



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 6, 2016

REPORT NO. 104

ATTENTION: Park and Recreation Board
Agenda of May 19, 2016

SUBJECT: Ocean Beach Veterans Plaza Park General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board approve the General Development Plan (GDP) for Ocean Beach Veterans Plaza?

Director's Recommendation– Approve the GDP for the Ocean Beach Veterans Plaza.

Other Recommendations– The following groups have reviewed and considered the Ocean Beach Veterans Plaza GDP. Actions taken and recommendations made by these groups are listed under Discussion below.

1. On February 11, 2014, the Ocean Beach Recreation Council voted 3-0-0 to recommend approval of the GDP for Ocean Beach Veterans Plaza.
2. On May 17, 2014, the Community Parks I Committee voted 9-0-0 to recommend approval of the GDP for Ocean Beach Veterans Plaza.
3. On June 11, 2014, the Design Review Board voted 8-0-0 to recommend approval of the GDP for Ocean Beach Veterans Plaza with recommendations, see pages 3 & 4.

Fiscal Impact – None. Project is being designed, constructed and maintained by Ocean Beach Community Development Corporation (OBCDC).

Water and Energy Conservation Status – The proposed Ocean Beach Veterans Plaza will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – This activity is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction) and 15304 (Minor Alterations to Land)

BACKGROUND

The proposed Ocean Beach Veterans Plaza (Plaza) is located within the Ocean Beach Park of the Ocean Beach community (Attachment 1). The non-profit Ocean Beach Community Development Corporation is the project applicant for the GDP and will be the lead to design and construct the Plaza (Attachment 2).

A new Ocean Beach Veterans Plaza is needed in order to replace the existing monument located at the terminus of Newport Ave in Ocean Beach, where existing honorary veteran plaques have become worn and damaged from pedestrian use. The current memorial is considered unsuitable for its intended honorary purpose, as the names of Veterans are now unreadable in many cases.

The proposed Plaza will be located north of the existing plaza, and will provide a new veterans monument space for the memorial plaques and neighborhood park amenities. The proposed Plaza also includes needed public access to the coastline, which could be used for veterans or other community members to better experience the coastline. The conceptual design for the project is the result of input received at two public workshops held in Ocean Beach, where participants reviewed existing site conditions, site constraints and gave design input. At the second workshop, the results of a community survey regarding preferred materials, amenities and design themes was distributed. This was also made available online for community members who could not attend the workshop. Based on the community survey and workshop input a GDP was created with the following primary goals:

- To create a memorial that will stand as a place of honor, remembrance, and reflection and communicate the sacrifice and dedication of all veterans.
- To preserve the memory of those who made the ultimate sacrifice for their family, their friends, their nation, and the citizens of the world.
- To design a space that shall be long-lasting, sustainable, harmonize with the community surroundings and provide a benefit to the community.

The proposed Plaza is scheduled for a public hearing by the Development Services Department (DSD) for a Coastal Development Permit (CDP) and accompanying environmental exemption. Key findings for a CDP include ensuring any coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

Construction of the Plaza will require construction permits from DSD to allow grading and construction of the monument wall. Parks and Recreation Staff will review and sign off on construction permits. A Park Maintenance Agreement and Right of Entry Permit for construction and maintenance of the proposed Plaza will be required by Park and Recreation Department.

DISCUSSION

The Plaza is intended to serve as a population based park, serving the community of Ocean Beach and is identified as a park equivalency in the Ocean Beach Community Plan. Per the City's General Plan, the park equivalency category being applied is 'Portion of a Resource-based Park'. As a park equivalency, the project is to provide typical neighborhood park amenities such as: benches, picnic areas, children's play areas, walkways and landscaping.

The proposed Plaza provides a new access point to the coastal walkway, a maximum 7' high wall for veteran's names and space for additional names, decorative paving composed of interlocking pavers, faux rock benches, three new flagpoles, and lighting of the monument and flagpoles.

Through the community input process, the Ocean Beach Recreation Council, and Community Parks 1 Committee voted to recommend approval unanimously with no recommendations. The Design Review Board also voted to recommend approval unanimously and included recommendations. Recommendations are listed below, followed by a response.

1. Observe proper flag etiquette when placing the flag poles.

Response: The etiquette utilized will be as instructed by U.S flags regulations concerning the US flag flown with other flags. The Ocean Beach Community Development Corporation (OBCDC) Veterans Committee, composed of nine veterans from all branches of our Military, will oversee the installation and care of the flags and will be responsible for the care and maintenance of the three flag poles. Maintenance will include replacement of damaged flags as needed.

2. Being located near the beach, children may climb on rock walls. Recommend checking into the liability of placing a structure like this in a public space.

Response: The faux rock memorial wall varies in heights from 4'– 7'. Faux rock outcrops, located along the central pathway, vary in height, with an average height of 18" and a maximum height of 30" (same as typical seat-wall in public space). The faux rock outcrops provide seating, function as a visual transition to the larger memorial wall.

3. The rock wall finish must be such that graffiti can be easily addressed without sacrificing the aesthetic of the walls.

Response: Anti-graffiti coating will be applied to all faux rock.

4. Pay careful attention to the colors used in the paving and avoid trendy color schemes.

Response: Paver colors have been selected to match the Armed Force uniform colors e.g. Navy, Army, Air force, Marines, etc.

5. All materials must be durable due to the site's location. Tidal surges could reach the improvements.

Response: Pavers will be of vehicular grade over concrete base to prevent settling of individual pavers. In the event of a tidal surge, the plaza area is protected by an existing rip rap buffer between the beach and walkway. Any tidal conditions drawn over the rip rap should sheet flow over the plaza surface. The faux rock wall will be structurally calculated and reinforced per structural drawings. Plant material is tolerant to salt spray and has been known to persist in coastal climates.

6. Consider adding trash cans along the walkway.

Response: The design includes two trash receptacles, one at the entrance along Abbott Street and a second along the beachside walkway entrance. There are also existing trash receptacles along the existing walkways.

7. The beachside Plaza ends abruptly. Study other ways to address this end of the walkway.

Response: The 2'0" wide concrete band, circular entry forms, and "river of life" pavers transition the existing walkways to the Plaza circulation.

8. The rock wall seems to be rather abrupt. It should appear to grow out of the ground, tapering down at the west end and wrapping around the corner on the east end.

Response: In considering public safety and deterring climbing of the main wall, the faux rock wall in the Plaza will start at 4' and rise to 7'. The faux rock benches will be 12" to 18" high, similar to the height of typical benches.

9. Use an integral color for the rock wall.

Response: The shotcrete material will be an integral color concrete which is neutral in tone between the desired low and highlight colors. The highlight colors will be stains, which will penetrate into the shotcrete pores and then a sealer will be applied.

10. Suggest a scaled model of the rock wall to ensure it provides the desired effect and keep an open mind in its design. This is a significant feature of the memorial and must be done correctly to be effective.

Response: A 1"=1'-0" scale model was created to illustrate a terminal end of the wall and its transitions to adjacent memorial panel section. A depiction of the model is shown on Attachment 2.

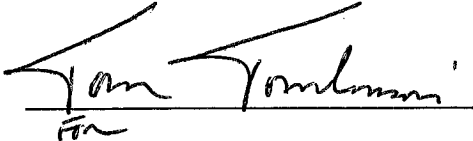
CONCLUSION

The proposed General Development Plan (GDP) for the Ocean Beach Veterans Plaza has been refined through community input and has received unanimous support from the Ocean Beach Community and Park and Recreation advisory bodies. The proposed Plaza will provide a memorial that will be long lasting, a place of honor and an asset to the Ocean Beach Community and the City at large.

ALTERNATIVES

1. Recommend approval of the General Development Plan (GDP) for Ocean Beach Veterans Plaza Park in the Ocean Beach Community; or
2. Recommend approval of the General Development Plan (GDP) for Ocean Beach Veterans Plaza Redevelopment Park in the Ocean Beach Community with modifications.

Respectfully submitted,



Alyssa Muto,
Deputy Director
Planning Department

CH/ch

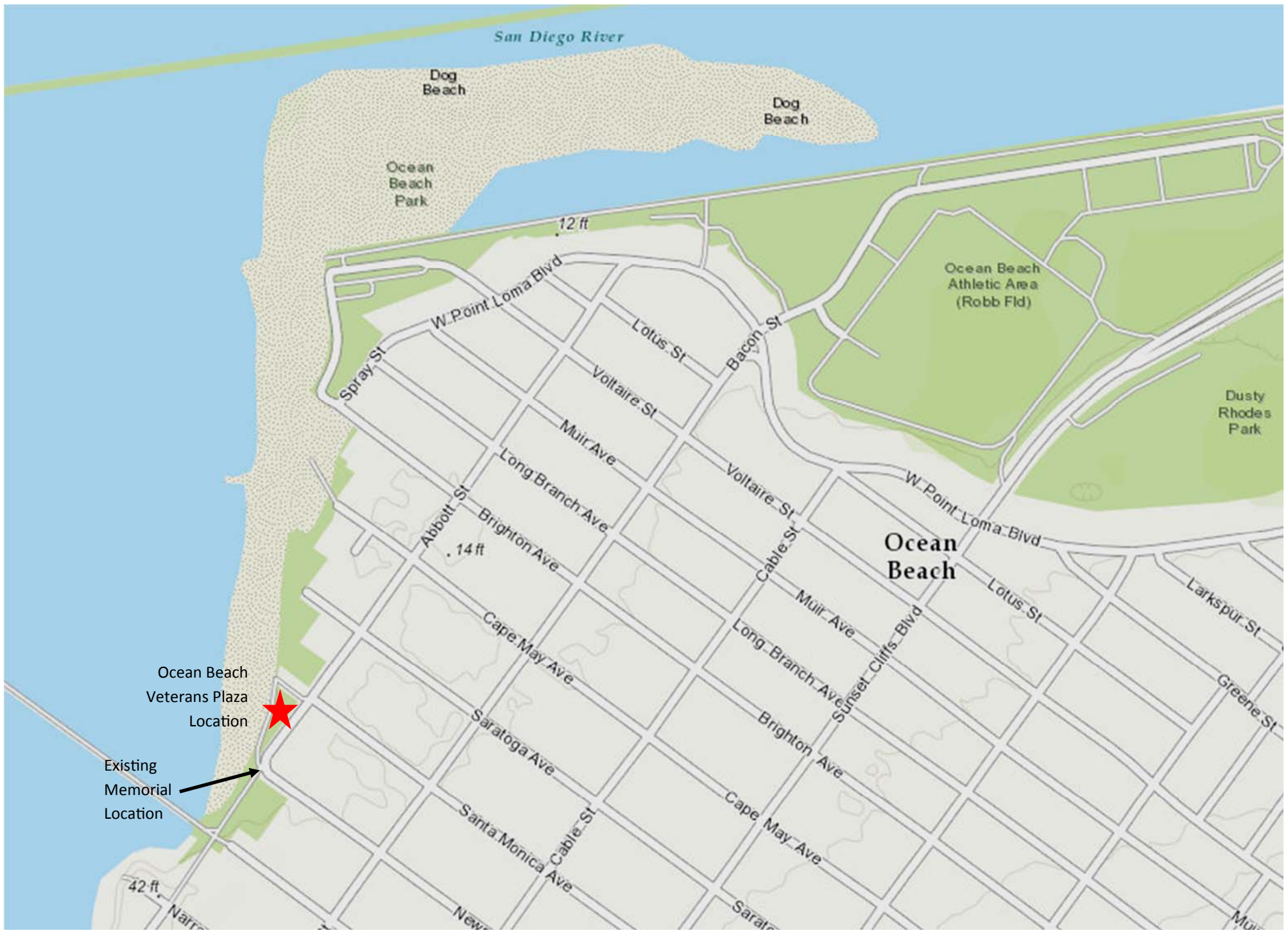


Craig Hooker,
Park Designer
Planning Department

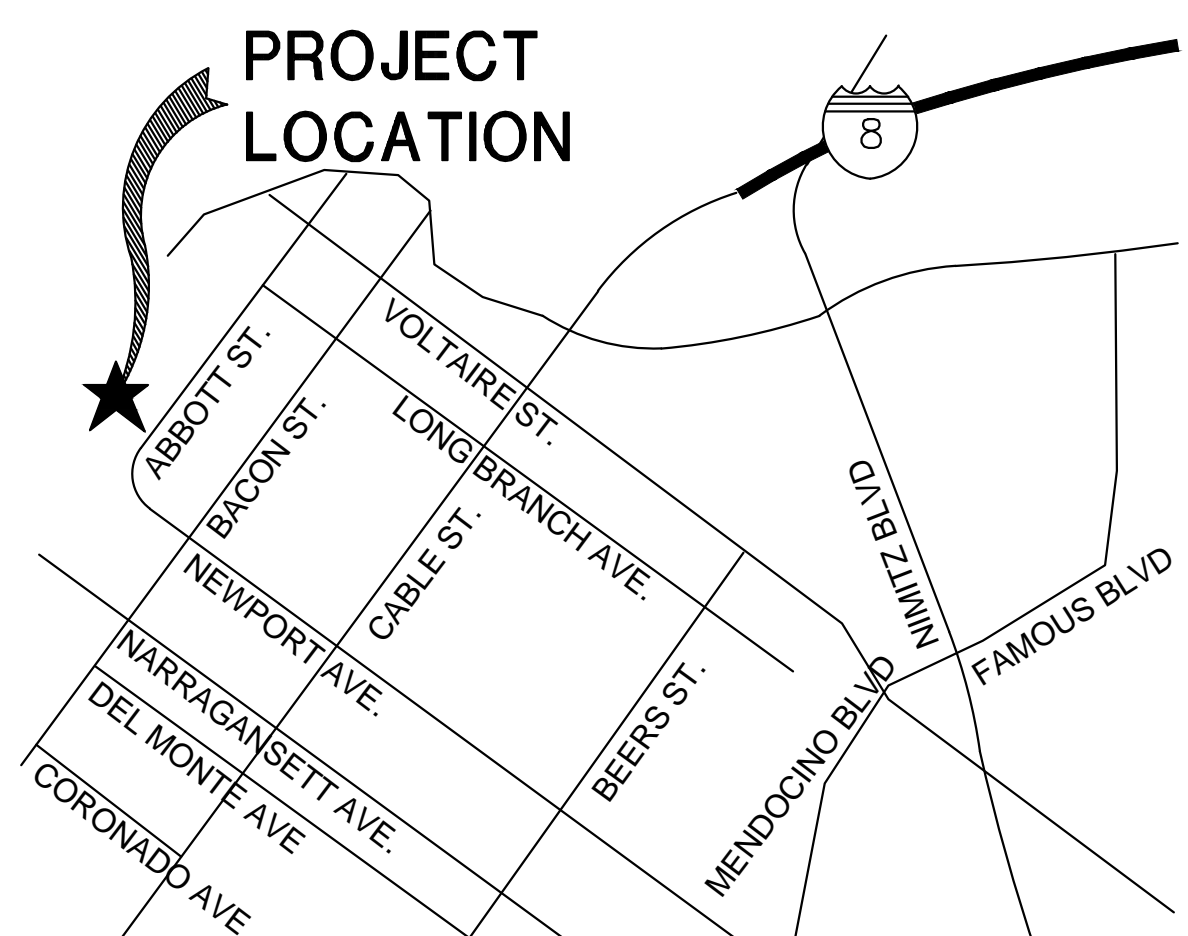
Attachments:

1. Location Map
2. Ocean Beach Veterans Plaza GDP

cc: Herman Parker, Director, Parks and Recreation Department
Jeff Murphy, Director, Planning Department
Andy Field, Assistant Director, Parks and Recreation Department
Jim Winter, Project Officer II, Park and Recreation Department
Robin Shifflet, Development Project Manager III, Planning Department
Helene Deisher, Development Project Manager III, Development Services Department
Myra Herman, Senior Planner, Planning Department
Conrad Wear, Council Representative, Council District 2



LOCATION MAP- OCEAN BEACH PARK AREA



VICINITY MAP
SCALE: NTS

SURVEY

DIGITAL CADD SURVEY BASE PREPARED BY:
NASLAND ENGINEERING, INC.

BENCHMARK:
THIS SURVEY IS USING AN ASSUMED DATUM. A TEMPORARY BENCHMARK FOR THIS SURVEY IS THE FOUND 2-1/2" BRASS DISC IN THE INTERSECTION OF ABBOTT STREET AND SANTA MONICA AVE. ASSUMED ELEVATION = 100.00 FEET.

NOTE:
LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON UTILITY MARK OUT BY CPL AND AS-BUILT REFERENCE DRAWINGS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND ARE SHOWN FOR INFORMATION ONLY. NASLAND CONSULTING GROUP MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES LOCATION.

STREET ADDRESS

1946 ABBOTT STREET
SAN DIEGO, CA 92107

SITE DATA

ASSESSOR PARCEL NO:
4480101700

NO EXISTING STRUCTURES ON SITE.

OVERLAY ZONE DESIGNATIONS:
COASTAL ZONE
SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA

DISCRETIONARY PERMIT APPROVALS:
COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A VETERAN'S PLAZA AND MEMORIAL.

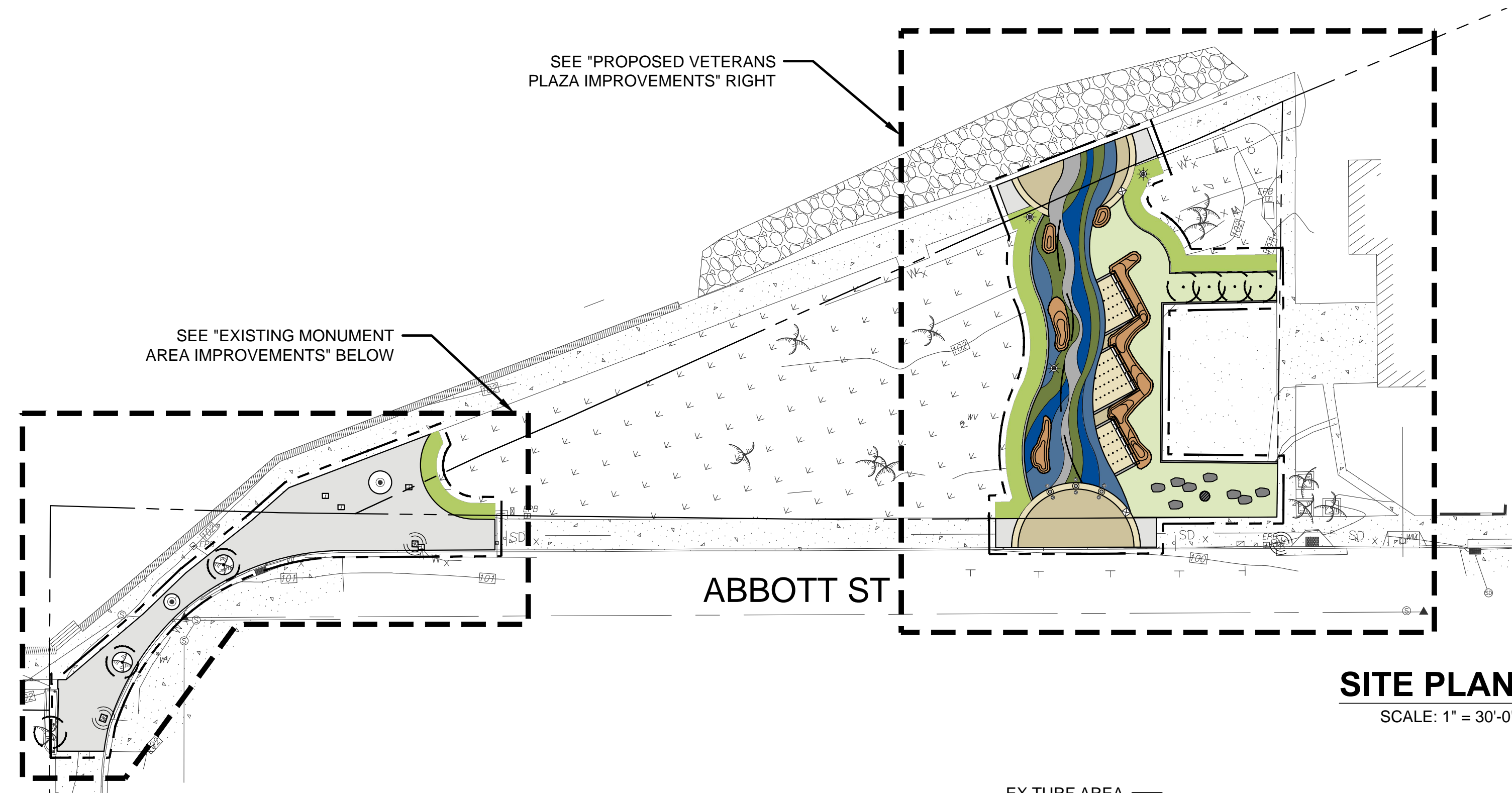
LAND USE:
EXISTING CITY PARK LAND. PROPOSED DEVELOPMENT IS TO MAINTAIN LAND AS CITY PARK LAND WITH NEW PUBLIC VETERANS' PLAZA AND MEMORIAL.

DESIGN TEAM

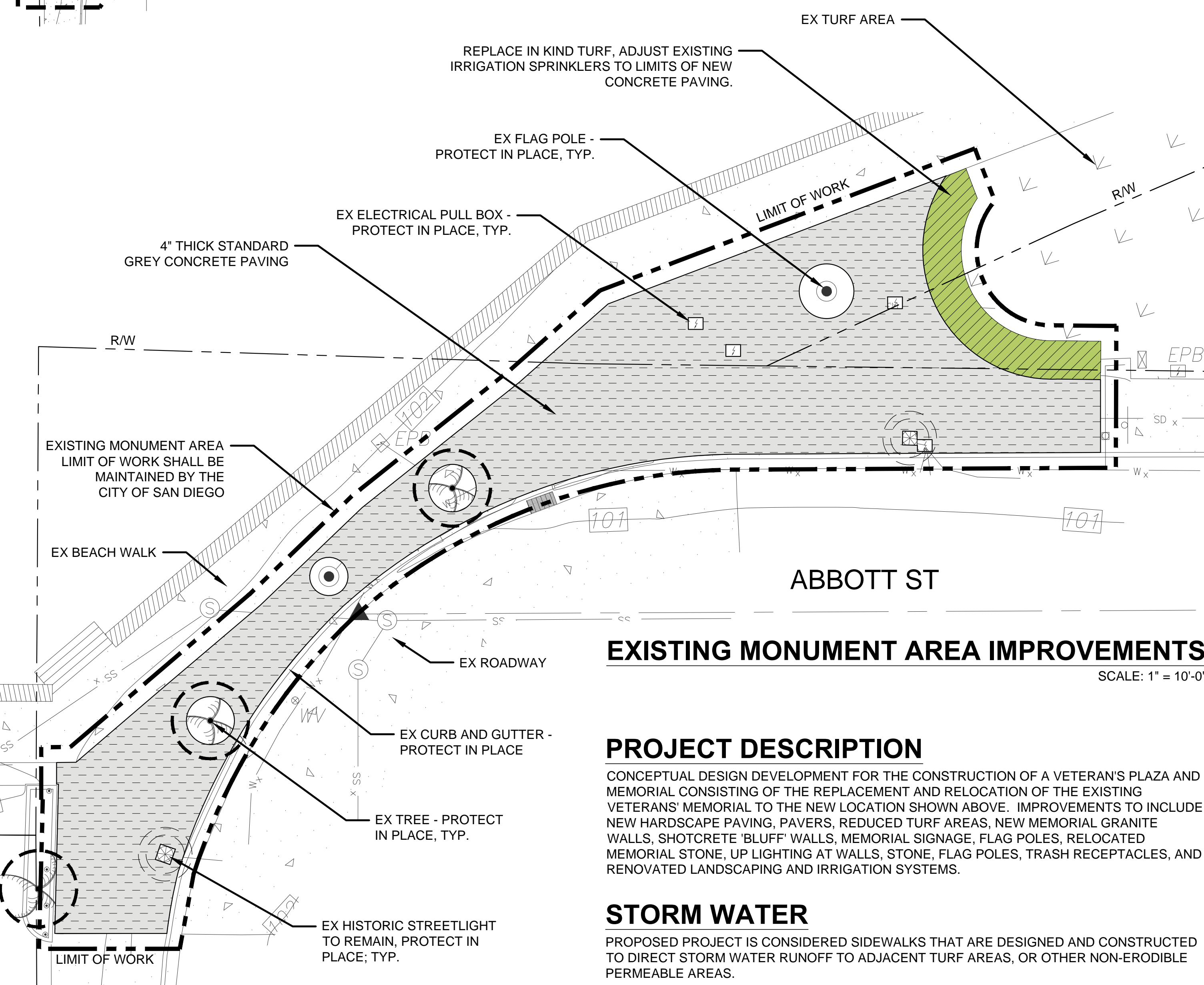
LANDSCAPE ARCHITECT:
ESTRADA LAND PLANNING, INC.
225 BROADWAY, SUITE 1160,
SAN DIEGO, CALIFORNIA 92101
PH.: (619) 236-0143. FAX: (619) 236-0578
DPRECIADO@ESTRADALANDPLAN.COM
BASHMORE@ESTRADALANDPLAN.COM
ATTN: DAVID PRECIADO AND BRAD ASHMORE

CIVIL ENGINEER:
NASLAND ENGINEERING,
4740 RUFFNER STEET
SAN DIEGO, CA 92111
PH.: (858) 292-7770
FAX: (858) 571-3241
ATTN: CORY SCHRACK
AND DANIEL QUINONES

ELECTRICAL ENGINEER:
MEI
2385 CAMINO VIDA ROBLE,
SUITE 114
CARLSBAD, CA 92011
PH.: (760) 602-1008
FAX: (760) 602-7998
ATTN: KURT WITTMAN



SITE PLAN
SCALE: 1" = 30'-0"



EXISTING MONUMENT AREA IMPROVEMENTS
SCALE: 1" = 10'-0"

PROJECT DESCRIPTION

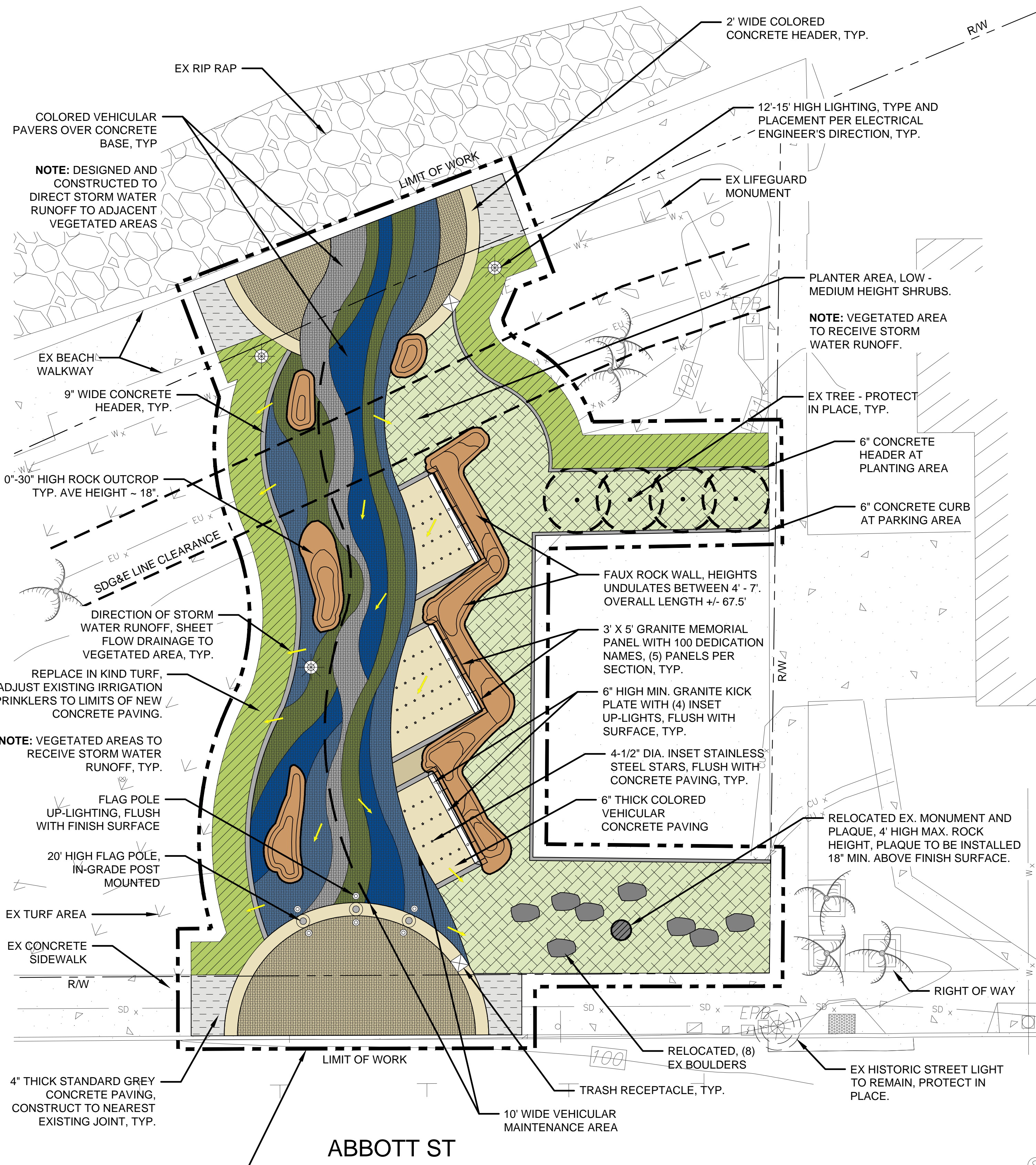
CONCEPTUAL DESIGN DEVELOPMENT FOR THE CONSTRUCTION OF A VETERAN'S PLAZA AND MEMORIAL CONSISTING OF THE REPLACEMENT AND RELOCATION OF THE EXISTING VETERANS' MEMORIAL TO THE NEW LOCATION SHOWN ABOVE. IMPROVEMENTS TO INCLUDE NEW HARDSCAPE PAVING, PAVERS, REDUCED TURF AREAS, NEW MEMORIAL GRANITE WALLS, SHOTCRETE BLUFF WALLS, MEMORIAL SIGNAGE, FLAG POLES, RELOCATED MEMORIAL STONE, UP LIGHTING AT WALLS, STONE, FLAG POLES, TRASH RECEPTACLES, AND RENOVATED LANDSCAPING AND IRRIGATION SYSTEMS.

STORM WATER

PROPOSED PROJECT IS CONSIDERED SIDEWALKS THAT ARE DESIGNED AND CONSTRUCTED TO DIRECT STORM WATER RUNOFF TO ADJACENT TURF AREAS, OR OTHER NON-ERODIBLE PERMEABLE AREAS.

EARTHWORK

THE EARTHWORK QUANTITIES SHOWN IN GRADING TABLE DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. QUANTITIES ARE TO SUBGRADE AND DO NOT INCLUDE REMEDIAL GRADING AND ALLOWANCES FOR SHRINKAGE OR BULKING.



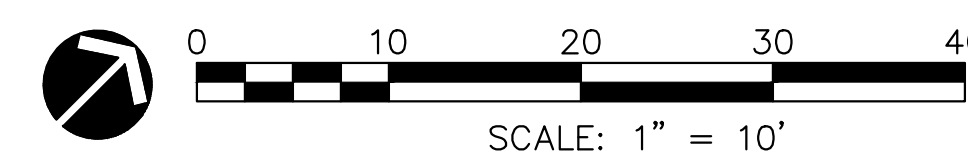
PROPOSED VETERANS PLAZA IMPROVEMENTS
SCALE: 1" = 10'-0"

GRADING TABLE

TOTAL AREA: 27,443 SQUARE FEET	AMOUNT OF EXPORT: 130 CUBIC YARDS	RETAINING WALL LENGTH: N/A
PERCENT OF SITE GRADED: 35%	AMOUNT OF FILL: 0 CUBIC FEET	RETAINING WALL MAX HEIGHT: N/A
AMOUNT OF CUT: 130 CUBIC YARDS	MAX FILL DEPTH: 0 FEET	
MAX DEPTH OF CUT: 2 FEET	MAX HEIGHT FILL SLOPE: 0 FEET RATIO: N/A	
MAX HEIGHT CUT SLOPE: 0 FEET RATIO: N/A	AMOUNT OF IMPORT: 0 CUBIC FEET	

SHEET INDEX

SHEET NO.	DISCIPLINE CODE	TITLE	DESCRIPTION
1	L-1	LANDSCAPE	SITE PLAN / COVER SHEET
2	L-2	LANDSCAPE	LANDSCAPE CONCEPT NOTES AND CONCEPTUAL LEVEL IMAGERY



L-1
SHEET 1 OF 2

ESTRADA Land Planning
Urban Design Landscape Architecture Computer Imaging
225 Broadway, Suite 1160 San Diego, California 92101 (619) 236-0143

NASLAND ENGINEERING
CIVIL ENGINEERING SURVEYING LAND PLANNING
6140 Ruffner Street, San Diego, California, 92111 (619) 568-286-7770

WARNING:
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO. R-	\$700,000	0.22
	SITE DEDICATED	ORD. NO.		ACRES:
5/17/2014	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
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		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.63 AC.	TOT LOT	N/A SF	PAVED WALKWAYS	3,393 SF
IMPROVED AREA	0.22 AC.	MULTI-PURPOSE CT.	N/A SF	PARK ROADS	N/A SF
TURF	-3,278 SF	TENNIS CTS.	N/A SF	PARKING LOT	N/A SF
SHRUB BED	+255 SF	RESTROOM	N/A SF	PARKING STALLS-STD.	N/A STDS.
NATURAL	N/A AC.	REC. BLDG.	N/A SF	PARKING STALLS-DISABLED	N/A EA.
D.G. PAVING	N/A AC.	COURT BLDG.	N/A SF	COURT GAME AREA	N/A SF
DIRT INFIELDS	N/A AC.	POOL DECK	N/A SF	LAWN EDGING	N/A LF
		POOL WATER	N/A SF	BLEACHERS	N/A EA.
				REPLACE WALKWAYS	2,716 SF
				WALLS	362 SF
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

OCEAN BEACH VETERANS PLAZA

PSD (PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

CONCEPT STATEMENT

Basis of Design:
The following conceptual design for the Ocean Beach Veterans Plaza Redevelopment project is the result of input received at two public workshops held in Ocean Beach where participants reviewed existing conditions/site constraints and were asked to voice their priorities, concern and ideas for the project. At the second workshop, the results of a survey were distributed which informed the community of desired materials, features and design themes of the concept. These were also made available online for community members who could not attend. Based on this survey and community input, the landscape architecture firm hired to complete the original concept plan, KTU+A, developed a concept that followed the stylistic category of both the artistic/beachy informal and the traditional/contemporary. This concept was further refined by Estrada Land Planning, the landscape architecture firm hired to refine the plan and prepare construction documents.

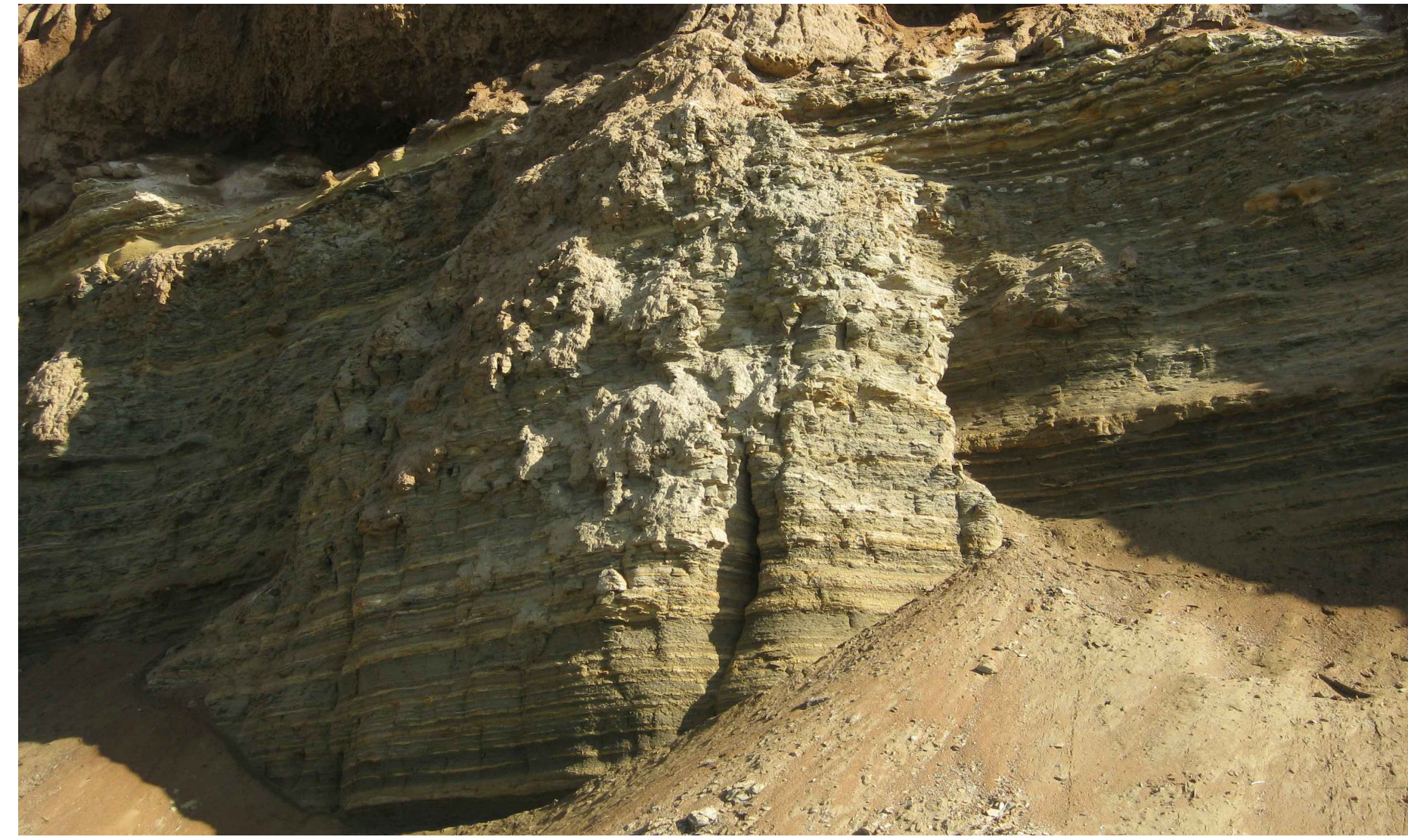
- The primary goals of the project are:**
- To create a memorial that will stand as a place of honor, remembrance, and reflection and communicate that Ocean Beach and its citizens cherish the sacrifice and dedication of all its veterans.
 - To preserve the memory of those who made the ultimate sacrifice for their family, their friends, their nation, and the citizens of the world.
 - To design a space that shall be long-lasting, sustainable and harmonize with the community surroundings.
 - Prepare for phasing and fundraising opportunities to assure the highest possible quality of materials, which can be consistently maintained to prolong the original design intent as long as possible.

Life Journey:
Stylistically, "Life Journey" fits the category of artistic/beachy informal. An artificial rock wall designed to mimic the stratified geology of Sunset Cliffs along the north side is the backbone of the memorial, and blends into the Ocean Beach community and its natural landscape. The Veterans' names are etched into a series of four granite slabs that are set into the artificial cliff wall and face southeast to provide an ocean backdrop to viewers of the memorial. The ground plane adjacent to the memorial wall has an inlay of stars that represent lives lost in battle and those who served and have since passed on. The stars run into an outgoing tide comprised of a paving pattern of concrete pavers and integrally colored concrete as a durable paving material. Low lying walls with an artistic theme treatment meander along the south border of the memorial to provide definition and separation of the memorial area from the adjacent lawn/event space. The design culminates to the west in a family gathering plaza and ADA access path with decorative walls for reflection that overlook the ocean.

See right for conceptual level imagery in order to provide a visual aid for communicating the design intent.



SUNSET CLIFFS BLUFF



BLUFF SHOULDER



BLUFF STRATUM

DESIGN DEVELOPMENT

- Polished Black Granite With Engraved Veteran Names:**
Black Granite Slab: 1/2" Thick Indian Premium Black Granite available from Arizona Tile, (619) 276-3915 or approved equal.
Stone engraving by Stone Works: Contact Regan Drake, (619) 921-7307 or approved equal.
On Site Blast Characters on Granite.
- Artificial Rock Backdrop and Rock Outcroppings:**
Architectural Shot Crete (Integral Tan Color with Stained Highlights/ Lowlights) by S.J Rocks, (619) 390-4060 or approved equal.
Contact: Sy McGloughlin, (619) 277-4038 cell.
- Fallen Soldier Stars:**
4-5" Stainless Steel Stars from Metal Works, (619) 921-7307 or approved equal.
Contact: Regan Drake
- Enhanced Paving:**
Exposed Aggregate Concrete Paving (3 Different Colors and Finishes) available from Concrete Contractors Interstate, (858) 679-5550 or approved equal.
- Concrete Pavers:**
4"x9" Vehicular Concrete Pavers over concrete base (Color profiles shall be selected to best resemble armed forces uniform colors in shades of green, grey, blue and tan) available from Belgard Pavers, (877) 235-4273 or approved equal.
- Flag Pole:**
20' High Stainless Steel Flag Pole with 4'x6' flag available from Grace Flagpole Sky, www.flagpolesky.com or approved equal.
- Lighting:**
LED Linear Ground-recessed Lighting System and Grazing Wall Washers available from Lumenpulse, (877) 937-3003 or approved equal.
LED Ground-recessed Up lights at Flag poles available from Hydrel Lighting or approved equal.



MEMORIAL WALL PANELS

SCALE: 1" = 2'-0"

52" William S. Kershawland Name: 21-22 Letters Max.
4" 1952-1960 United States Navy Year/Branch: 29-30 Letters Max.

100 Names Per 3x5 Wall Panel
500 Names Per 15' Wall Section
1,500 Names Total

DEDICATION NAME SIZING

IRRIGATION AND LANDSCAPE MAINTENANCE

- All irrigation shall be automated and controlled by separate controller for planting areas within the OBCCD Limits of Maintenance area as designated on the plan.
- Irrigation supply shall be connected to City of San Diego irrigation mainline. A separate irrigation controller shall be provided adjacent to City of San Diego irrigation controller for the operation and control of irrigation systems for all landscaping within the OBCCD Maintenance Limits.
- Irrigation systems shall consist of spray irrigation systems for the planting area within the OBCCD Limits of Maintenance as designated on the plan.
- All landscape, irrigation, monument shotcrete features and lighting within the OBCCD Maintenance Limits shall be maintained by the Ocean Beach Community Development Corporation.
- Surface drainage in the plaza area is intended to sheet flow evenly into adjacent turf and planting areas.
- The memorial faux rock wall slopes toward the planter area to direct stormwater to a permeable non-erodible area.

PLANTING LEGEND

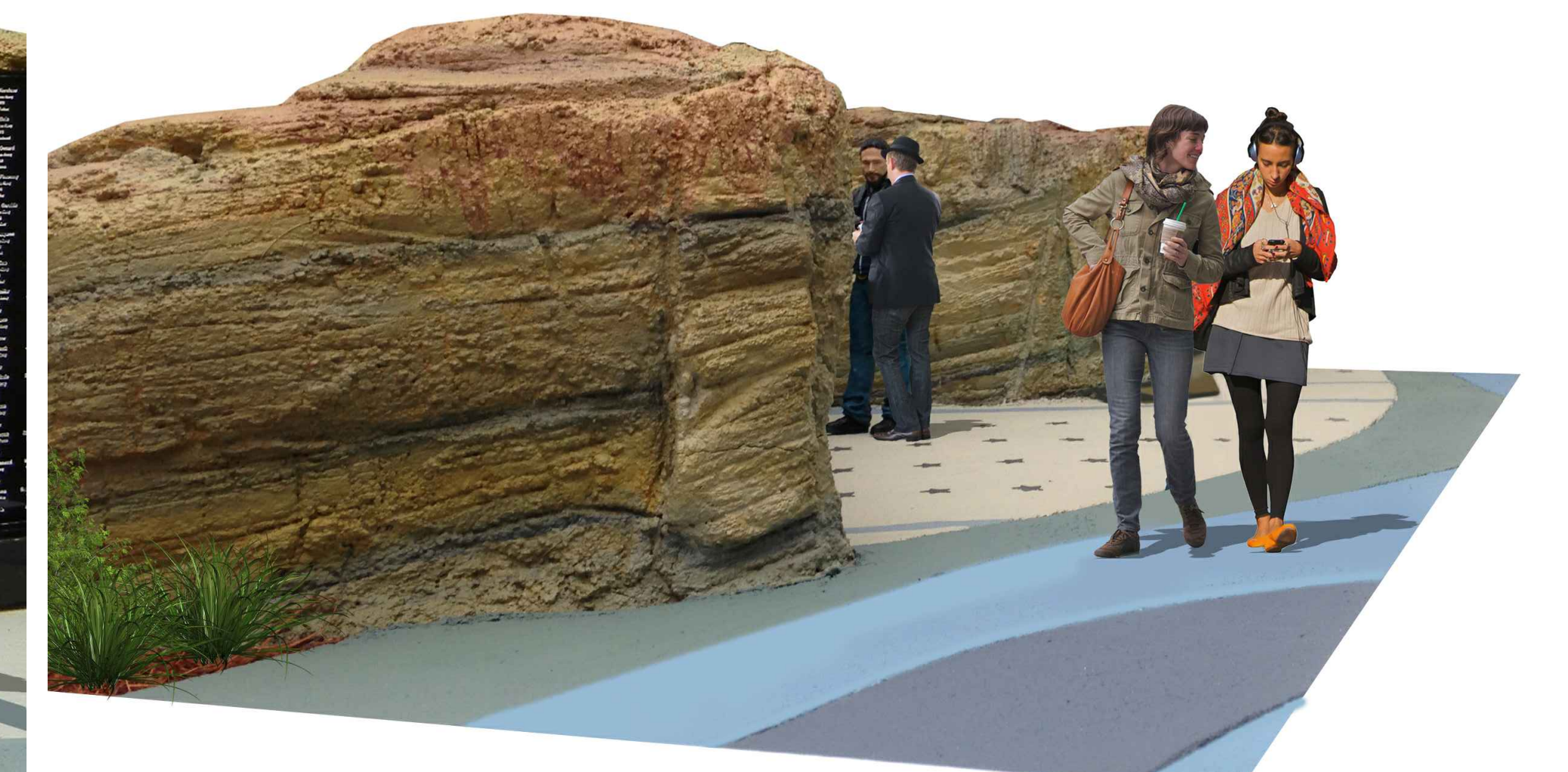
Shrubs & Groundcover Such As:		
Agave attenuata	Foxtail Agave	5 Gal
Aloe striata	Coral Aloe	1 Gal
Artemisia 'Powis Castle'	Powis Castle Artemisia	1 Gal
Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	Flats @ 12" O.C.
Carissa m. 'Green Carpet'	Natal Plum	5 Gal
Ceanothus 'Dark Star'	Dark Star Ceanothus	5 Gal
Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus	5 Gal
Cistus x skanbergii	Rockrose	5 Gal
Coprosma spp.	Mirror Plant	5 Gal
Limonium perezii	Sea Lavender	1 Gal
Raphiolepis indica 'Ballerina'	Indian Hawthorn	5 Gal
Rosmarinus officinalis 'Boule'	Rosemary	1 Gal
Rosmarinus officinalis 'Prostrata'	Prostrate Rosemary	Flats @ 12" O.C.
Salvia spp.	Sage	5 Gal
Strelitzia reginae	Bird of Paradise	5 Gal
Westringia spp.	Coast Rosemary	5 Gal

Turf Replacement:
Hybrid Bermuda sods to match existing and shall be overseeded with 'Turfstar' Perennial Rye, at a rate of 5 lbs/1,000 SF.



SUNSET CLIFFS BLUFF

PHYSICAL MODEL SCALE: 1" = 1'-0"



SUNSET CLIFFS BLUFF

PHYSICAL MODEL SCALE: 1" = 1'-0"

COUNCIL DISTRICT: 2 COMMUNITY PLAN AREA: SOUTHERN BEACH AND BAY COMMUNITIES

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO. R-	COST \$: \$700,000	ACRES: 0.22
	SITE DEDICATED	ORD. NO.		ACRES:
5/17/2014	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
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		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.63 AC.	TOT LOT	N/A SF
IMPROVED AREA	0.22 AC.	MULTI-PURPOSE CT.	N/A SF
TURF	-3,278 SF.	TENNIS CTS.	N/A SF
SHRUB BED	+255 SF.	RESTROOM	N/A SF
NATURAL	N/A AC.	REC. BLDG.	N/A SF
D.G. PAVING	N/A AC.	POOL BLDG.	N/A SF
DIRT INFIELDS	N/A AC.	POOL DECK	N/A SF
		POOL WATER	N/A SF
		BLEACHERS	N/A EA.
		REPLACE WALKWAYS	2,716 SF
		WALLS	362 SF
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

OCEAN BEACH VETERANS PLAZA

L-2

SHEET 2 OF 2

ESTRADA Land Planning
Urban Design Landscape Architecture Computer Imaging
225 Broadway, Suite 1600 San Diego, California 92101 (619) 236-0143

NASLAND ENGINEERING
CIVIL ENGINEERING LAND PLANNING
610 Balfour Street, San Diego, California, 92111 658-286-7770

0 1
WARNING:
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE.

LAMBERT COORDINATES:

THOMAS BROTHERS PAGE:

PSD

(PSD #)