



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: February 8, 2022

REPORT NO. 102

ATTENTION: Park and Recreation Board
Agenda of February 17, 2022

SUBJECT: MISSION BAY HIGH SCHOOL JOINT USE FACILITY GENERAL
DEVELOPMENT PLAN

SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Mission Bay High School Tennis Courts Joint Use Facility in the Pacific Beach Community to the Parks and Recreation Director.

Recommendation: Recommend approval of the proposed General Development Plan for the Mission Bay High School Tennis Courts Joint Use Facility in the Pacific Beach Community.

Other Recommendations: The Community Recreation Group has reviewed and considered the proposed project as detailed below:

On October 19, 2021, the Santa Clara/Pacific Beach Community Recreation Group voted (3-0-0) to recommend approval of the General Development Plan for Mission Bay High School Tennis Courts Joint Use Facility.

Fiscal Impact:

Capital Funding: The Mission Bay High School Tennis Courts Joint Use Facility is an existing facility and no capital improvements are needed.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$23,357 per year. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

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

Environmental: This activity has been reviewed for consistency with and is covered in the Final Program Environmental Impact Report (PEIR) for the Capital Improvement Program (SCH No. 2019039131) prepared by the San Diego Unified School District and certified by the Board of Education as the Lead Agency on July 27, 2021. This activity is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Statute Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

The tennis courts joint use facility at Mission Bay High School located at 2475 Grand Avenue within the Pacific Beach Community, Council District 2 was previously a joint use facility and the joint use agreement was allowed to expire in 2016. The approval of this joint use facility will reinstate joint use at this site to provide approximately 1.37 acres and 85 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards. The Greater Tennis Council donated the funds to resurface the tennis courts and provide nets at Mission Bay High School.

DISCUSSION

The Mission Bay Joint Use Facility (Attachment 1) will provide the following:

- Tennis courts with court surfacing and nets (6 courts)
- On-site parking

SDUSD and the City conducted two public workshops with the community. During the community input meetings, the community stated that they were pleased to see the tennis courts would be available to the public again.

Respectfully submitted,



Andy Field
Director, Parks and Recreation



Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

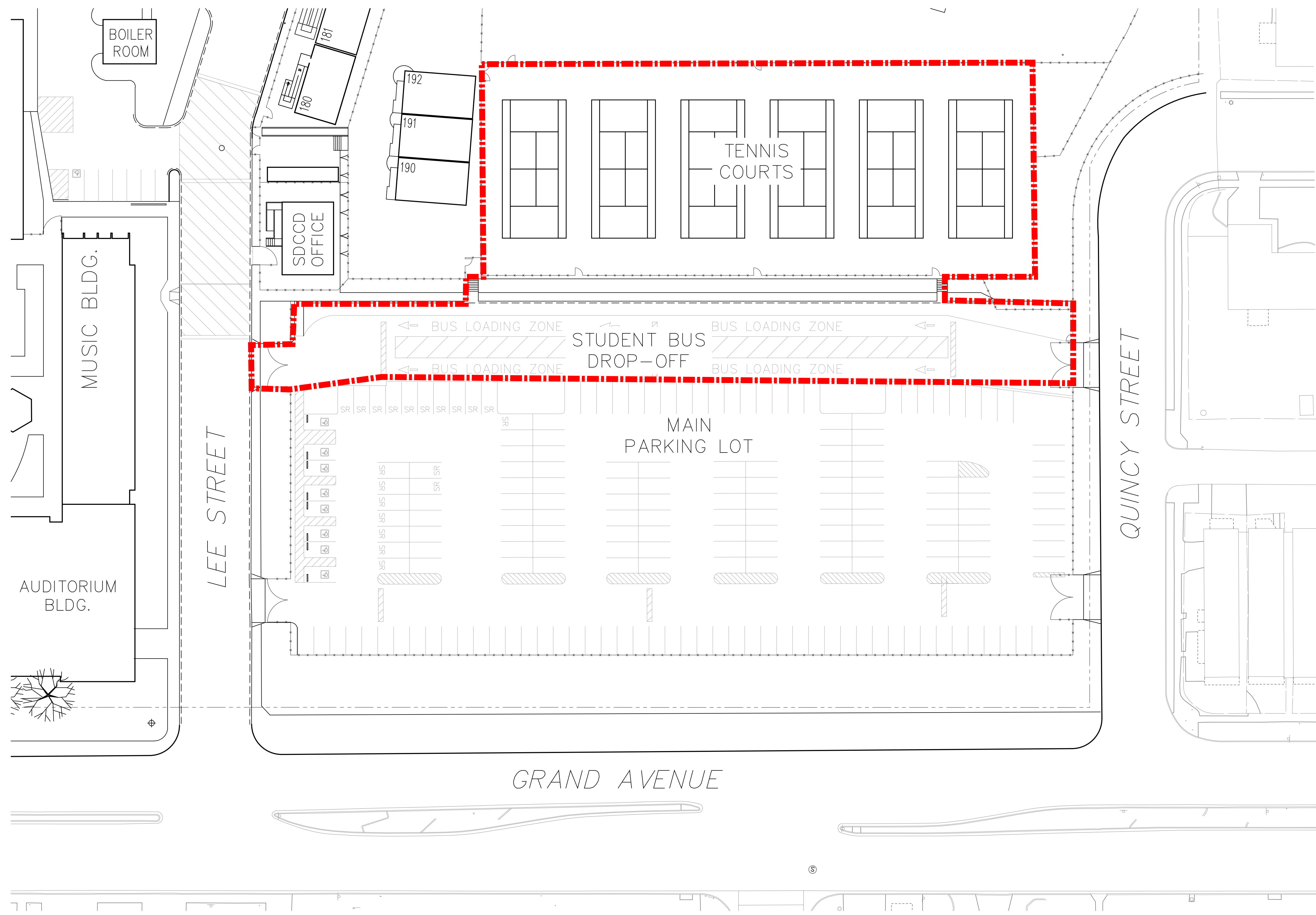
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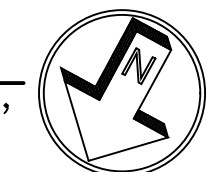
Mission Bay High School Tennis Courts Joint Use Facility GDP

February 8, 2022

Attachments:

1. Mission Bay High School Tennis Courts Joint Use Facility General Development Plan
2. Recreational Value Scoring- Mission Bay High School Tennis Courts Joint Use Facility



SITE PLAN
 SCALE 1"=30'-0" 

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:			
DATE	ACTION	REFERENCE DOCUMENTS			
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES:	
	SITE DEDICATED	ORD. NO.		ACRES:	
	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.	
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		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED		BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MISSION BAY HIGH SCHOOL

TENNIS COURTS JOINT USE FACILITY SITE PLAN

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____

Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility

Park Size Category	Points	Improvements	Notes
<i>Scoring: Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	7	Proposed 1.37 acre facility
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
<i>Does not apply to MHPA or MSCP lands</i>			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	0	
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	42	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility

Social Spaces Category		Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	
Restroom building	21 pt. per building	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>			
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>			
	Points		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	14	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	7	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	

Recreational Value Scoring - Mission Bay High School Tennis Courts Joint Use Facility

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>			
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>			
	Points		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	14	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	
TOTAL VALUE POINTS :		84	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	84
Population Served	770 residents

* See PMP Appendix D for Notes