

PARKS AND RECREATION

Existing Conditions

The Peninsula community is surrounded by some of San Diego's most well-known park and recreation areas. Many of these lie just outside the boundaries of the Peninsula planning area. These include the swimming and surfing beaches of Ocean Beach Park, ball fields in the Ocean Beach athletic area, nature trails, view points and tidepool areas within Cabrillo National Monument and marine-related recreation facilities in Mission Bay Park and Shelter Island. The Cabrillo National Monument is operated by the National Park Service while Shelter Island and the adjacent La Playa and Kellogg Beaches are under the jurisdiction of the San Diego Unified Port District. Within the Peninsula community there are 104.3 acres of City-owned public park. An additional 126.3 acres of City parklands are located in the adjacent Ocean Beach community.

The largest park within the planning area boundary is Sunset Cliffs Shoreline Park which contains approximately 68 acres (only 52 acres are actually dedicated park lands). This park is characterized by steep and fragile coastal bluffs, interspersed with pocket beaches and a rocky intertidal area.

Access To Public Beaches and Bayfront

Access to the beach at Sunset Cliffs Park is limited to a public stairway down the bluff at Ladera Street.

Bayside beaches are accessible from Talbot Street south to the naval complex. Access to beaches is only minimally improved and, except for the relatively wide rip-rap protected beach south of McCall Street, high tides frequently inhibit lateral access. An approximately 200-yard-long beach is located along the eastern side of Shelter Island, south of the boat launching ramp. Access and parking is provided in this area.

The Cabrillo National Monument supports a number of trails which provide access to the tidepools along the ocean's edge and bayside bluffs. Active water use, however, is not permitted.

Community and Neighborhood Parks

In addition to the Sunset Cliffs Shoreline Park and the ocean and bayside beaches, there are a number of active and passive parks located throughout the community:

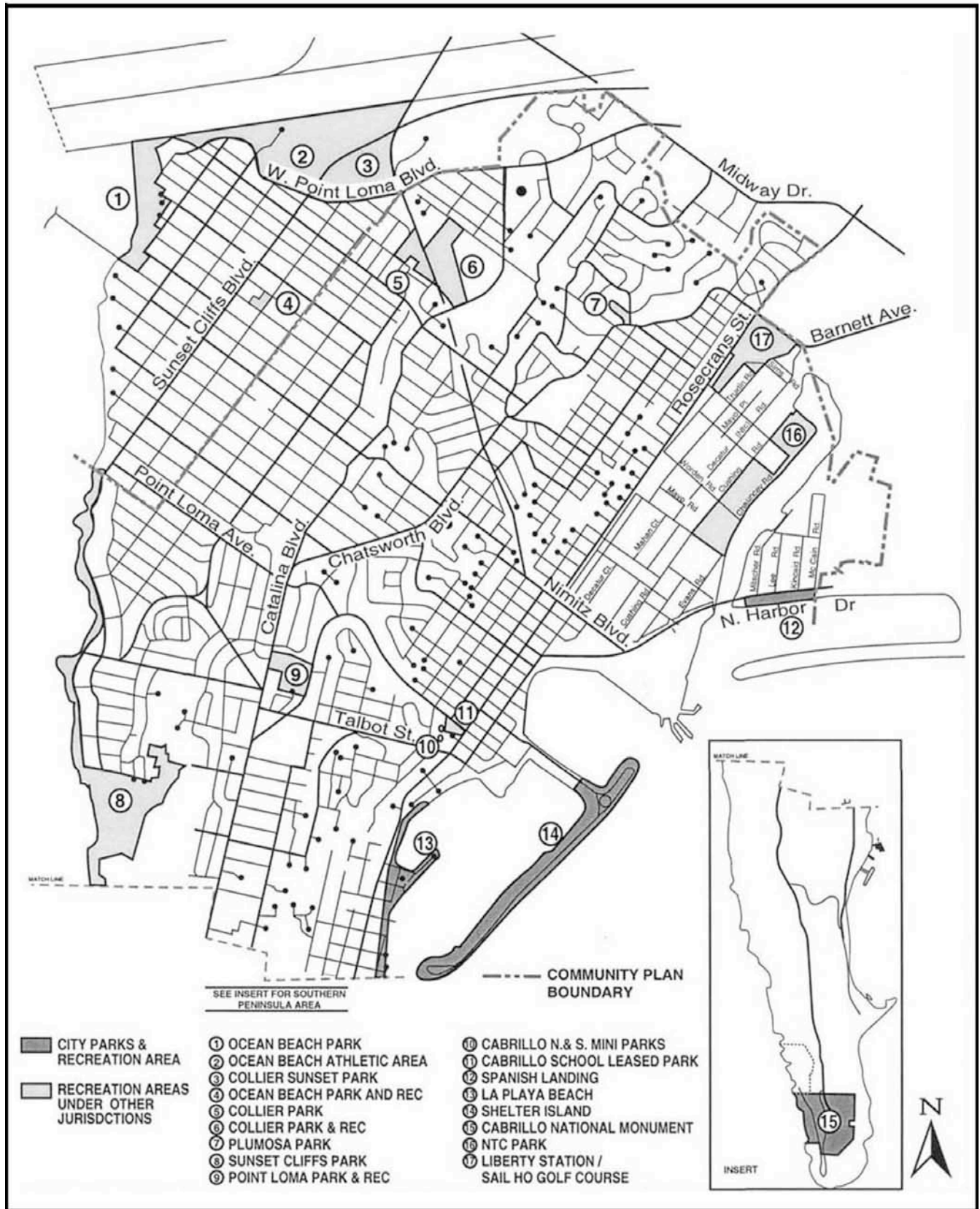
- Bill Cleater Park lies within the coastal zone.
- Point Loma Community Park is a 9.75-acre dedicated park site located just outside of the coastal zone, between Catalina and Canon. This park provides ball fields and tennis courts and is actively used.

- Bill Cleater Community Park is a population-based park and consists of a total of 15.27 acres. This dedicated park is located northeast of the intersection of Nimitz Boulevard and Famosa Boulevard. The park is improved with ball fields, multi-purpose courts, children's play area, comfort station and a YMCA with swimming pool. Collier Neighborhood Park, located across Nimitz Boulevard from the community park is five acres in size.
- The Peninsula community has two existing community parks and several undersized parks. There is at present only 33.00 acres of population-based parks within the community. At buildout, an estimated population of 50,000 will require an additional 80 acres of parks. The adjacent community of Ocean Beach has only 3.5 acres of population-based park land.
- Plumosa Park is a 1.3-acre passive park located on the east side of Chatsworth. The park was acquired by subdivision and is not dedicated since it is not owned in fee.
- Cabrillo Parks (north and south) total approximately 0.3 acres, and are located between Canon and Leroy Streets. These two neighborhood parks are passively developed and have not been dedicated.
- Cabrillo School Park contains 2.9 acres leased from the school district. This facility contains lighted ball fields, basketball courts, tennis courts, a physical fitness area and a small recreation building.
- Collier Sunset Park is a triangular 20.72-acre parcel of City-owned park land within Mission Bay Park at the intersection of Nimitz Boulevard and Sunset Cliffs Boulevard. This park is located just outside the Peninsula community in Ocean Beach. A large share of users come from Peninsula. Collier Sunset Park is currently being developed with open lawn areas, picnic tables and barbecue facilities.

Due to the unique geographic situation of the Peninsula and the proximity of specialized regional recreational facilities, it is difficult to gauge the community's needs for park space and recreation facilities by using standardized measures.

Approximately two-thirds of the park space in the Peninsula planning area is within the Sunset Cliffs Park. This is a very unique resource area but does not provide a setting conducive to most conventional park activities. Much of the acreage in Sunset Cliffs Park is on unstable slopes which have been closed to the public.

The Peninsula has a shortage of small neighborhood parks as compared to the population-based standards of the General Plan. These standards indicate that a community the size of Peninsula should have six, ten-acre neighborhood parks, one 28-acre park, and a 10,000-square-foot recreation center building. (These standards were developed primarily for newly urbanizing communities and are of limited use in a developed area such as Peninsula.) In most areas of Peninsula there is no neighborhood park that can be easily reached by foot or bicycle. Children and the elderly, who are normally heavy users of small local parks, are particularly affected by the lack of accessible parks. The hilly topography further inhibits park accessibility. Roseville, Loma Portal and the Ocean Beach Highlands area bounded by Naragansett Avenue, Catalina Boulevard, Point Loma Avenue and Ebers Street are particularly deficient in neighborhood parks. The Peninsula community lacks a modern recreation center building.



Parks and Recreational Areas Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 11

Objectives

- Provide improved passive park amenities for the increasing middle aged and elderly population in Peninsula.
- Increase accessibility and usability of beaches along both the ocean and bay.
- Develop additional park and recreation facilities to alleviate a continuing deficiency in neighborhood parks in Roseville, Ocean Beach Highlands and Loma Portal.
- Make increased use of school playgrounds for community recreation needs after school and on weekends.
- Evaluate feasibility of developing park and recreation facilities on portions of school sites no longer being used for educational purposes.
- Encourage developers of large planned residential projects to include recreational facilities on site.
- Provide a modern recreation center building to serve the Peninsula community.
- Encourage community participation in future park and recreation facilities in Peninsula.

Recommendations

- Access to the NTC boat channel should be improved through the installation of a waterfront esplanade, which will function as a landscaped pedestrian and bicycle trail allowing for continuous access along the west side of the channel.
- A park plan for improvement of the 46-acre area of NTC adjacent to the boat channel should be prepared. Possible park improvements could include sports fields, open lawn areas, plazas, games tables, and areas for passive activities.
- The Open Space Zone should be applied to City-owned park and recreation sites. Bill Cleater Park and Recreation Center should be rezoned from R-3,000 to OS-P. The adjacent Bill Cleater Park should be rezoned from R1-3,000 to OS-P. Sunset Cliffs Park should be rezoned from A1-10 to OS-R.
- Feasibility studies should be undertaken for any school sites to be disposed of by the San Diego Unified School District in the future to determine the desirability of developing all or a portion of such sites for park and recreation use.
- Portions of some existing Peninsula school sites should be considered for conversion to park and recreation uses under lease with the school district. Feasibility studies should be undertaken to determine which sites would be most appropriate for park and recreation uses.

- Public school facilities (including recreational fields, auditoriums and meeting rooms) should be available for community use during non-school hours.
- The preliminary finding of a joint City-School District Task Force which indicated that a portion of the Dana Junior High School site should be retained for a park should be followed up with additional analysis by the Park and Recreation department to determine which portion of the property would be most suitable for park use and/or as a location for a recreation center building. Specific park and recreation uses for which the Dana site is suitable should be defined.
- Vacant lots should be inventoried in Roseville, Ocean Beach Highlands and Loma Portal to determine the feasibility of providing sites for mini-parks in these park-deficient neighborhoods.
- Existing and potential future park sites should be evaluated by the Park and Recreation department to find a suitable site for a modern recreation center building to serve the community. Construction of a modern recreation center should receive high priority when funds for park improvements in Peninsula become available.
- A feasibility study should be undertaken to determine whether any sites where unused right-of-way exist in Ocean Beach Highlands or Roseville are suitable for landscaping and development for passive park use and/or playground use. Vacant sites exist on the crest of the ridge in Ocean Beach Highlands where several streets do not go through at the ridge line. Another vacant site exists where Addison Street does not connect between Plum and Canon Streets.
- The undeveloped portion of the Barnard Elementary should be improved to provide a recreation area usable by Loma Palisades residents.
- Sunset Cliffs Shoreline Park should be dedicated and developed in a manner consistent with resource protection. All improvements should be reviewed as to their potential for either direct or indirect impacts on the sensitive resources (i.e., natural topography, significant flora and fauna, and tidepool environment) present in this area. Future development of this park should seek to restore a balance between pedestrian and automobile use. This park should be developed with controlled access trails, minimal improvements (including vista points), and an educational orientation. Development of this park should be coordinated with Point Loma Nazarene College. Buildings within the park, when they revert to City ownership or as leases expire, should be considered for use as low-intensity community centers and support facilities for the entire park or as youth hostels. If it is not feasible to retain these structures, efforts should be made to relocate them where they would provide affordable housing-or community-serving facilities. Citizens in the vicinity of the park should be encouraged to form a committee to observe erosion, park safety, and park maintenance, and to provide input to the Park and Recreation department on park problems and a park improvement program.

- Only minimal improvements along the La Playa/Kellogg Beach bayfront should be considered because of the beach area's small size, limited resource carrying capacity, isolation and use orientation which is geared to serve the immediate neighborhood. Pedestrian access and the delineation of public lands should be enhanced by the installation of a pedestrian pathway. Landscaping, street furniture, and viewing areas could be considered on the unused portion of those street rights-of-way that terminate on the beach.
- On-street parking should be maintained in this area by reducing curb cuts and denying street vacation requests. Street vacations should only be permitted where improved access to the coast, including parking and other support facilities, are provided as a condition of approving such vacation requests.
- The southern portion of Bill Cleater Park should be improved with landscaping and appurtenant facilities.
- Access to the beach south of Ladera Street, "No Surf Beach" and the bayside beaches should be improved in a manner compatible with public safety, erosion control, resource protection and aesthetic quality. Improvement to existing parking areas, with improved pedestrian links, should be encouraged in these areas.

Funding Options

- Park fee revenues - revenues from this source used to expand existing park sites and improve properties obtained through other acquisition programs.
- Capital Outlay and Block Grant - funds can be used for acquisition and improvement of park sites.
- Other state and federal categorical grants.
- State highway and school district - funds for acquisition of property and/or recreation needs.
- Assessment districts.
- The state Coastal Conservancy should be considered as an agency capable of providing technical and financial assistance for park development projects within the coastal zone.