



REPORT

THE CITY OF SAN DIEGO
TO THE PARKS AND RECREATION BOARD

DATE ISSUED: November 1, 2024

REPORT NO.: 102

ATTENTION: Parks and Recreation Board
Agenda of November 21, 2024

SUBJECT: Carmel Valley Community 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 hard courts into the northwest corner of Carmel Valley Community Park?

Department Recommendation – Recommend approval of the proposed GDP amendment to incorporate hard courts at the proposed location west of the existing recreation center parking lot.

Other Recommendations – The following group has reviewed and considered the proposed project. Actions taken and recommendations made by this group is listed under Discussion below.

- On June 11, 2024, the Carmel Valley Recreation Group (CRG) voted 6-0-3 to recommend approval of the proposed GDP Amendment for Carmel Valley Community Park

Fiscal Impact – Construction of proposed improvements is estimated to cost \$1.1M. Staff is evaluating possible options to fund design and construction of the improvements to include: Facilities Benefit Assessment funds, Capital Improvement Program Project funds, or releasing a request for proposals for a private developer to design, construct, and manage the improvements.

Water and Energy Conservation Status – The proposed court improvements will eliminate existing turf area; therefore, water will be conserved. If the courts are used at night, additional lighting will be needed, but energy conservation guidelines contained in Council Policy 200-14 will be considered.

Climate Action Plan (CAP) Impact – The proposed courts will remove lawn, but not existing trees.

Environmental – The proposed improvements have been evaluated and are categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15304 (a) (Minor Alterations to Land).

BACKGROUND

Carmel Valley Community Park is an existing 19 acre developed park located in the Carmel Valley community planning area. Carmel Valley Community Park is located west of Carmel Valley Middle School and southwest of Solana Pacific Elementary School. Del Mar Highlands Town Center is located north of the park, and multi-family residential is south of the park. The current approved GDP for this area of the community park included an open lawn practice area to the west and two soccer/multi-sport areas with bleachers.

This project was initiated by the public and lead by Dan Koehler and Frederik Anderson.

DISCUSSION

This General Development Plan Amendment for Carmel Valley Community Park will provide for outdoor sport courts. These courts may include an outdoor pickleball and padel facility with a clubhouse structure. The facility will be open-air, have sports lighting for evening play, and will be fenced for security purposes. The project would be able to accommodate approximately 4-5 padel courts and 8-10 pickleball courts, depending on the final layout. The plan also includes the option to install a container structure that would function as a clubhouse and social hub for the facility. The padel courts are 20x10 meters with a turf surface on top of a permeable concrete foundation. The courts would require the installation of a reinforced concrete slab per court, which the prefabricated courts are then installed onto. The Pickleball courts are 60 x 30 feet each, and the surface is acrylic paint on top of a concrete slab. The courts would require the installation of reinforced permeable concrete slabs and fencing, plus nets for gameplay. The total area intended for this use measures approximately 37,400 square feet.

The proposed hard-court improvements would be in addition to the existing 4 tennis courts and 2 basketball courts in the park. These improvements along with the installation of the synthetic turf in the upper field (currently under construction) would result in the park having no natural turf for passive or active play other than the outdoor amphitheater area.

This proposed GDP amendment has received community input from the Carmel Valley CRG. Through the CRG, two public workshops were held on January 9th, 2024, and March 12th, 2024, (attachment C). On June 11, 2024, the Carmel Valley Recreation Group voted 6-0-3 to recommend approval of the proposed GDP Amendment for Carmel Valley Community Park (attachment B).

The proposed amendment to the GDP will allow staff to work with the CRG on further direction for implementation of the amenity. The proposal has received strong support from the community.

ALTERNATIVES

1. Recommend approval of the proposed General Development Plan (GDP) amendment.
2. Do not recommend approval of the proposed General Development Plan (GDP) amendment.

3. Recommend approval of the proposed GDP amendment General Development Plan (GDP) with conditions.

Respectfully submitted,

Steve Palle

Steve Palle
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Kathleen Brand

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Project Officer II, Landscape Architect

SP/kb

Attachment(s):

- A. Parks and Recreation Board Power Point Presentation
- B. Carmel Valley CRG Agenda and Minutes
- C. Carmel Valley Community Park General Development Plan Amendment

cc: Andy Field, Director, Parks and Recreation Department
Tom Tomlinson, Assistant Director, Parks and Recreation Department
Michelle Abella-Shon, Program Manager, Parks and Recreation Department