

# Proposed GDP Amendment for: Carmel Valley Community Park



November 22, 2024

# Agenda

- 1. Introductions and Meeting Summary**
- 2. Public Workshop #1 – October 3, 2023**
- 3. Public Workshop #2 – November 14, 2023**
- 4. Public Workshop #3 – March 12, 2024**
- 5. Action Item Meeting - June 11th, 2024**
- 6. Prior & Current GDP's for Carmel Valley Community Park**
- 7. Discussion**

# Introductions

## **San Diego Community Members / Project Managers**

- Frederik Andersen
- Daniel Koehler

## **San Diego Parks & Recreation Staff**

- Debbie Marcotte - Area Manager II
- Kathleen Brand - Project Officer II
- Michelle Abella-Shon - Asset Manager

## **Carmel Valley Recreation Center Staff**

- Marilee Pacelli - Recreation Council Chair
- Mike Mangarelli - Recreation Center Director

# Meeting Timeline

**2023**

**2024**

May

Jun

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

May 9:  
Information Item

Oct 3  
Workshop #1

Nov 14:  
Official Public Workshop #2

Mar 12:  
Official Public Workshop #3

Jun 11:  
Action Item Vote

# Workshop #1 Community Feedback - Jan 9th, 2024

## Meeting Notes/Comments:

- 40-50 community members in attendance, majority were there in support of pickleball & padel facilities
- Community members noted the following:
  - Facility should be publicly accessible and not a private facility
  - Facility should allow for inclusiveness of all levels of play & be suitable space for children
  - All courts should be lighted to allow for evening play
  - Court booking costs need to be reasonable
  - Some green space should be maintained in that section of the park
  - While indoor pickleball options are available, there are no outdoor pickleball or padel facilities in the Carmel Valley area (the sport is intended to be played on a hard court)
  - Court orientation needs to be kept in mind
  - Public restroom facilities should be easily accessible
  - Refreshment options would be a huge plus given existing facilities in San Diego typically have limited to no offerings
  - This area in the park is utilized currently by sports groups and for occasional community events (movie nights, birthday parties etc.)

*Note: There were many specific design discussions related to example renderings that were shown that occurred during this workshop that were outside the scope of the meetings intended purpose*

# Workshop #2 Community Feedback - Mar 12th, 2024

## Important Features

Social Area

Courts for all levels

Coaching

Pro Shop

Restroom Access

On-court Seating

Food & Beverage

Fencing

Designated Parking

Viewing Areas

Clinics / Lessons / Open Play

Kid-Friendly / Summer Camps

## Lacking Features at Other Facilities

Bad Layouts

No Lessons / Coaching Available

Not Enough Courts

Not Enough Spacing Between Courts

No Viewing Area or Seating

Far Restroom Access

Lack of Shade

Overcrowded / No Management

No Court Maintenance

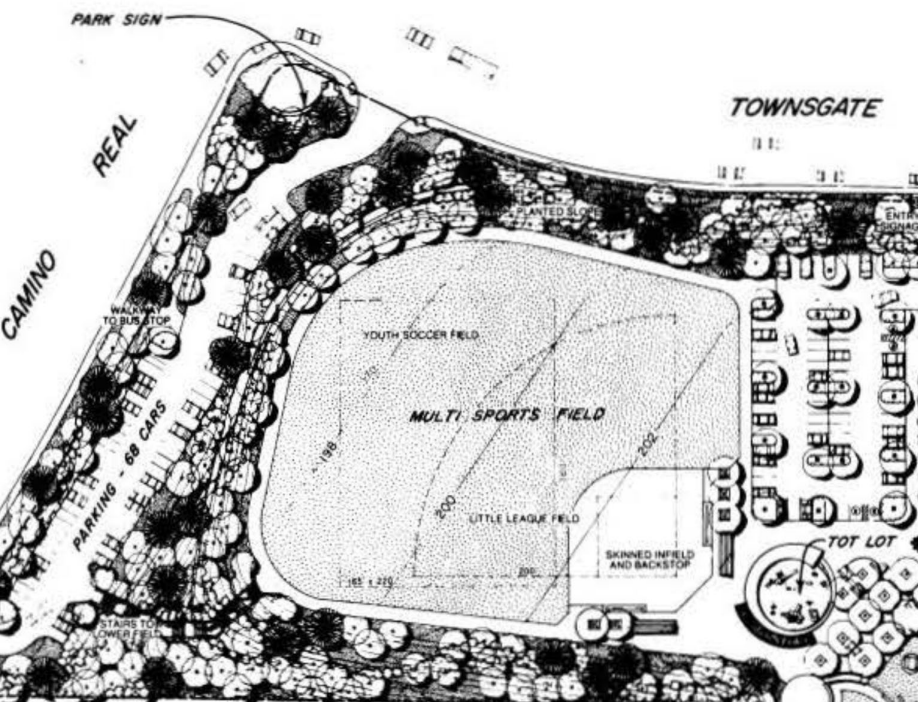
# Action Item Meeting & Vote - June 11th, 2024



## Carmel Valley Recreation Council

On June 11th, 2024, the Carmel Valley Recreation Council approved an action item in a 6-3 vote recommending that a letter be sent to the Park and Recreation Department Director asking that the GDP for Carmel Valley Community Park be amended to include a hard-court area in the north-western section of the park, that was previously intended for multi-sport arenas.

# Previous and Current GDPs



1996 (Initial)



2013 (Current)



# Previous and Current GDPs

## 1996

From the park's initial development, the Carmel Valley Recreation Council and **the Carmel Valley Community at large have had an ongoing interest in the installation of multi -sport arenas within the park.** The multi sport arenas were not included in the park's final design entirely due to a shortage of funding. **From those early days it has remained a goal of the Recreation Council to one day complete a sport arenas project.**

*Park & Rec Board Meeting, Jan 9th 2013*

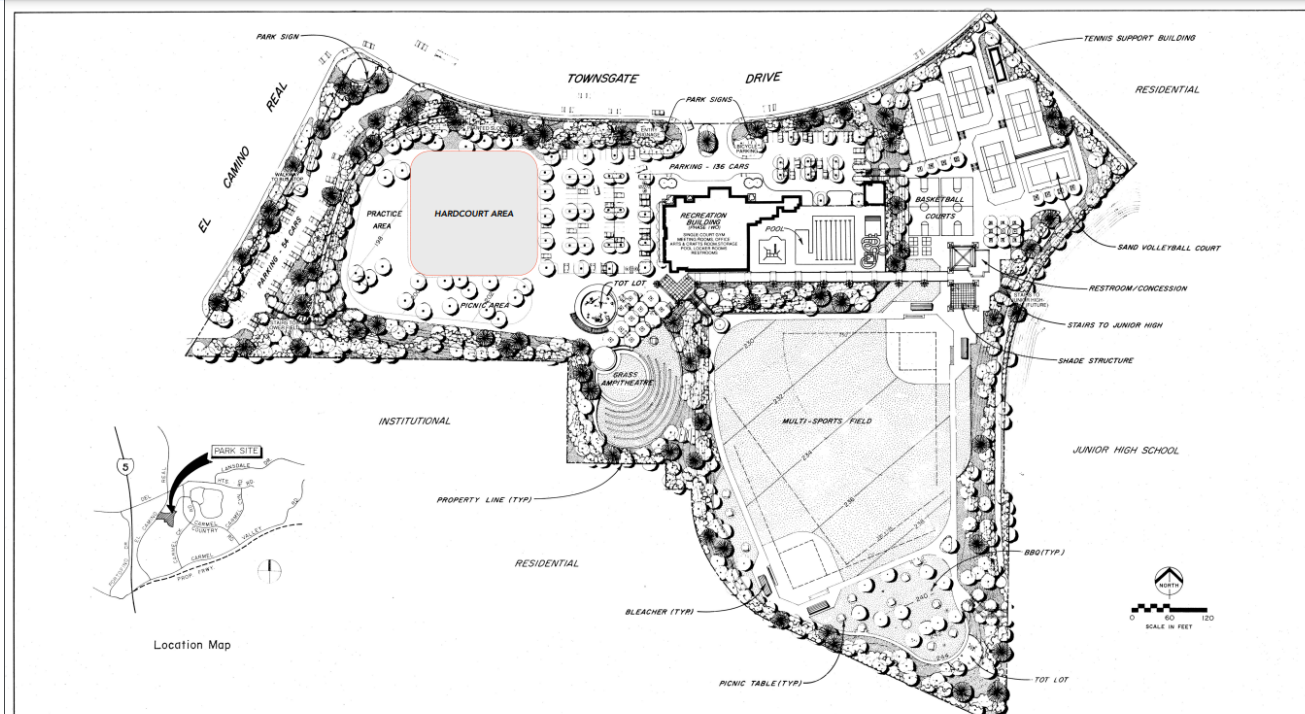
## 2012/2013

In our meeting Tuesday night August 6th the Carmel Valley Recreation council unanimously approved the recommendation for a letter to be written to the Park and Recreation department asking to amend the General Development Plan for the Carmel Valley Community Park to include and allow for the development of indoor arenas on the small multi-use field on the west side of the parking area.

The meeting was well attended by most of the at large members, most of the sports groups and 3 members of the public looking to be added ...while the discussion was short **the sentiment was very favorable because it would turn an area of little use now to one that could be utilized by a much larger user base.**

*Park & Rec Board Meeting, Jan 9th 2013*

# New General Development Plan Proposal



DATE	ACTION	REFERENCE DOCUMENTS	CONTR.	NOTES
0-92	SITE ACQUIRED	RESO. NO. 119671	CONTRACT NO. 19-11	
0-92	SITE DESIGNATED	CONTRACT NO. 119671	CONTRACT NO. 19-11	
0-92	SDP DEVELOPMENT PLAN	CONTRACT NO. 119671	CONTRACT NO. 19-11	
0-92	PHASE II DEVELOPMENT PLAN	CONTRACT NO. 119671	CONTRACT NO. 19-11	
1-13	SDP DEVELOPMENT PLAN	CONTRACT NO. 119671	CONTRACT NO. 19-11	
		CONTRACT NO. 119671	CONTRACT NO. 19-11	
		CONTRACT NO. 119671	CONTRACT NO. 19-11	
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		CONTRACT NO. 119671	CONTRACT NO. 19-11	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)		QUANTITY	UNIT	QUANTITY	UNIT
TOTAL SITE	19.11 AC	PLAN AREA	4,062 SF	PAVED WALKS	104,377 SF
IMPROVED AREA	19.76 AC	TOTAL PURPOSE	9,375 SF	PARK ROADS	110 SF
CLAY	6.19 AC	TENNIS CTS.	29,006 SF	PARKING LOT	53,000 SF
CONC.	6.19 AC	RECREATION	2,700 SF	TENNIS CT. LYS.	110 SF
NATURAL		REC. BLDG.	17,245 SF	SMALL PURPOSE CT.	110 SF
OTHER LANDSCAPING		POOL BLDG.	2,987 SF	STALLS	5
SOFT WALKWAYS	7.9 AC	STAIRS BLDG.	1,975 SF	RECREATION	EA
		WATER	9,824 SF	TENNIS CTS.	EA
				LAWN EDGES	LF
				VOLLEYBALL CT.	4,000 SF

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN  
**CARMEL VALLEY**  
 COMMUNITY PARK

COUNCIL DIST. NO. 1 COMM PLAN AREA CARMEL VALLEY

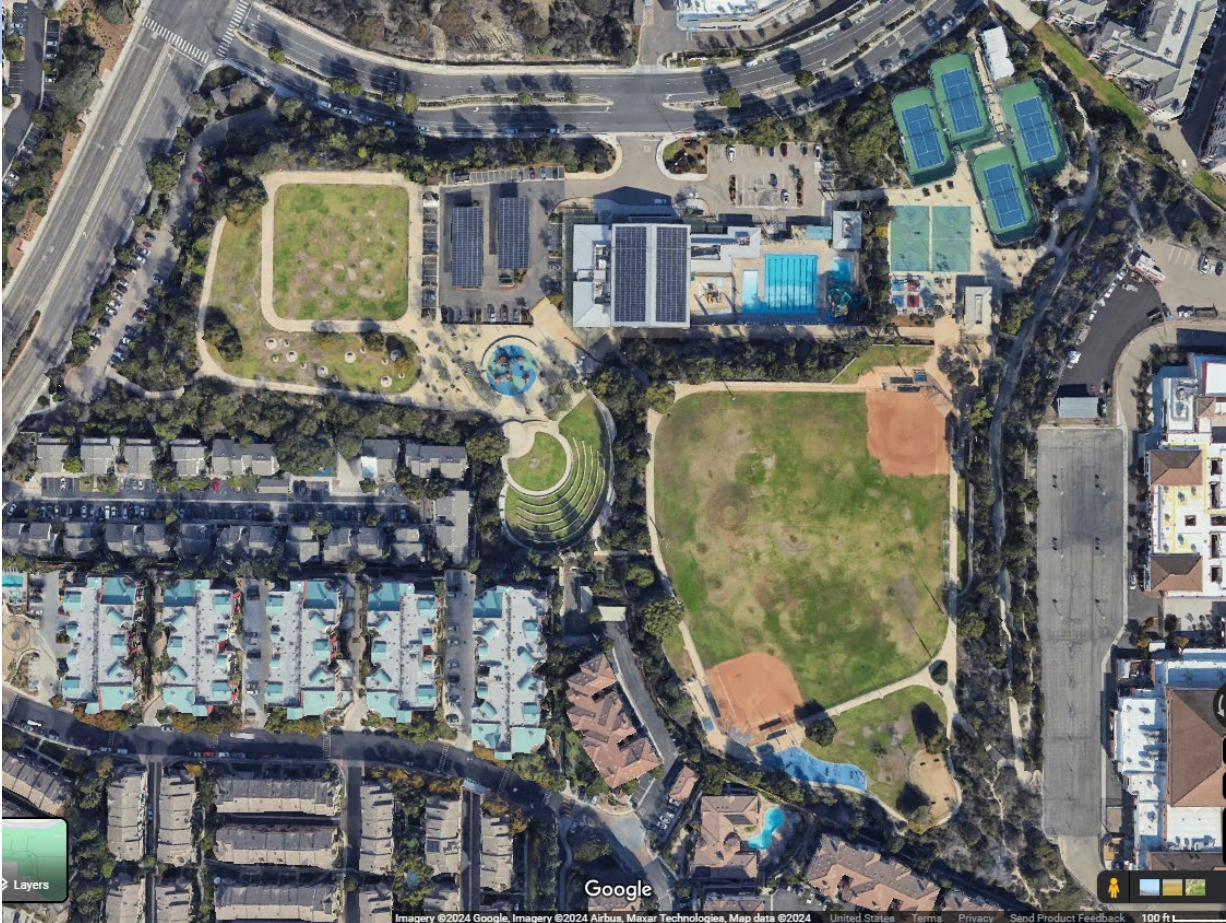
PSD NO. 190

REVISION: E.R. 9-23-96

# New General Development Plan Proposal



# Full Park Overhead View



# End of Presentation

Final Comments & Discussion