

**Torrey Pines Community Planning Board Regular Meeting**

Thursday, January 21, 2021 **Amended (change in yellow)** Minutes

Zoom Meeting

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	4	x		
Elizabeth Shopes, Vice Chair	3/2023	1	x		
James Smith, Treasurer	3/2023		x		
Susan Lyon, Secretary	3/2021	2	x		
Eduardo Savigliano	3/2023		x		
Jeff Harasha	3/2022		x		1
Jake Mumma	3/2022	6	x		3
Brad Remy	3/2021	2	x		
Mike Hastings	3/2021	2	x		2
Deborah Currier	3/2021		x		
Jeff Burges (NEW 1/2021)	3/2022		x		
(OPEN)	3/2021				
(OPEN)	3/2021				

\*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers. Secretary notes attendance at start of Zoom meeting, confirms all attendees still in attendance after each vote to get numbers correct.

There should be 13 board members on the TPCPB.

PRC public members: Daniel Jensvold (not present); Adam Gevanthor (not present)

**CALL TO ORDER at 7:01 pm: Troy Van Horst, Chair**

**Board Membership**

Jeff Burges applied to fill an open seat. Motion made to appoint him to an open seat, passed 10-0.

**Visiting Speakers**

**Officer Briggs, SDPD**, Car burglaries uptick, lock cars, don't leave valuables in cars, SDPD appreciates video alarms. Despite everyone being at home, it is not slowing down the bad guys (a bit better than the holidays). Marijuana deliveries to minors is a concern to the community, Officer Briggs will look into this issue and let us know how it

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is handled. No progress on the bike lane, he's on it, just getting the right person to come back with the right answer. We have gotten more No Parking signs, still working on some repainting answers to protect the bicyclists.

Question regarding solicitors going door-to-door in the pandemic—this has not been banned during the pandemic, so far as Officer Briggs knows.

Officer Briggs [jbriggs@pd.sandiego.gov](mailto:jbriggs@pd.sandiego.gov).

**District 1 Councilmember Joe LaCava** (contact info at end of minutes): Budget shortfall for City, looking to preserve neighborhood services that the communities value. Introduced **Brian Elliott** as our new rep, who has been briefed by Moriah.

There is a newsletter, you can subscribe (<https://www.sandiego.gov/citycouncil/cd1>). From today's email newsletter, Community office hours: Del Mar Heights office hours are 10 – 11 a.m. on Wednesdays. Link [here](#). Franchise Agreement Town Hall, January 30th at 9:30am (register [here](#))

**Miller Saltzman, District 39 State Senator Atkins' office** (contact info at end of minutes): Project Homekey, permanent housing for unhoused California neighbors. California has opened up 6000 housing units in under 6 months, SD rec'd 336 units to house over 400 people (\$38 million). Senator's current priority is to help everyone survive the pandemic—citizens, schools, businesses. Senate Housing Package [here](#). Governor's proposed budget is out, still must go through legislative process. Feel free to reach out if you need help. Information on the Governor's proposed budget is [here](#).

**Cody Petterson, County District 3 Supervisor Terra Lawson-Remer's office:** Quick intro, climate action and SANDAG plans in motion. The future of Sorrento Valley and transit are big for the whole County and they are aware of the special nature of our slice of the county. Office would very much like to work closely with us to see some vertical mixed use in SV. Also working on a regional sustainability plan with UCSD. Rail Realignment, Terra L-R is the Council rep at SANDAG and will work with us as it involves other County Communities. (like the City of Del Mar)

- A. Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit, 3 minutes per speaker (Board does not respond to speaker per City Council Policy.).

Barbara Gordon. Concerned about the Del Mar Mesa Preserve illegal marijuana grow recently discovered. Many concerns covered environmental, public safety, and drug use of teens in particular.

In Zoom chat, Judi Strang noted that a fourth pot shop called Cookies has applied to open in Sorrento Valley.

- B. Report by Treasurer: No new info from Jim Smith. Fiscal control perfect, no expenditures.
- C. General Announcements: Conduct at meetings follows City Council 600-24.
- D. Motion to Approve the Agenda with the small order modification, hopefully later someone from Parks and Rec may get here, so we may want to table that until their arrival. passed unanimously, 11-0. (New board member Jeff now able to vote after his earlier membership approval.)
- E. Andrea Vera reported that Canyon Crest Storm Drain work is on target to complete on time in early 2021, (end of March) barring inclement weather. The trails are still not open, as it is considered an active construction site.

**OFFICIAL INFORMATION CONTACTS** (reports handled earlier in meeting):

- 1. District 1 Councilmember Joe LaCava, Policy Advisor Brian Elliott ([belliott@sandiego.gov](mailto:belliott@sandiego.gov)), (619) 510-6874 (cell), <https://www.sandiego.gov/citycouncil/cd1>

Facebook: <https://www.facebook.com/joelacavad1>

Twitter: [@JoeLaCavaD1](https://twitter.com/JoeLaCavaD1)

Instagram: [@JoeLaCava\\_D1](https://www.instagram.com/JoeLaCava_D1)

- 2. SD County District 3 Supervisor Terra Lawson-Remer's representative, Cody Petterson ([cody.petterson@sdcounty.ca.gov](mailto:cody.petterson@sdcounty.ca.gov)) (858) 289-9206

- 3. District 39 State Senator Toni Atkins' representative, Miller Saltzman, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov)

- 4. 78th District Assemblymember Christopher Ward's representative (not present)

**ACTION ITEMS**

- 1. **Action to approve past meeting minutes December 10, 2020** with the additional note that there is a new Executive Director of the San Dieguito River Park. Motion to approve as amended. Passed, 11-0
- 2. Susan Baldwin, retired planner, presented. **Parks and Recreation Coalition** made up of volunteers driving these changes. A number of suggested improvements to the unapproved but proposed new master park plan (part of Complete Communities). (Please see attached slide deck. Discussion from board about the issues facing out community as regards parks. We have none. No joint use with schools, no actual parks. Beach is State Park (no dogs), Crest Canyon is currently closed, but is really just some small hiking space. Torrey Pines Community Planning

Board supports the improvements to the Parks Master Plan and Recreation Element recommended by PARC and send letter of support to the Mayor and City Council requesting that city staff be directed to work with Community Planning Groups, Recreational Advisory Groups, and PARC for input.

Passed 10-1-0 (Mike Hastings abstained).

3. Motion to extend the meeting until 9:45 pm. Passed 11-0.
4. **Villa Montana CD/PDP/TM Project 653845** The board moved to amend the December 2020 motion on this project. The board rejects the project as submitted per the PRC recommendations. Passed 10-0.
5. **2556 Via Torina Substantial Conformance Review; Project 672637.** Motion to approve with the revised landscape plans that now meet the PRC's recommendations which were to 1) save and protect existing Torrey Pines within right of way and 2) revise street trees along Via Torina to be small accent trees/shrubs per legend on Landscape Concept Plan to preserve existing views toward Torrey Pines and Los Penasquitos Lagoon to the greatest extent possible. Passed 10-0.
6. SDG&E Franchise Agreement. The City of San Diego will be holding Electricity and Gas supply Franchise Agreements Public meetings January 28 and February 25, 2021. Instructions on how to participate can be found at the city's website: <https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results> In addition to reopening the bidding process, the City is considering other options such as 1) Creating its own municipally run utility, such as the Los Angeles Department of Water and Power and the Sacramento Municipal Utility District, 2) San Diego Community Power is one of the community choice aggregation, or CCA, programs that have grown in popularity in California in the past decade, 3) microgrids. Brian Ellis noted on this topic, Councilmember LaCava is hosting a community forum on this issue on Saturday, January 30th at 9:30 am. Sign up [here](#). Center for Community Energy Meeting Feb. 12 info submitted. Proposed to invite experts to present their perspectives. Board reviewed Eduardo Savigliano's draft motion for the CPC and after a short discussion agreed that all of these questions are important as we educate ourselves on this very important issue, particularly given that we pay some of the highest rates in the country and the last contract was for 50 years.

Chair adjourned the meeting. 9:59 pm.

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## Addendum

TPCPB is happy to add information from government and other representatives that supplement the meeting minutes above in order to make our minutes a more valuable resource for the community. Any notes below are printed as supplied.

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If you present to us, we will happily add your slide deck to the end of the presentation, please post it in the chat on Zoom.

These minutes were approved at our February 2021 meeting with a small error in item 5. The street address is not La Torina, but **Via** Torina, as noted in highlight above. These minutes were presented as amended at our March 2021 meeting and approved with that correction.



# Parks for All

presented by

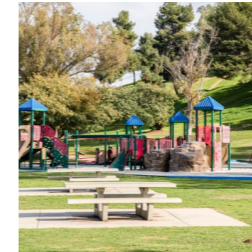
PARC  
(Parks and Recreation Coalition)

- PARC is work-in-progress made up of volunteers who signed a coalition letter and testified requesting improvements to the Plan and the process at the November 9 City Council hearing. PARC includes city planners, landscape architects, architects, and community planners, each volunteering to improve the Parks Master Plan.



***“Park improvement is among the most important undertakings before the city. It should have the cordial cooperation of all.”***

*San Diego Union Editorial 1910*



Why are we here? WE LOVE PARKS! WE NEED PARKS! Parks are VITAL to everyone and this has been especially illustrated during the pandemic. The city is proposing a new Parks Master Plan with significant changes to park standards and the way Development Impact Fees are calculated.



**This one will have to last a long time!**

**PARC**  
Parks and Recreation Coalition

**THE GOOD: Admirable Goals**

- Promotes a parks system that is relevant, accessible, iconic, sustainable and equitable
- Meets the changing needs and priorities of current and future residents
- Addresses long-standing inequities in the City's park system

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This is the first Parks Master Plan in 50 years! We appreciate the efforts to make equitable investments into our park system. PARC supports addressing inequities in the parks planning and allocation processes, including the Citywide Park fee, though we have questions about how it is being calculated and how it will be allocated.



## What needs to be improved and how?



We appreciate the amount of time and commitment that staff was able to put into the Plan. The artificial deadline of the election, however, did not provide enough time to address significant concerns that can be addressed now. Also, this presentation is going to be covering a dense amount of material, so please take notes along the way with any questions you have.

## Issues with the Parks Master Plan

- Limited vision: Less parkland for our growing city
- Limited resident participation after release of Draft
- Equity, Funding & Prioritization Framework for Citywide Park Fee
- Untested: Points system and park standards
- Commercialization, MSCP, Historic Resources, Design Review, Implementation issues



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- One of the biggest issues is the elimination the current land standard just when we're increasing housing density and incentivizing smaller units. We support the need for flexibility for communities to add recreational amenities into parks but there should still be an easily understandable land standard. **More people need more parks**, not just more stuff added into existing parks. As with Affordable Housing, just because we can't meet the goals doesn't mean we shouldn't have them. We have found no other city that doesn't have a clear land standard.
- While the city held many meetings for input into the Plan, after the Draft Plan was released, the prior administration invested most of their time in the Housing and Mobility components of Complete Communities, and, we feel, pushed the PMP forward on the artificial deadline of the election. Presentations were not made to Community Planning Groups or Recreation Advisory Groups. Since this Plan will be the basis for any bond measures on future ballots, it's critical is that public support is built now. We need to love this Plan as much as we love our parks!
- Funding - we all know there's not enough and we are suggesting ways to help. The Prioritization Framework refers to how the new Citywide Park Fee will be allocated. This should be released as soon as possible; it was supposed to be released in January.
- The points system is complicated and as the first such approach being tried by any City, needs more discussion and changes.
- Other issues we've identified will be addressed in this presentation.

## Public Engagement



The first step in equitable park planning is to *“be in conversation with communities to get their vision for what they want parks to be, whether that’s building new parks or reimagining existing spaces.”* Room to Roam, Lincoln Institute of Land Policy, October 2020

**REQUEST: Consult with Community Planning Groups & Recreation Advisory Groups**



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- Due to the time crunch from the outgoing administration, the Planning Department did not involve individual Community Planning Groups or Recreation Advisory Groups after the draft Plan was released. We feel it's inadequate to only make presentations to the Community Planners Committee (CPC) and in the Zoom era it's faster and easier to engage with community groups.
- It also appears that more time was spent working with the development community than community groups. Since this is likely to be the Plan for the next 50 years and the basis for any park bond, the plan needs to be easy to understand to gain the support of voters for future funding approvals.

## Limited Vision: Less parkland for our growing city



**Higher density housing, smaller-sized units and more people increases the need for more parkland. More housing without more parkland will not create a world-class parks and recreation system.** Parkland is significantly devalued; policy is only “continue to pursue.”

### REQUESTS:

- Retain the park acreage standard
- Include minimum protections for passive recreation in parks
- Increase minimum % funding for parkland acquisition



- The problems with the existing system are not related to the standard of more land for parks - the **need** for additional parkland remains the same yet the Parks Master Plan & Recreation Element devalue & reduce standards for more parkland. Higher density housing, smaller-sized units and more people increases the need for more parkland, not just adding “amenities” in existing parks. Having no benchmark for new parkland means there’s no standard to weigh it against as communities and the Mayor & Council make choices.
- We understand that “limited open land and rising acquisition costs make it increasingly difficult to meet the acreage-based standard” but should we give up? NO! The land standard is not the problem. With a projected population increase of 350,000 people during the next 30 years, it would be harmful to adopt a policy which aims to primarily use existing parks to satisfy our residents' park and recreation needs. More people need more parks.
- Existing passive park lands are put at risk due to the incentives in the points system. Protections for open parkland for passive recreation need to be improved.
- The only way to really ensure more parkland is to set-aside a fund for it. A minimum percentage for land acquisition was added into the Resolution and the percentage should be increased.



## Funding for parks

The Development Impact Fee (DIF) system is not a sufficient source of funding to meet the city's park needs nor can it be used for operations and maintenance.

### REQUESTS:

- Build support for other significant funding sources
- Retain policy in Recreation Element to do nexus study to establish fees for non-residential uses (RE-A-2 d)
- Require Community Benefit Zoning analyses in community plan updates and upzones for parkland acquisition
- Disclose and review assumptions and rationale for 60% discount for land costs in the DIF formula
- Seek City Attorney Opinion re: dismantling FBAs

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- Plans sit on the shelf unless we know how to fund them and this Plan will be the basis for any future park bond measures so the details and engagement with the public matters for when they are asked to vote for new funding.
- The Development Impact Fee - known as a DIF system - both existing and proposed - is **not** a sufficient source of funding to meet the city's park needs. Other sources are critical but with estimates for DIFs exceeding \$1 Billion, significant changes to the DIF merit transparency and scrutiny.
- First, commit to other funding sources and build support for them beginning with this Plan.
- Second: The existing Recreation Element contains policies for the City to determine the correct level of fees for non-residential uses. Currently, DIFs are only paid by residential projects. Other cities do have fees for other uses. The city should retain these policies and not delete them.
- Third: Community Benefit Zoning is a method for the city to share in the increased value associated with upzoning properties rather than giving property owners increased density for free. Downtown had a CBZ program that has raised millions for urban improvements. CBZ should be analyzed in Community Plan Updates as a way to fund public benefits.
- Fourth, The formula that establishes DIFs consists of: construction costs, contingency costs, admin overhead, and a land component that is called Right-of-Way costs. Land costs, based on a set of 24 parks recently completed or under construction inform the land component. But this component is then discounted by 60% - is this a fair discount? We've been unable to see the justifications for this discount. Transparency is critical when you make such a significant change impacting more than a billion dollars.

## Equity



### REQUESTS:

- Require minimum payment of DIF fees into Citywide fee fund
- Disclose assumptions for DIF estimates: will overall funding go up or down?
- Link Prioritization Framework for DIF allocation to Parks Master Plan
- Include sufficient time for public review

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- Redlining and other discriminatory policies have shaped the location of housing, freeways, businesses, and parks that affect health in today's urban landscape. Specific to parks, researchers have identified that increased heat islands have left some areas several degrees hotter than others.
- AND To achieve equity goals, one has to follow the money - both how it's raised and how it's spent.
- First, one of the policies in the existing system that has led to inequities, has been to allow developments to waive 100% of the DIFs by satisfying park standards on their own sites. This works great for their own communities, but provides nothing for other parts of the City. We are recommending that a minimum fee be required into the Citywide Park fund. There is already an ad hoc fee being paid under the current system by some projects, but this is not codified in the proposed Plan.
- Second, staff has not responded to queries seeking to determine the assumptions that make up the more than \$1 billion in DIF fee estimates for the new system and the old. The timeframe and assumptions they make are critical to understand whether the new system will generate more or less additional funding overall and inform decisions related to setting those fees and whether or not they are equitable. So transparency is essential.
- Third, the staff report for the November hearing noted that Engineering & Capital Projects is already working on the Prioritization Framework with an update to Council Policy 800-14 Prioritizing Capital Improvement Program Projects. "It is anticipated that this update will include a new focus on Communities of Concern, park deficient communities and communities anticipated to experience the most residential growth." This policy should be released as soon as possible.

## Complicated Points System

- Creates untested & confusing points-based system as new standard for park land and amenities
- Combined system pits land vs. amenities
- 10 sq. ft. interpretive sign has same point value as 1 acre park!

### REQUESTS:

- Simplify by separating Land from Recreational Amenity points
- Clarify how point system will be used
- Separate Community Planning usage from DIF calculation usage of points
- Establish review process and refine over time



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- The Plan needs to be straightforward for staff and the public to understand. Volunteers in Pacific Beach took the points charts to all their parks to determine whether they'd be more, or less park-deficient under the new plan - and also to get experience with it. It's confusing and complicated. Examples of where points don't make sense are many; here is just one: A sign and a 1-acre park each have the same point "value."
- This combined system of land and amenities using the same points scale creates bad incentives. It could lead to developers providing smaller parks filled with recreational amenities by using items with the cheapest points to meet their requirements. The Points system does not adequately protect our habitat lands or coastal-based parks or protect passive parkland from the "play everywhere" emphasis.
- After a lot of thinking about the system, our Recommendations are to: Simplify by separating Land from Recreational Amenity points; Better define the application of the points system; Separate Community Planning usage from DIF calculation usage; and Establish a specific review process for the application of the points system for refinement over time.
- Regarding the separation of Community Planning usage from DIF usage: The major use of the points system is for developers to use it to calculate their DIF fees and make decisions about what to build on-site instead of paying DIFs. The other usage would be for Community Planning. But this usage is insufficiently documented and in trying to work with the system, we believe the CP usage should be separated from the DIF usage. There appears to be no reason why communities should use points to determine their recreational and park needs. If a community wants a skatepark or pocket park, it should be theirs to define through a public process and then to seek funding, not to be concerned about arbitrary points.

## Commercialization of Public Parks



- Language deleted from Recreation Element: “Protect parks from commercialization and privatization.”
- Language added in Draft Recreation Element: “Policy A.3: Where appropriate, accommodate and design for temporary or permanent commercial uses in parks to increase public use of the park’s space. Examples of commercial uses may include, but are **not limited to**, restaurants and cafes, food trucks, carts and kiosks, youth-oriented facilities, bike rental and repair, museums, cultural centers, **other retail uses, and other similar uses.**”

### REQUESTS:

- Retain language proposed for deletion: “Protect parks from commercialization and privatization.”
- Fix language: “Protect parks from commercialization and privatization. Ensure that commercial uses within parks contribute to the recreational use and value of the park and are sufficiently limited.”

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- These commercialization Changes were never presented or highlighted in reports or public presentations to the Council. They are removing important protective language and and replacing it to encourage commercialization without sufficient limits.
- The Draft language is repetitive and subjective and is poor English, but the **items in red (not limited to, other retails use and other similar uses**” each and together support beyond what is a reasonable list of uses - too much more. Here is our suggestion for how to FIX it and note that the language **Ensure that commercial uses within parks contribute to the recreational use and value of the park** is from the proposed Plan, and we are open to ways to set the limits.



## Historic Resources



Historic resources, including cultural landscapes, are barely mentioned and not discussed

### REQUESTS:

- List Historic Resources in parks
- Assess their condition
- Preserve using applicable standards
- Train existing staff



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Parks have many Historic Resources but they are barely mentioned, and not even discussed in the Plan. What we have should be documented in the Plan. And more staff training is needed.

## Multiple Species Conservation Plan

- MSCP lands are legally protected habitat reserves and should be managed as such. Trails and other impacts must be addressed in a manner consistent with criteria set forth in the MSCP.
- **REQUEST:** To ensure consistency with City of San Diego MSCP obligations and to avoid future project by project conflict, MSCP Consistency Findings should be confirmed prior to identification of trails or other public use areas with potential MSCP impacts.



Many groups are concerned about encroachments into habitat reserves and we need to ensure they are adequately protected. A robust public review process is needed for the trails that can be allowed.

## Park Quality / Design Review



### Design Matters: One Size Does Not Fit All

#### REQUESTS:

- Re-build the Parks and Recreation Department Park Planning and Development Division
- Re-establish the citywide park Design Review Committee
- Add policies and criteria for the planning and design of parks with community input

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- Design and Design Review is not adequately addressed in the Plan. Standards alone will not provide the high quality parks and facilities that will meet the needs of individual communities.
- To implement the Guiding principles the City needs to rebuild the Parks & Recreation Planning and Development division to include landscape architects and urban design professionals who are working on behalf of the public interest. Re-establish the Design Review Committee and Add design policies to the Plan.
- “Get out and take a walk in a ‘good’ park. Look at the elements that cause it to work well. Talk to the people who use it and find out what features they value most.”  
-Peter Katz. “What makes a good urban park” Congress for New Urbanism, Public Square, 1 March 2017

## Implementation



Implementation of the PMP and Recreation Element requires internal and external oversight to ensure goals and policies are met

### REQUESTS:

- Implement Citywide DIF via Municipal Ordinance and not just a Resolution
- Bring Prioritization Framework (CP 800-14 (Prioritizing Capital Improvement Program Projects) forward as soon as possible
- Update CP 600-33 (Public Notification and Input for City-Wide Park Development Projects) via public review process
- Require Annual Report on implementation of the PMP, Recreation Element, and Citywide Park DIF for public review beginning with Community Planning Groups

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- Resolutions do not have the legal force that Municipal Ordinances have and are much easier to change and harder to enforce.
- Council Policy 800-14 PRIORITIZING CAPITAL IMPROVEMENT PROGRAM PROJECTS was already coming forward in early 2021 and should be publicly released ASAP
- Council Policy 600-33 - the process for park projects needs revisions to become consistent with the Plan goals
- Just as the City is requiring annual reports for the Housing and Mobility components, annual reports also should be required for the Parks component.

## Timely Completion



- Improvements/requests can be accomplished in reasonable timeframe
- Changes being requested are specific



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There hasn't been a Parks Master Plan for 50 years and this is likely to be the Plan for the next 50. We can take the time to make improvements. The changes we are requesting are doable and it is vital that the Parks Plan is loved by all just as our parks are, so that voters will support more funding.

## Parks for All



- Local parks and green spaces play a crucial role in maintaining physical and mental health and helping communities navigate toward recovery. (National survey conducted in May 2020 for the 10 Minute Walk coalition by The Trust for Public Land, Urban Land Institute, and National Recreation and Park Association)
- “Proximity to parks increased property values as much as 20 percent, which in turn increases local tax revenues. High-quality public parks and open space also draw new businesses and visitors to cities.”

Quotes from “Room to Roam: The pandemic has underscored the need for more urban parks: So what comes next?” Land Lines October 2020, Lincoln Land Institute of Land Policy

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The pandemic has underscored the need for more urban parks for everyone for our physical, mental, and emotional health. And please note, that in the fight for needed funds, proximity to parks increases property values and high-quality parks draw new businesses and visitors. More people not only need more parks, the city and property owners gain from them financially as well.

MORE details (probably not time to include):

- Inner city homes within a quarter mile of a park have an increase value of 10% on average
- A home near just a cleaned-up vacant lot will have an increased value of 17% on average
- Residences next to a larger and longer “greenbelt” area which is great for hiking or biking saw a increase of 32% in home value on average

ref: The Park Catalog, Oct 2018

“High-quality public parks and open space draws new businesses and visitors to cities.” Room to Roam, Lincoln Institute of Land Policy, Oct 2020

## What we would like you to do

- Help get answers to our questions and seek improvements
- Support having Park planners work with PARC on addressing the issues we have identified.



This slide is being used for meetings with city councilmembers.

## What we would like you to do



### Suggested MOTION:

Support the improvements to the Parks Master Plan and Recreation Element recommended by PARC and send letter of support to the Mayor and City Council requesting that city staff be directed to work with Community Planning Groups, Recreational Advisory Groups, and PARC for input.



This slide is being used for community planning groups and other organizations.



# Thank you!



***“A park is unlike any other asset in the city. It is not a building, not a production line, nor a warm breeze. A park is a living, growing thing that will die if the will of the people dies, or it will flourish as much as they want it to.”***

*San Diego Union, January 1969*

***Email questions/comments and individual endorsements to:  
[planning@icontactweb.com](mailto:planning@icontactweb.com)***

*Thanks to contributors: Susan Baldwin, Nico Calavita, Carolyn Chase, Julie Corrales, Howard Greenstein, Diane Kane, Debby Knight, Stacey LoMedico, Tom Mullaney, Deborah Sharpe, Rene Smith, Mike Stepner, Andy Wiese, Wally Wulfeck*

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Our request is for the City to work with us to address these issues and for groups to ask the City to do so, and endorse this presentation, Parks for All.

THANKS for your time and consideration and we're happy to answer questions or get back to you if we don't know the answers right now. The email address is on the slide for anything that come up after this presentation.

# Summary of Improvements Needed



- **Public Transparency:** Involve Recreation Advisory Groups and Community Planning Groups
- **Funding:**
  - Bring forward funding, prioritization framework, and other implementing mechanisms (Council Policies) concurrently with PMP/RE
  - What is correct DIF discount on the land component (in the Nexus study)?
  - Retain Recreation Element policy to do nexus study for non-residential park DIFs
  - Require Community Benefit Zoning analyses in future community plan updates and upzones
  - Require minimum payment into Citywide Park Fee for on-site developments (codify ad hoc Park Fee)
  - Increase % set-aside for park land acquisition
  - Seek City Attorney Opinion re: dismantling FBAs
- **Standards:**
  - Retain acreage standard
  - Separate land metrics from amenity metrics
  - Separate DIF usage from Community Planning usage
- **Control commercialization:** Retain protective language
- **Other:** Equity, Historic Resources, MSCP, Design Review, Disclosure of data and assumptions, Reporting/Oversight

Discussion slide