parking, restroom configuration, buffering between the park and nearby homes, and rentable spaces in the park.

MOTION: It was moved/ seconded (R. Hudson/T. Gonzaga) to approve the park design at “The Junipers”. The motion passed unanimously 4-0.

H. CHAIRPERSON’S REPORT – Steve Leffler

Steve reported that he met with TJ Zane and the scout representative to discuss Flag Day. Flag Day will be Sunday, June 9th at 2:00pm. The new flag is already at Hilltop. There was no CP1 meeting this month

I. VICE CHAIR REPORT – Steve Mauch

Absent

J. SECRETARY REPORT – Diane Wavrik

Absent

K. PARK AND RECREATION STAFF REPORTS

1) Rancho Peñasquitos Area Manager – Mark Moncey

Becky reported in Mark's absence that the Canyonside turf has improved and the irrigation breaks have been repaired.

2) Canyonside Recreation Center Director – Becky Lowndes

Becky reported that there is a large softball tournament at Canyonside this weekend. There is a ticket in about the parking lot lighting; she will follow up on it. Dominick's 30 day OCA assignment has ended. We now have Jesse Dawn for a minimum of 30 days. ACD interviews were just finished; In a few weeks we will probably have someone else fill in. Solar panels are getting cleaned on June 3rd and should not cause any disruptions to center programs. Field 9 had a minor vandalism incident. The first base line fence was hit and dented with a vehicle and a support beam was bent and cracked. South Bay will be out as soon as possible to fix it. There will be two new programs at Canyonside this summer, a Cooking Class on Wednesdays and Kids to Canyons on Tuesdays. Kids to Canyons is meant for elementary aged children to explore their local environment. There will be a free park Ranger hike on Thursday, August 22nd at 10am led by park ranger Gina Washington.

3) Hilltop Recreation Center Director – Rex Cabanas

Rex reported that the energy efficient lighting conversion has been completed. Gazebo #3 will be back to having 3 benches and tables in two or three weeks. The zebra was stolen on the younger children's playground and we are hoping to replace it with something more permanent that will not break. There were a few bee situations near the office and the walking path where pest control was called out. The tree trimmers came out a week and a half ago. The lower branches of many trees were removed. The advisory group asked about plans for expanding Hilltop park and Rex stated that those have been placed on the back burner. Flag Day will be June 9th at 2:00pm; we will be serving hot dogs, water and juice boxes to the first 100 people. Becky asked about the Eagle Scout project to fix the Rancho Peñasquitos sign and Rex stated that he hasn't heard anything from the scout about it. Rex also let the group know

that there is a possible playground closure of both play structures happening from June 3rd to the 14th to power wash and resurface the resilient surfacing.

L. ORGANIZATION/COMMITTEE REPORTS

1) Community Parks I Area Committee – Steve Mauch

Absent

2) RPB Basketball - Brad Reschke

Absent

3) PQ Girls Softball – Steve Mauch

Absent

4) PQ Town Council - Theresa Gonzaga

Theresa informed the group that the fiesta was 2 weeks ago and had 45 to 50 thousand people in attendance and 154 vendors. Proceeds will be given back to the community for projects that get presented to the Town Council. There will be no fireworks this year. Lots of communication was sent to the residents and there was no response. Teresa also stated that new members are needed for Town Council. Meetings are once a month on the first Thursday at 7:30pm at the Hotel Karlan.

5) PQ Youth Soccer - Peter Stogsdill

Absent

6) RP Little League – Mark Scelfo

Mark reported that there was a break in at the snack bar. A police report has been filed. There is probably \$100 and some skittles missing. An empty safe was taken, but an iPad was left. On Tuesday the locks on the storage sheds at Canyonside were broken. Little League Closing Day will be Saturday June 1st. Practices will continue through June and there will be a small tournament over Father's Day.

7) Cricket – Raj Ghai

No Report

8) Pony/ Colt - Glen Hachadorian

Absent

9) YMCA - Diane Wavrik

Absent

10) RP Tennis - Steve Leffler

Steve reported that the water line on the patio still needs to be connected. The junior tournament earlier this month went well.

11) Pop Warner - Rick Hudson

Rick stated that the combination with Poway Pop Warner is working well. The league is up 2 teams over last year. There is a team at every age with one age group having 2 teams. Practice will start in August and games will start in September. The season could go as late as early December but will likely end around Thanksgiving.

12) Planning Board - Steve Leffler

No Report

13) Wolverine Youth Football - Efrain Gonzalez

Absent

14) Sienna's Playgarden - Jennifer Palkovic

Absent

M. Workshop Items

N. ADJOURNMENT

Meeting was adjourned at 8:14pm

Respectfully submitted,

Approved by,

Lauren Tufts Mirro
Assistant Center Director

Steve Leffler
Chairperson

Attachment C



- PARK LEGEND:
- 1 OPEN SPACE DIRECTIONAL SIGNAGE
 - 2 PARK ENTRY SIGN, TYP.
 - 3 PROPERTY LINE
 - 4 DRINKING FOUNTAIN WITH DOG BOWL
 - 5 SHADE STRUCTURE WITH SEATING, TYP.
 - 6 SMALL DOG RUN
 - 7 LARGE DOG RUN
 - 8 CONCRETE PLAZA, TYP.
 - 9 D.G. PATH, TYP.
 - 10 GAME PLAZA
 - 11 FLEXIBLE TURF
 - 12 CHILDREN'S PLAY SLOPE
 - 13 LANDSCAPE WALL
 - 14 CHILDREN'S PLAYGROUND
 - 15 PICNIC PAVILION, TYP.
 - 16 COMFORT STATION WITH DRINKING FOUNTAIN
 - 17 LODGEPOLE FENCE, TYP.
 - 18 BENCH, TYP.
 - 19 LANDSCAPE MOUNDS, TYP.
 - 20 PICNIC TABLE, TYP.
 - 21 6' PRIVACY WALL (PRIVATE)
 - 22 PARALLEL PARKING, TYP.
 - 23 ACCESSIBLE PARKING STALL
 - 24 SOCIAL LOOP TRAIL CONNECTION
 - 25 INTERPRETIVE SIGNAGE, TYP.
 - 26 PEDESTRIAN LIGHTING

CONSULTANTS

1311 Boulevard Dr, Suite G, San Diego, CA 92108
619.238.1462
415.218.1121 / 415.218.1129
SCHMIDTDESIGN.COM

DATE: 03/29/2021
PROJECT #: 19-401
DRAWN BY: CT

0 15 30 60
SCALE: 1" = 30'-0"

COUNCIL DISTRICT: FIVE		COMMUNITY PLAN AREA: RANCHO PENASQUITOS		
DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
2021	SITE ACQUIRED	RESO. NO.		
	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.23 AC.	OVERHEAD STRUCTURES	4	FENCING	275 LF
TURF	0.97 AC.	PLAY STRUCTURES/FEATURES	19	LANDSCAPE WALL	66 LF
SHRUB BED	1.54 AC.	RESTROOM	484 SF	PRIVACY WALL	479 LF
D.G. PAVING, PEDESTRIAN	0.26 AC.	PARK ENTRY SIGN	2	DOG PARK FENCING	594 LF
D.G. PAVING, DOG PARK	0.26 AC.	DIRECTIONAL SIGNAGE	1	D.G. STEEL EDGING	246 LF
CONCRETE PAVING	1.43 AC.	INTERPRETIVE SIGNAGE	6	MOW CURB	679 LF
RESILIENT SURFACING	9,151 SF			LIGHTS	33

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

JUNIPERS PARK

NEIGHBORHOOD PARK

WBS No. X-XXXXX

LAMBERT COORDINATES: 291-1741 THOMAS BROTHERS PAGE: