



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: June ##, 2024

REPORT NO.: 101

ATTENTION: Parks and Recreation Board
Agenda of June 20, 2024

SUBJECT: Gompers Neighborhood Park General Development Plan Amendment

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) amendment to incorporate a dog-off-leash area (DOLA) into Gompers Neighborhood Park?

Department Recommendation – Recommend approval of the proposed General Development Plan amendment to incorporate a dog-off-leash area into Gompers Neighborhood Park?

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.

Encanto Community Recreation Group

Martin Luther King Jr. Community Recreation Group

Fiscal Impact – Construction of proposed improvements is estimated to cost \$125,000. Staff is evaluating options to fund construction of the dog park. Staff does not anticipate an increase in maintenance costs due to the proposed improvements.

Water and Energy Conservation Status – The proposed DOLA will retain the existing turf area; therefore, water and energy conservation guidelines contained in Council Policy 200-14 will not be affected.

Climate Action Plan (CAP) Impact – The proposed DOLA will retain existing planted areas in the park and is therefore consistent with the City's Climate Action Plan.

Strategic/Tactical Equity Plan Impact – Gompers Neighborhood Park is located in a community of concern. In accordance with the Parks Master Plan and Parks and Recreation Tactical Equity Plan, this project meets goals from those documents by expanding park use by adding a new recreational amenity (dog off leash park) to an existing park.

Environmental - This activity is categorically exempt under CEQA pursuant to State CEQA Guidelines, Section 15301, Existing Facilities.

BACKGROUND

Gompers Neighborhood Park is an existing 4.82 acre developed park located in the Encanto Neighborhoods community planning area. Gompers Preparatory Academy is located east of the park and Millennial Tech Middle School is located north of the park. Single family residential homes are located on the south and east sides of the park.

Gompers Neighborhood Park has minimal constructed improvements. There is a comfort station, 2-5-year-old tot lot and 5-12-year-old playground, paved walking paths, open turf areas and picnic tables. There is minimal security lighting for this park.

Parks and Recreation staff and the community wish to increase positive activity at the park with the introduction of a fenced dog-off-leash area. It has been the Department's experience that dog-off-leash areas tend to increase positive activity at parks and create a sense of community with the users.

DISCUSSION

The proposed GDP amendment would locate a new fenced dog-off-leash area at the northern portion of the existing park, adjacent to Millennial Tech Middle School. There is an existing row of trees and a chain link fence to provide a buffer between the DOLA and the school. In addition, there is a parking lot between the fence and the school buildings, providing additional buffer space. There is an existing fence, access road and cul-de-sac located on the west side of the proposed DOLA to provide a buffer to Gompers Preparatory Academy.

The proposed DOLA will be approximately twenty-six thousand (26,000) square feet (0.6 acres) and will have two pens: one for smaller dogs and one for larger dogs. The small dog pen will be approximately six thousand (6,000) square feet and the larger dog pen will be approximately twenty thousand (20,000) square feet. Each pen will have a 10' x 10' double-gated release area to help keep dogs on their leashes outside the DOLA.

The DOLA will utilize existing chain link fence on the north and west boundaries. New four-foot-high vinyl coated chain link fence and gates will be provided on the south and east boundaries. Other amenities would include signage with rules and regulations as well as the name of the DOLA, benches, trash, and recycling receptacles (see attachment 'A').

This proposed GDP amendment has received community input from the Martin Luther King, Jr. Community Recreation Group and the Encanto Community Recreation Group. On April 26, 2023, the Encanto Community Recreation Group voted unanimously (7-0) to recommend approval of the proposed GDP Amendment for Gompers Neighborhood Park (see attachment 'B').

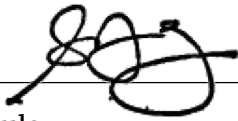
The proposed amendment to the GDP for Gompers Neighborhood Park will allow staff to proceed with construction of the proposed amenity. The Department feels the DOLA will be a valuable amenity to the park for both recreational and social purposes. The proposal has

received strong support from the community. Therefore, the Department recommends approval of the GDP amendment.

ALTERNATIVES

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

Respectfully submitted,



Gina Dulay
Deputy Director, Community Parks II Division



Prepared by: Brice Ciabatti
Park Designer

GD/BC
Attachment(s):

- A. Parks and Recreation Board Power Point Presentation
- B. Gompers Neighborhood Park Proposed GDP Amendment

cc: Council District 4 Office

Parks and Recreation Department

Gompers Neighborhood Park General Development Plan Amendment

**Parks and Recreation Board
Action Item
June 20, 2024, 6pm**



Parks and Recreation Department

Existing Dog Parks in San Diego County



Approximate location of Gompers NP

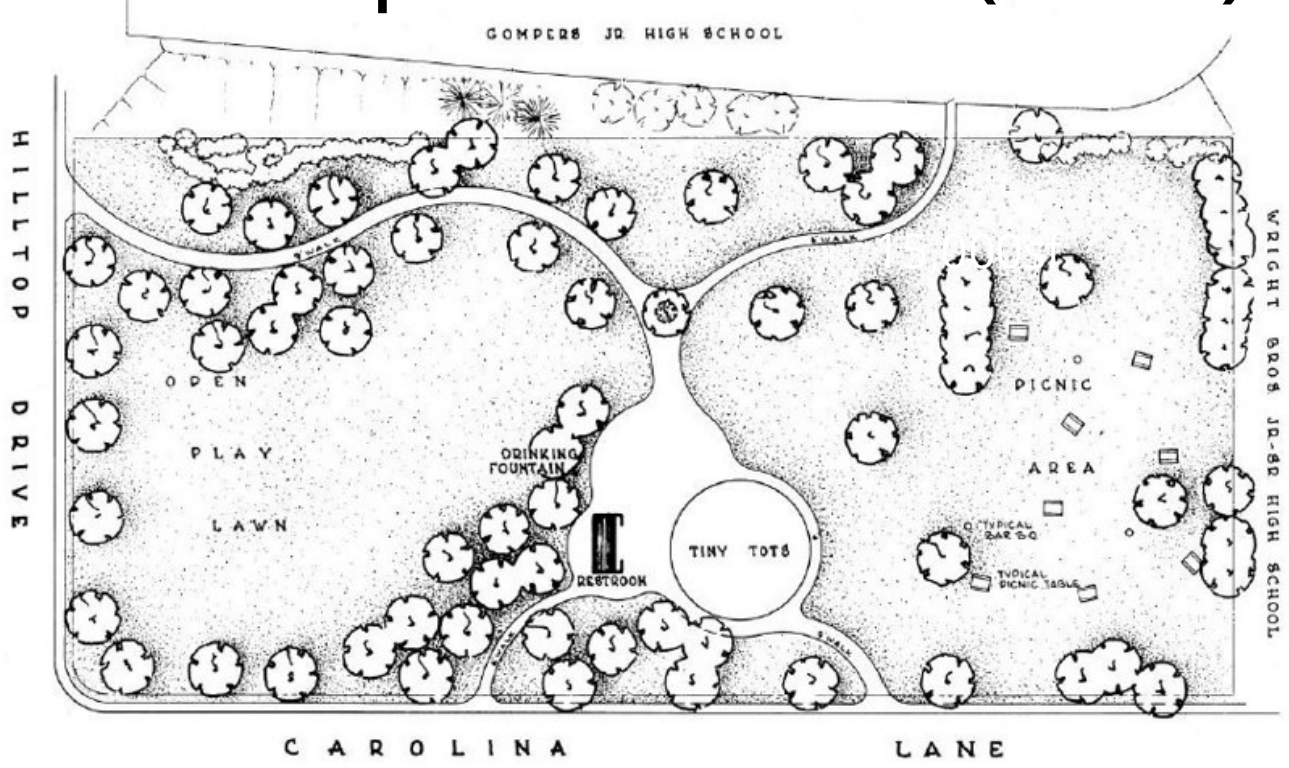
DOG PARKS

- Encinitas Viewpoint Park
56 E. D St.
- Alga Norte Dog Park
6955 Allacrite Road
- Eucalyptus Dog Park
453 C St.
- Monteville Rec Center
840 Duncan Ranch Road
- Mount San Miguel Park
2335 Paseo Veracruz
- Olaj Ranch Town Center
2015 Birch Road
- Veterans Park
785 E. Palomar St.
- Rohr Park
3625 Bonita Verde Drive
- Memorial Park
373 Parkway
- Friendship Park
277 4th Ave.
- Orange Park
1475 4th Ave.
- Coronado Beach Dog Park
Ocean Blvd.
- Del Mar North Beach
3200 Camino Del Mar
- Wells Park Dog Run
1153 E. Madison Ave.
- Maggie Houlahan Memorial Dog Park
425 Santa Fe Drive
- Olympus Park
701 Olympus St.
- Orpheus Park
482 Orpheus Ave.
- Sun Vista Park
2027 Avenida La Posta
- Power Lines Dog Park
1679 Mountain Vista Drive
- Mayflower Dog Park
3420 Valley Center Road
- Live Oak County Park
2746 Reche Road
- Harry Griffin Regional Park, Canine Corners Dog Park
9550 Milden St.
- El Toyon Dog Park
2005 E. 4th St.
- Poway Dog Park
13094 Civic Center Drive
- Cadman Community Park
4280 Aved Drive
- Capshaw Park
4700 Solonad Mountain Road
- Centrum
4855 Arka Way
- Charles L. Lewis III Memorial Park
4750 Home Av.
- Civita Dog Park
7902 Altara Way
(Via Alta and Apex Way)
- Doyle Community Park
8175 Regents Road
- Dusty Rhodes Neighborhood Park
2469 Sunset Cliffs Blvd.
- Fiesta Island Dog Park
1750 Fiesta Island Road
- Grape Street Park
1998 28th St.
- Kearny Mesa Dog Park
3870 Armstrong St.
- Mirafloza Neighborhood Park
7815 Flanders St.
- Morley Field Dog Park
2221 Morley Field Drive
- Notes Point Dog Park
2500 Balboa Drive at El Prado
- Nobel Park
8820 Judicial Drive
- Dog Beach
Ocean Beach
at the end of Voltaire St.
- Pacific Highlands Ranch Dog Park
5977 Village Center Loop Road
- Rancho Bernardo Park
18448 W. Bernardo Drive
- Rancho Penasquitos Park
13339 Salmon River Road
- Torrey Highlands Park
Landscape Drive
off Del Mar Heights Road
- UTC Mall Dog Park
8949 Lombard Place
- Ward Canyon Neighborhood Park
3904 Adams Ave.
- Hollandia Park
12 Mission Hills Court
- Montiel Park
2290 Montiel Road
- San Elito Park
1105 Elin Forest Road
- Innovation Park
1151 Armonite Drive
- Sunset Park
1909 Puerta del Sol
- Big Rock Park
8125 Arrieta St.
- Mont Park
9125 Carlton Hills Blvd.
- Woodlawn Vista Park
10250 Woodlawn Vista Drive
- S. Buena Vista Park
1601 Shadowridge Drive
- Dolores Magdaleno Memorial Park
2902 Mercy Ave.
- North Park Community Park
4044 Idaho Ave.
- Polonette Dog Park
6600 Hidden Valley Road
- Veterans Park
1075 8th St.
- Ann D. L'Heureux Dog Park
2700 Carlsbad Village Drive

San Diego Humane Society



General Development Plan (GDP)



COUNCIL DIST. 4		COMM. PLAN AREA, S.E. SAN DIEGO 37		P.L.D. 863			
DATA LOG FOR:		IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)				CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
DATE	ACTION	REF. NO.	DATE	ITEM	QUANTITY	ITEM	QUANTITY
1967	SITE ACQUIRED	RES. NO. R-192034	08/1	SOON. STR.	4.82 AC	PAY AREA	4.722 AC
1974	SITE DEDICATED	ENS. NO. D-11407		APPROVED AREA	4.82 AC	LAND PURPOSE CT	SP
1972	APP. CONSULTANT HIRE	REF. NO.	NAME: STAFF / V.C. CONSULTANT	CLUB	4.04 AC	TENNIS CTS	SP
10-27-73	FINAL DEVELOPMENT	CIP NO. 25-150	11/12/73	DRINK. BEE	12 AC	RESTROOM	722 SP
		CIP NO.	DATE	NATURAL	AC	REC. BLEB	SP
		CIP NO.	DATE	OTHER LANDSCAPING	AC	POOL BLEB	SP
		CIP NO.	DATE	DRY WIPPLES	AC	" " DECK	SP
		CIP NO.	DATE			" " WATER	SP
		CIP NO.	DATE			LAWN EDGING	5,740 LF
		CIP NO.	DATE			SECURITY LTS	3700
		CIP NO.	DATE			SMALL FIELD LTS	8700
		CIP NO.	DATE			TENNIS CL. LTS	8700
		CIP NO.	DATE			LAND PURPOSE CT	8700
		CIP NO.	DATE			" " STALLS STD	EA
		CIP NO.	DATE			" " STALLS HCP	EA
		CIP NO.	DATE			COURT BONE AREA	SP
		CIP NO.	DATE			BACKTOPS	EA
		CIP NO.	DATE			TENNIS CTS	EA
		CIP NO.	DATE			REVISION	

THE GENERAL DEVELOPMENT PLAN
COMPERS PARK

4720 - HILLTOP DR.
 LAMBERT COORDINATES 7201-1742 THOMAS BROS. PG. 66 - C1
 H-439



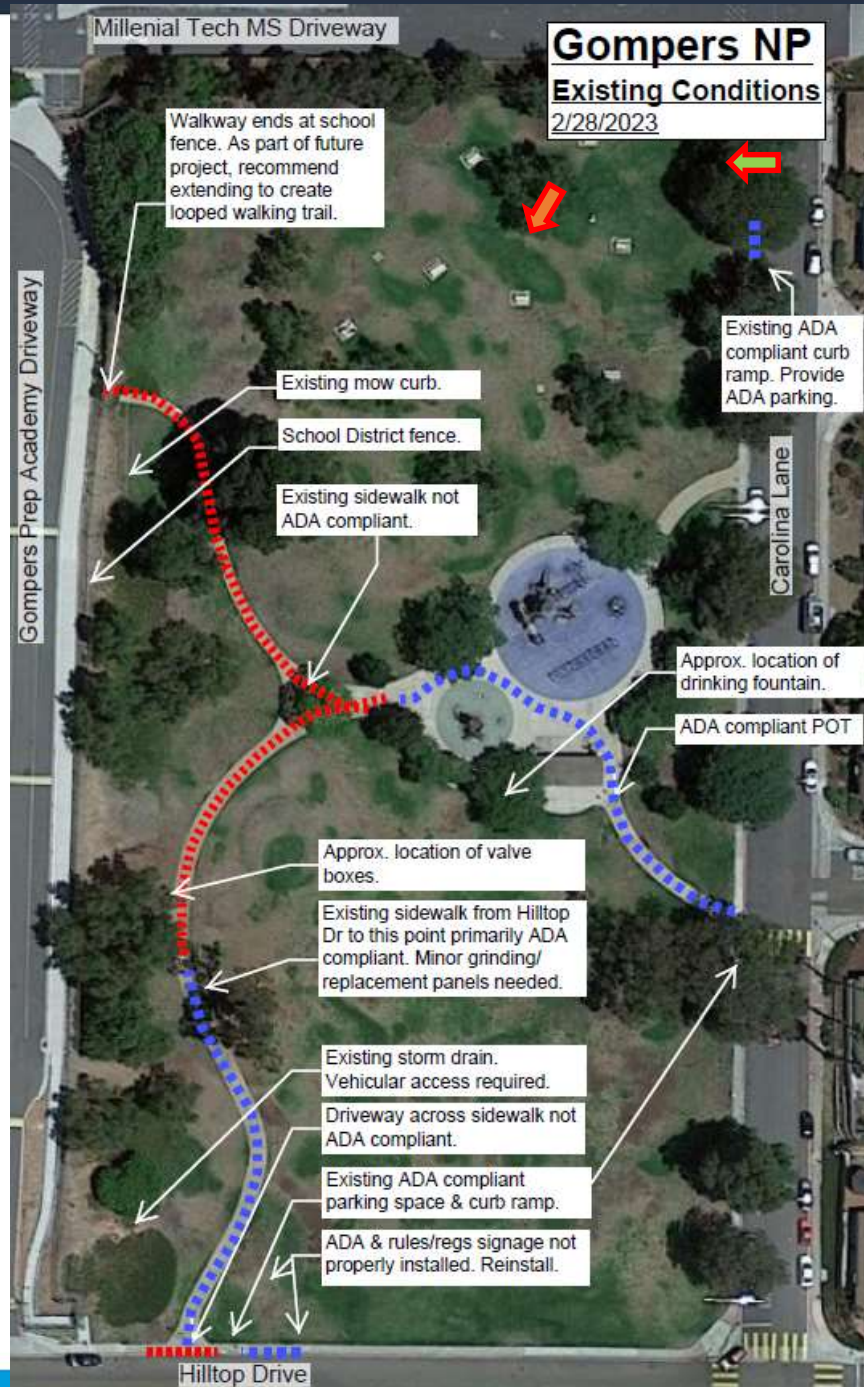
Existing Conditions:



View looking SW from North end of park

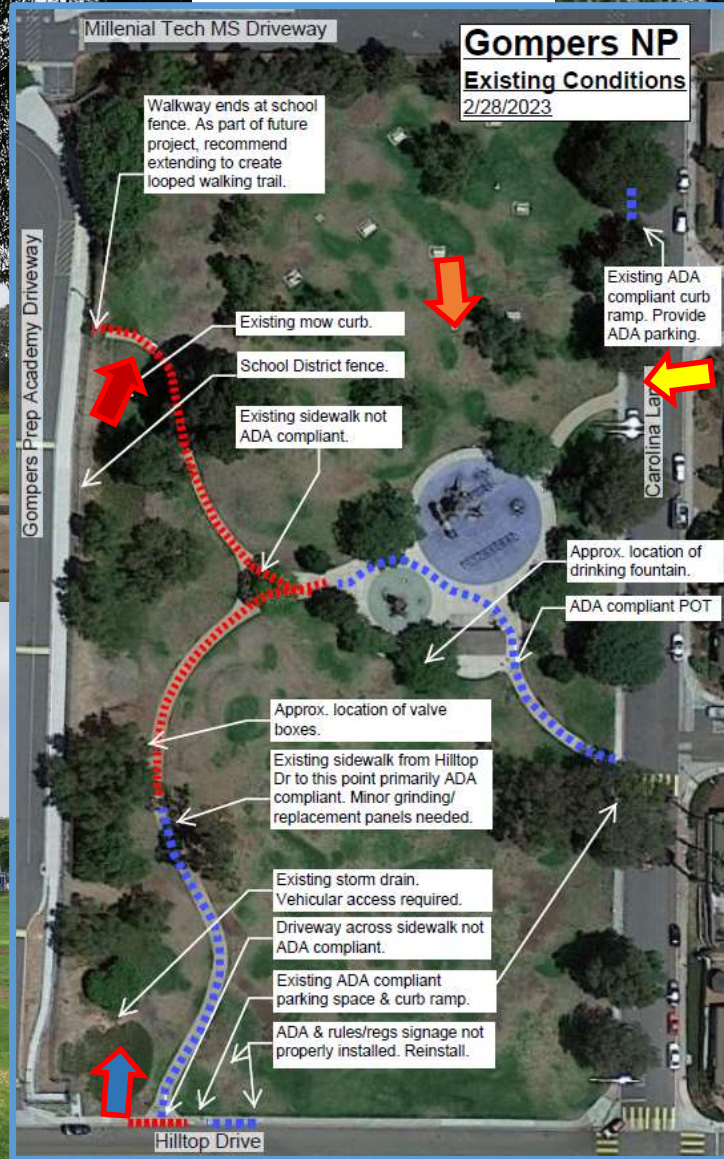


View looking West from NE corner of park





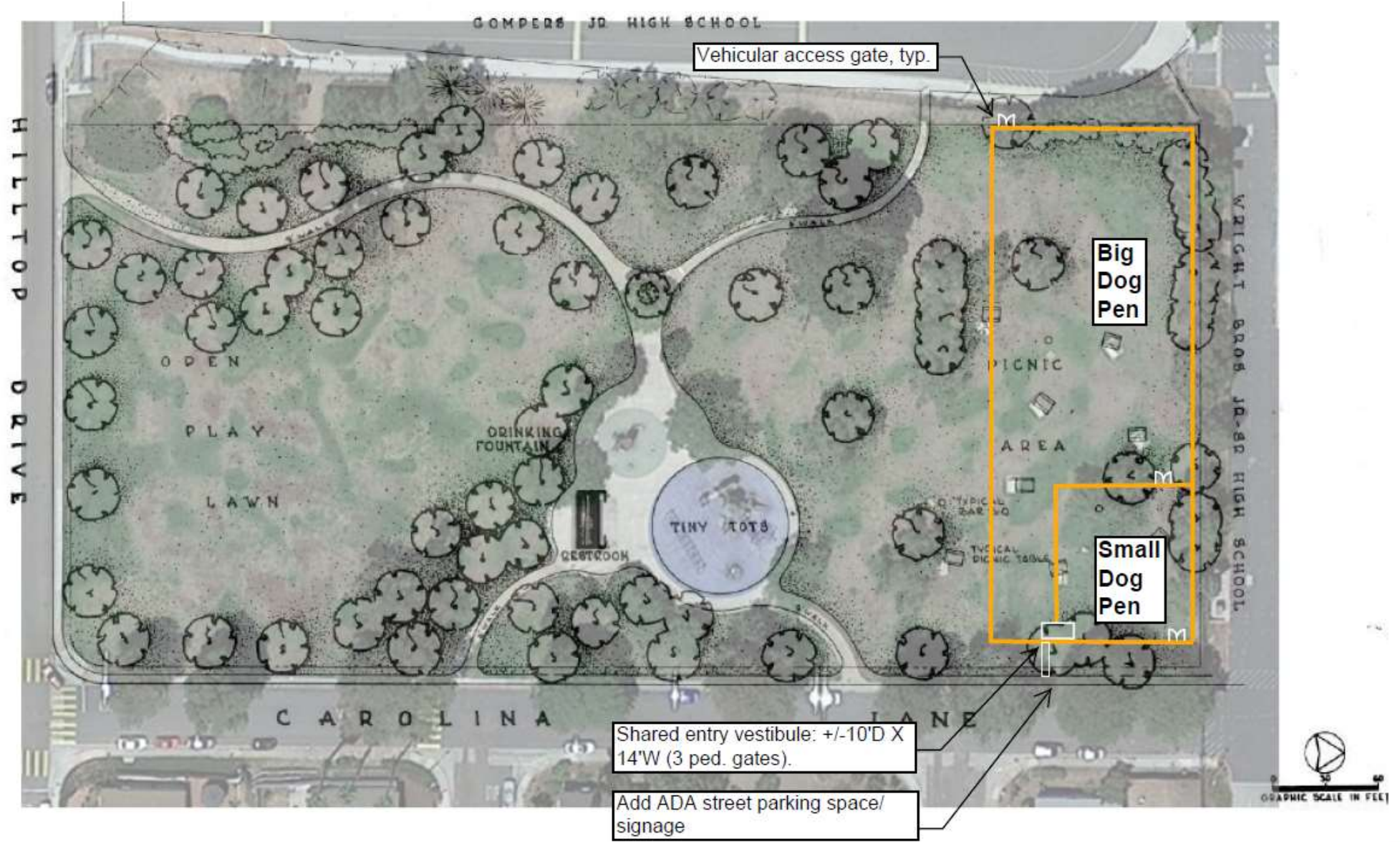
Parks and Recreation Department



Existing Conditions:



Gompers DOLA Concept Plan





Dog Off-Leash Area Design Elements & Amenities



ADA path of travel from street parking to entry vestibules.



Signage: Park name, hours of operation, rules and regulations, etc.



Separate fenced (chain-link) areas for large and small dogs.



Benches in shade of existing trees.



Repurposed logs for agility training & seating. Community direction requested if logs are desired for Gompers DOLA.



Trash/recycling receptacles and dog-bag dispensers at entry. Trash receptacles within pens.



Dog drinking fountain (TBD). Contingent on funding and access to potable water line.



Maintenance & Surfacing Materials



Maintenance:

DOLA will be closed for +/-4 hours per week for regular maintenance.

Many Cities, including San Diego, have determined that turf is not a sustainable surface for DOLA's.

Per City of Denver's Dog Master Plan, turf is not an approved material for DOLA's: "DPR has determined that grass is the most difficult and costly surface to maintain.... With the high number of dogs that use DPR facilities, grass is not a viable, sustainable option."



Natural Turfgrass is Not a Long-Term Sustainable Surfacing Material for DOLA's within City of San Diego:

Turfgrass is not an approved surfacing material for new DOLA's developed through Capital Improvement Projects. Current approved DOLA surfacing materials include decomposed granite, synthetic turf and 'walk on' wood chips.

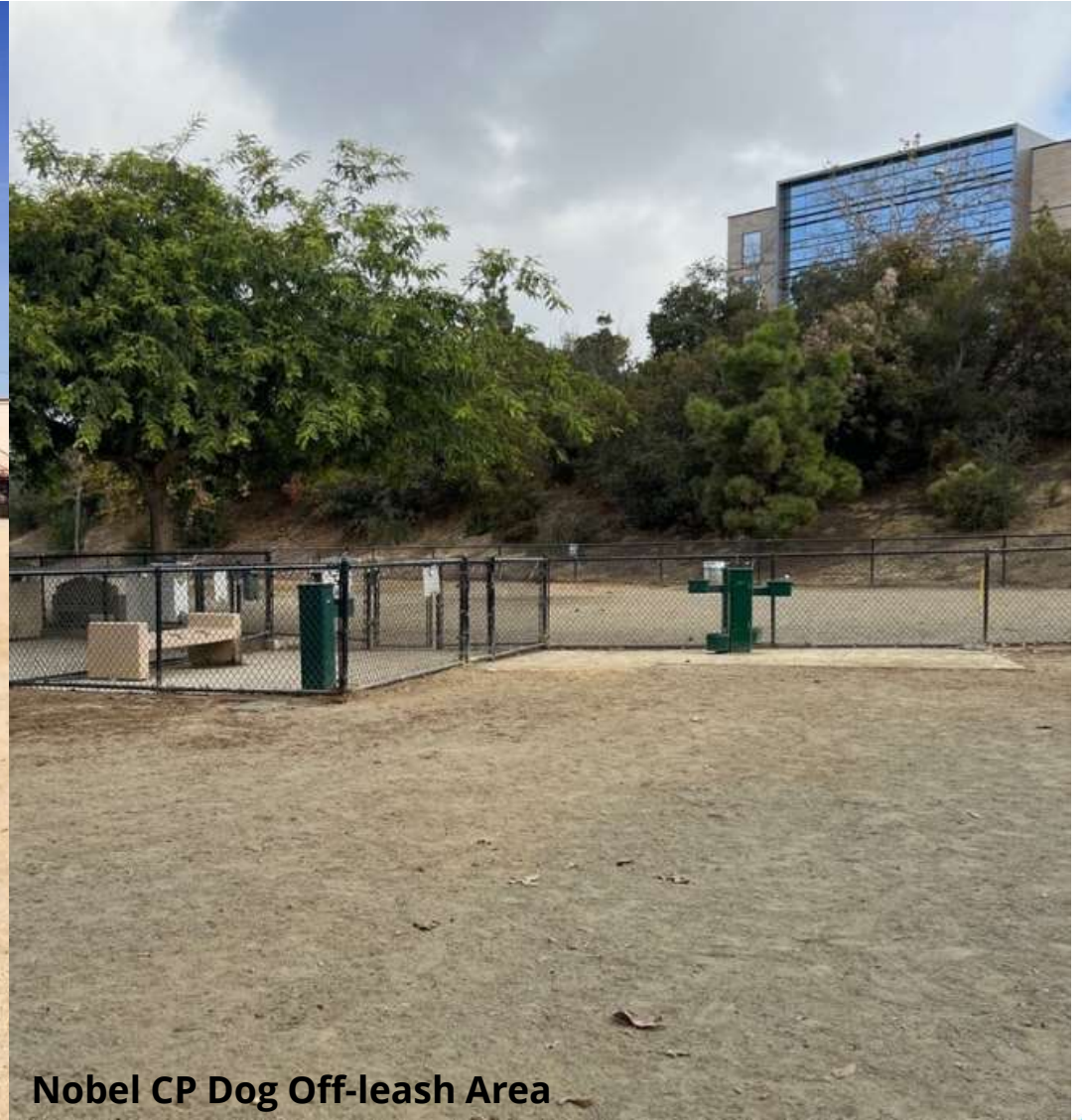
Long range goal for surfacing at Gompers DOLA would be conversion from natural turf to decomposed granite.



Decomposed Granite Surfacing



Charles Lewis III Memorial Dog Off-leash Area



Nobel CP Dog Off-leash Area

How would
the size of
Gompers
Dog Park
Compare to
Other Dog
Parks in San
Diego?



Charles Lewis III vs. Gompers NP

Charles Lewis III Memorial= 9,000sf

Gompers NP = 26,000sf

How would
the size of
Gompers
Dog Park
Compare to
Other Dog
Parks in San
Diego?



Doyle CP vs. Gompers NP

Doyle CP= 22,765sf

Gompers NP= 26,000sf



Next Steps

- CEQA determination (Planning Dept.).
- P&R Board vote tonight for Approval of GDP Amendment per Council Policy 600-33.



Questions & Feedback



