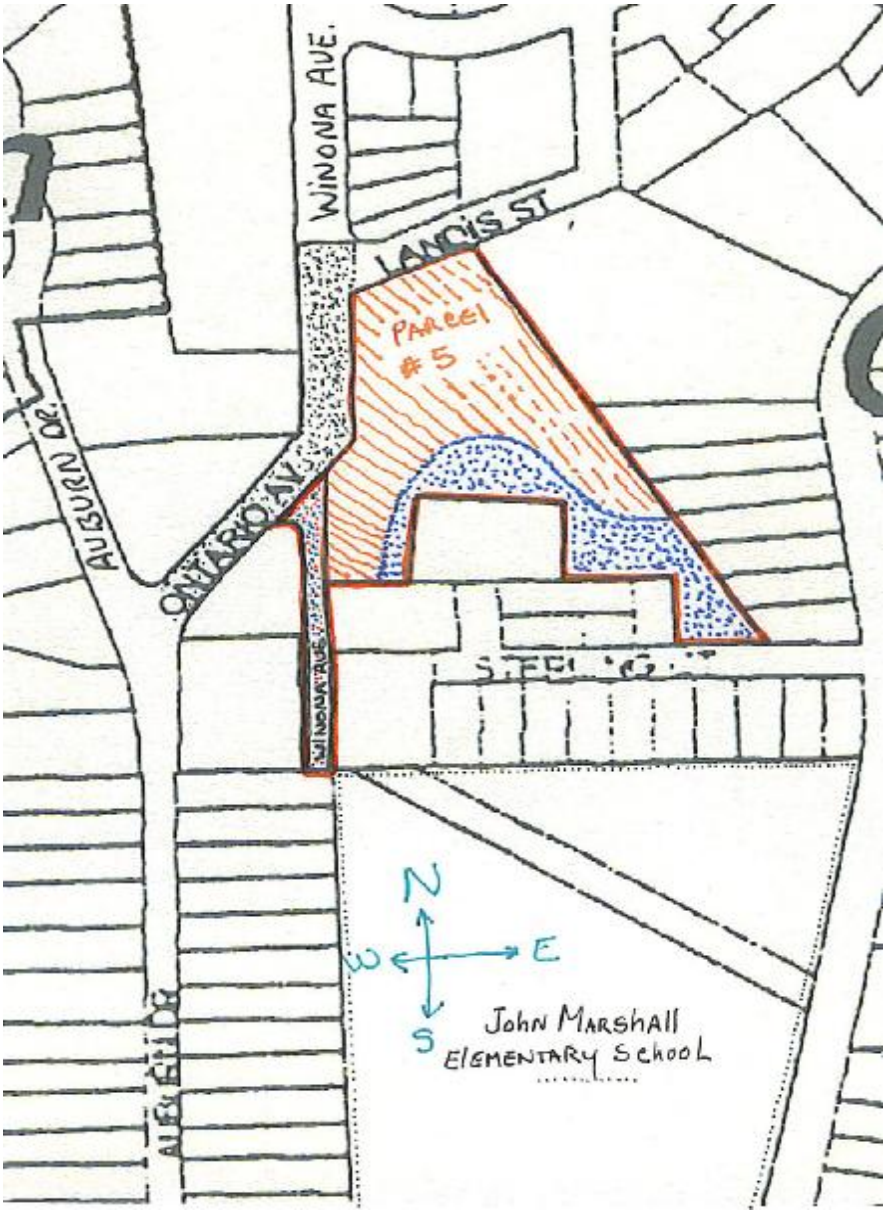
# San Diego Park and Recreation Board

## *FOX CANYON Neighborhood Park*

## BRIEF/REPORT

Wednesday, February 8, 2006



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**4916 Lantana Drive**
**San Diego, Ca 92105-2941**
(619) **282-2788,** Fax **640-5310**
**FoxCanyonN@aol.com**
**www.FoxCanyon.Org**

Fox Canyon Neighborhood Association

# **Report** to the Park and Recreation Board

## FOX CANYON Neighborhood Park

- This Park Project is **NOT**.
- This Park Project **IS**.
- Background

### THIS PARK PROJECT IS NOT:

- ***A fine park project converted into a road project.***
- ***A park-grant conversion to build a road.***

### THIS PARK PROJECT IS:

- ***Two separate projects merged into one***
- ***Two separate funding sources***

### TWO SEPARATE PROJECTS MERGED INTO ONE:

- In as much as you have been lead to believe to the contrary, the **solution** *[the physical connection Ontario/Winona*] to a bad and constricted road design *[the upper Auburn drive and Wightman Street one-way Loop (the Pork-shop)]* and the horrible traffic conditions created by it, at these locations, was the genesis to the **park project**.

- Fox Canyon residents have long supported the street connection Ontario/Winona Avenues *[now **a 24 ft-wide, two-lane street** proposal]* to create a badly needed secondary exit/entrance ***[gate]*** to the Fox Canyon valley. Please, see "**Evidentiary History of Community Support for the Dirt Street Connection, Ontario/Winona** *[Future Fox Canyon Parkway]"* **Addendum B**

- Fox Canyon residents strongly supported and continue to support and want the park as needed **MITIGATION** for connecting Ontario/Winona Avenues *[future **Fox Canyon Parkway**]*. Please, see the Euclid Avenue Revitalization Action Plan ***[E-RAP***], page 26. **Attachment 1**

- Fox Canyon Residents petitioned ***[404 signatures]*** to merge three ***[3]*** projects into one *[the **Ontario/Winona** street connection, the restoration of **Auburn Creek**, at this location, and the Fox Canyon **Park**]*. This merge is commonly known as the **Fox Canyon Park *bundle***.
**Attachment 2**



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## <u>TWO</u> SEPARATE FUNDING SOURCES:

- The proposed Auburn Creek restoration *[as it meanders through this location]* and the **1.9 acre** proposed **park** are to be funded by the **State Grant**, only. **<u>Attachment 3</u>**

- The proposed street connection Ontario/Winona has a different ***[not yet identified]*** funding source.

## <u>BACKGROUND:</u>

- **<u>Park Project Proposals</u>** -- All these proposals are community originated and driven. Please, see the **Fox Canyon Parks Subcommittee Report** **<u>Addendum A</u>**

- **<u>PARALLEL DEVELOPMENTS</u>** – Although, the street **connection/solution** gave **GENESIS** to the **Park**, they **both** developed in **parallel** paths, but in completely different dimensions *[two different **City Departments**]*, but in **convergent evolution**. At the time ***[1998]***, the prevailing thinking suggested the placement of successful community driven solutions into the ***E-RAP*** first, to substantiate and legitimize planning. Then two separate, but required, approval actions from City Council, one for the street connection and the other for the park. Subsequently, these two project proposals have been merged in one **SDP** and **MND**.

- **<u>The Street Gap Connection</u>** -- The matters dealing with the street gap connection were expressed, dealt-with and settled, between **1998** and **2000** in preparation, and way before, the ***E-RAP*** was ever written and approved ***[July 31, 2000]*** by an action of City Council.

- **<u>The Park Parcel Purchase/Acreage</u>** – Is and has always been **1.9 acre** with **0.4** acre of usable park space and has nothing to do with the dedicated Public Right-Of-Way ***[PROW***] acreage ***[land]*** dimensions. Furthermore, the present Park Parcel is a subdivision of a larger parcel, from the one shown in the Fox Canyon Parks Subcommittee Report as parcel # 5. **<u>Attachment 4</u>**

- **<u>Ontario/Winona as Parkland</u>** – It never was, has never been or is the Fox Canyon residents' and/or now the Parks Department's intention to add the Ontario/Winona PROW as additional or suitable parkland. The original and present desire of the Fox Canyon residents is to have this street as an urgently need additional secondary gate *[the **24 ft-wide, two-lane street as** proposed]*.

- **<u>.4-acre Reduction in Usable Parkland</u>** – the shrinkage is only in Ms. Quiroz and Mr. Varnadore's mind. The Ontario and Winona Avenues are dedicated streets since **1911** with bested rights since then. The Ontario/Winona connection does not need a plan amendment to be developed and it is not part of the total Park acreage, originally or now. **<u>Attachment 5</u>**

- **<u>The City Heights Area Planning Committee *[CHAPC]*</u>***:

  **A.** <u>Under Mr. **Varnadore**'s Chairmanship</u>, the Committee hosted *[Long Range Planning]* and recommended the **E-RAP** to City Council. Which approved it in a subsequent action ***[July 31, 2000]***. Pages **15** and **26** clearly addressed this issue; the **PARK** is to be **MITIGATION** to the street connection.

  **B.** <u>Under Mr. **Varnadore**'s Chairmanship</u>, the Committee recommended **not** to approve the street connection with prejudiced and misleading information. Due to the fact that the committee never had the opportunity to hear *[the side of the issue]* the project sponsors and proponents' opinion. Furthermore, this action was taken with a willful and calculated intent to mislead and injure an entire community, and also to ashamed Park & Rec Staff. The **CHAPC** Chair has known since the year 2003 that the residents proposed and



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supported to name this park the "Fox Canyon Neighborhood Park" *[the grant application that he said he read, in its front page clearly say: "**Fox Canyon Park**"],* and he still noticed the Agenda Item wrongly, just to confuse the issue, to mislead and suit his personal purpose. **-Attachments 6, 6-A** & **6-B**

- **<u>Public Hearings:</u>**

  **A.** The **Hearing Officer**'s decision **was correct** when he approved the **SDP** and Certified the **MND,** October 16, 2005.

  **B.** The **Planning Commission** ***[6-1]*** decision **was correct** when *[conditionally]* **DENIED** the appeal and certified the **MND**, December 1, 2005.

I humbly encourage All Park and Recreation Board Member and Staff to search all **PDF**'s posted, in relation to this matter, at www.FoxCanyon.Org

Grateful for this wonderful opportunity and time to appear before you with this preliminary brief/report prior to public comment, here comes the **community** of Fox Canyon and solemnly requests your **attention** with humility and respect.

**Respectfully** submitted

Jose Lopez, President

**CC**: Board of Directors
To the Web-site
To ALL interested parties

- **Attachment 1** though **6-B**
- **Addendums A** & **B**



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EUCLID AVENUE REVITALIZATION ACTION PROGRAM

## LAND USE:
## Prioritized Recommendations

| Recommendation | Implementation | Lead | Schedule | Status | Cost |
|---|---|---|---|---|---|
| Develop a public park in the vicinity of Auburn Dr. and Winona Ave. | Evaluate opportunities to develop a neighborhood park in conjunction with the Chollas Creek preservation project and street improvement mitigation for development of a street linking Ontario Ave. and Winona Ave. | City/ Planning Group/ Neighborhood Associations | FY 2003 | Refer to Park & Recreation | $ 100,000 |
| Identify additional park sites. | Review Public Facilities element of the Community Plan and make recommendations for additional sites. | Community Planning Group/City | FY 2001 - FY 2005 | On-going | Budgeted |
| Consider designation of the Islenair Neighborhood as an Historic District. | Coordinate documentation with the City for consideration of the area by the Historic Resources Board. | City/ Neighborhood Association | FY 2002 | To be initiated | Budgeted |
| Restore Chollas Creek | Create an environmental rehabilitation program to facilitate the restoration of Chollas Creek. | City/ Community Planning Group | FY 2002- FY 2005 | On-going | $100,000/year |
| Restore canyon habitats. | Adopt preservation program to enhance and promote area canyons. | City/ Neighborhood Association | FY 2002 - FY 2005 | On-going | Budgeted |
| Consider revision of regulations governing home occupations to include a wider variety of activities. | In cooperation with neighborhood groups, review revise regulations as needed to accomodate more home-based businesses in neighborhoods. | City/ Community Group | FY 2001 | On-going | Budgeted |
| Promote neighborhood rehabilitation events. | Create an on-going neighborhood "clean-up" calendar. | Housing Commission/ NHS/ CDC | FY 2001 - FY 2005 | On-going | Budgeted |
| Oppose the development of a public school on Euclid Ave. | Communicate with the school district regarding the community's concerns and objection to the placement of a school on Euclid Ave. | Community Planning Group | FY 2002 | N/A | N/A |



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# Fox Canyon Parkway

(the Ontario/Winona Street Connection)

Hereby, **WE**, the most affected by the developments have the greatest voice to **PETITION** the building of the street connection *[Auburn/ Winona via Ontario]*, future **Fox Canyon Parkway**, at all cost. We also need, want and strongly support the Fox Canyon Neighborhood Park **BUNDLE**, including a restored Auburn Creek, the Park and the new street. We need these three developments concurrently when building the Fox Canyon Park.

| | SPELL NAME | ADDRESS | Apt # | PHONE | SIGNATURE |
|---|---|---|---|---|---|
| | | | | | |

**ATTACHMENT 2**



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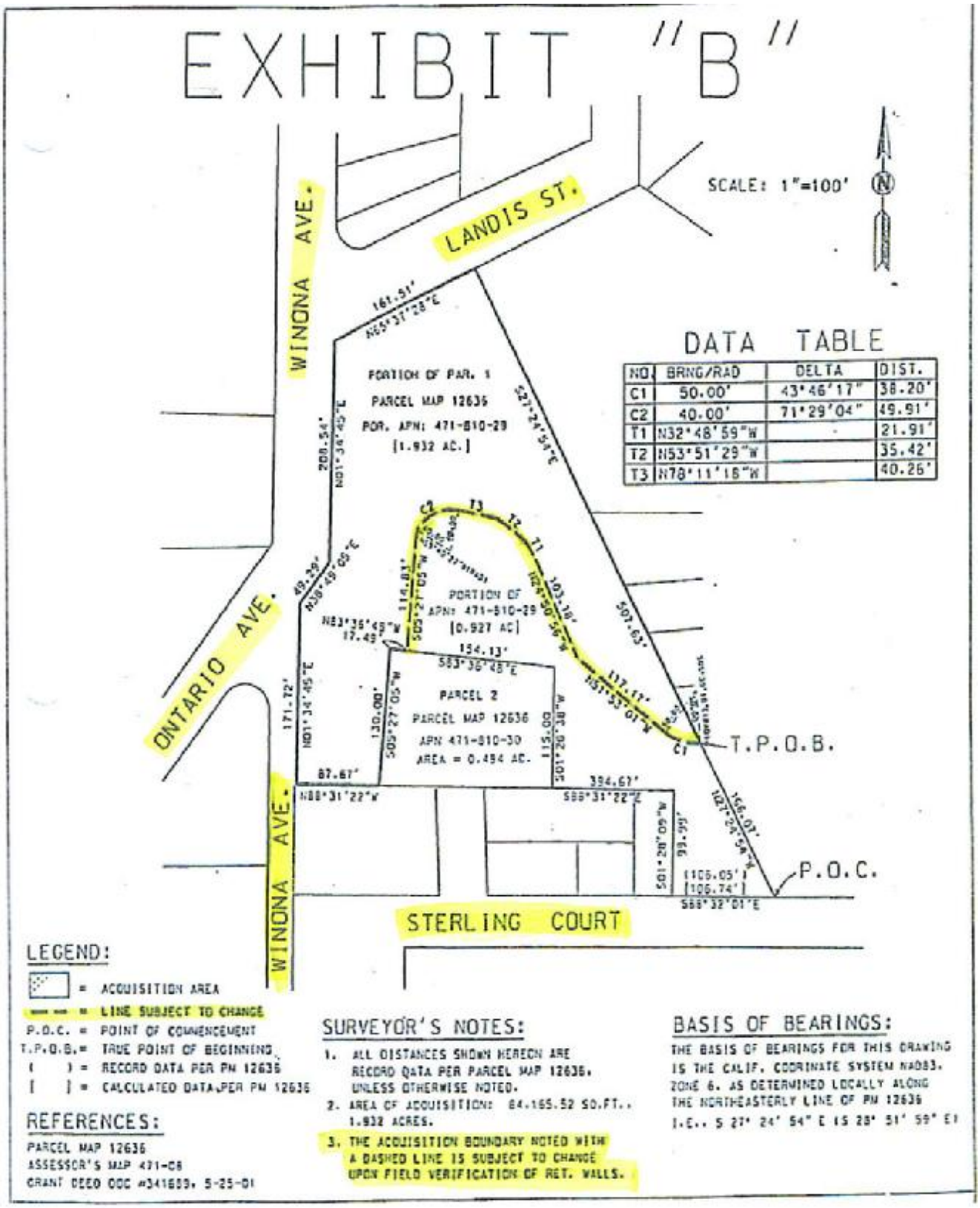




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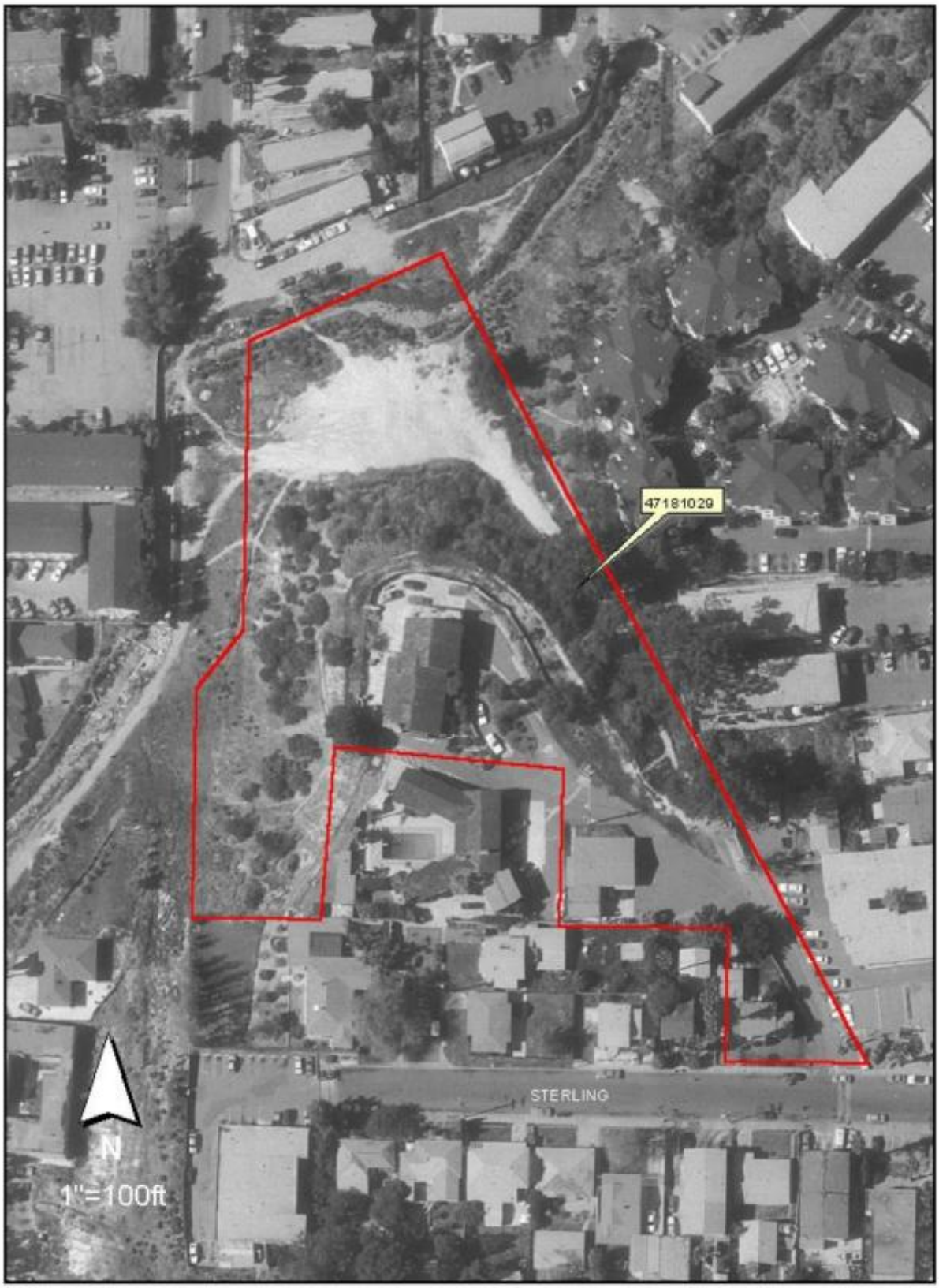


**ATTACHMENT 4**



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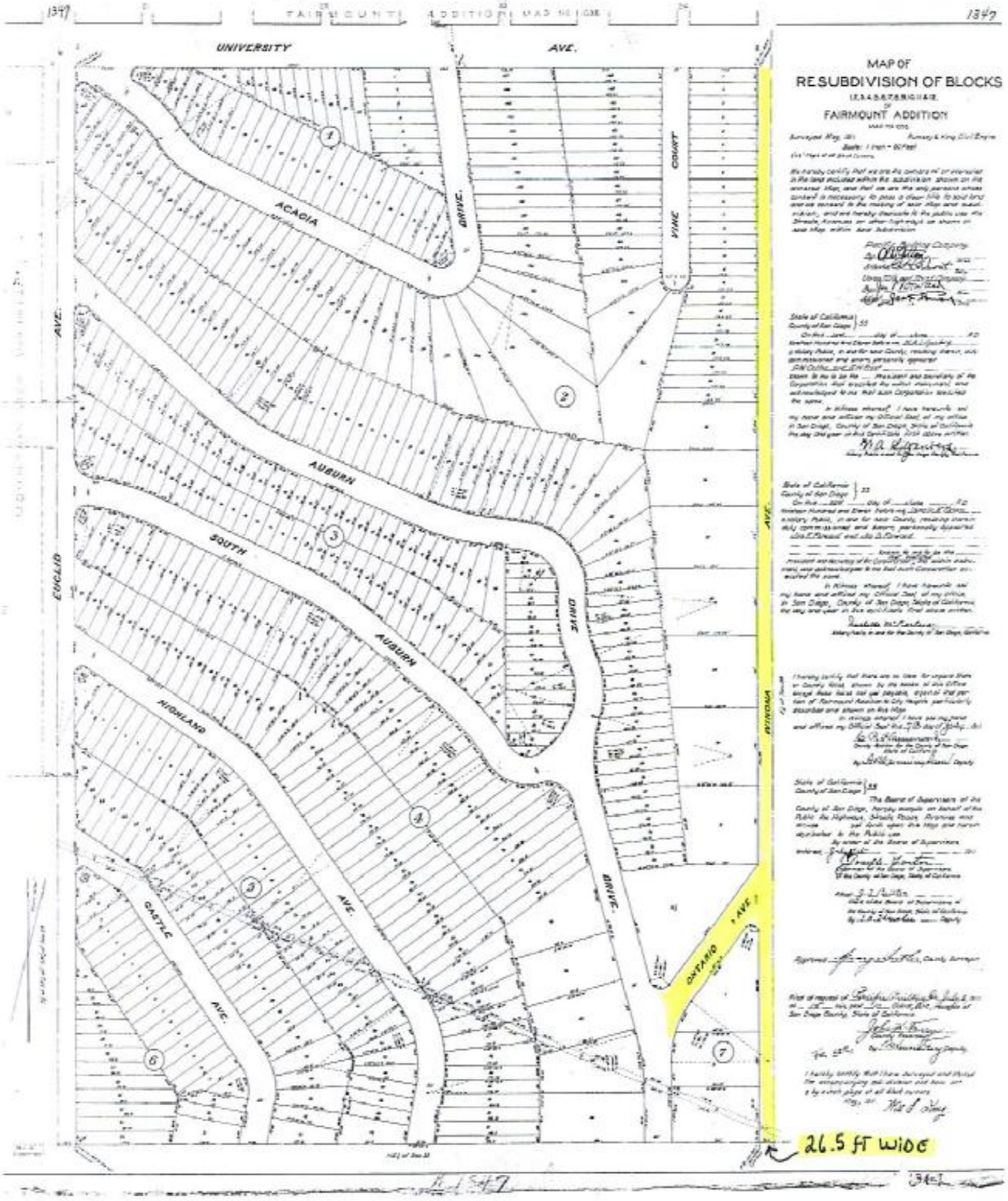




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# - City Heights Area Planning Committee -

Regular Meeting - June 6, 2005 - 6:30PM
Metro Career Center Conference Room
3910 University Avenue

- AGENDA -

1. Call to order and introductions

2. Corrections to these agenda

3. a. Off-agenda remarks by SD Regional Energy Office and by UCSD Southwest Strategies Office
   b. Off-agenda public comment, staff reports, and member announcements

4. Approval of the minutes of the May 16, 2005 special meeting

5. Business agenda

   5.1 A report on the Home Avenue park (Home/Euclid area) and the park at the Auburn branch of Chollas Creek (information)

   5.2 Preserving historic sidewalk stamps and markers during street improvements, utility under grounding, and Sewer-Water Group Jobs (action)

   5.3 Community Plan Amendment initiation for 4260 54th Street (SW corner of 54/Trojan) for a Mixed Use project (action)

   5.4 Presentation on condominium conversions and possibilities (information)

6. Adjournment

7. The June mid-Month meeting is at 6:30PM Monday, June 20, 2005 in the Mezzanine conference room at the police station. The General Plan update is one topic expected.

8. The JULY meeting of the CHAPC will NOT be held on Monday (Independence Day) but Wednesday, July 6, 6:30, in the Metro Center. Please mark your calendars.

For information contact Jim Varnadore (619) 280-3910 or chapc_chairman@yahoo.com
For the website, dial up www.neighborhoodlink.com/chapc/



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# - City Heights Area Planning Committee -

Regular Meeting - July 6, 2005 - 6:30PM
Metro Career Center Conference Room
3910 University Avenue

- AGENDA -

1. Call to order and introductions

2. Corrections to these agenda

3. Off-agenda public comment, staff reports, and member announcements

4. Approval of the minutes of the May 16, 2005 and June 6, 2005 meetings

5. Consent Agenda items:

   5.1 Tentative Map and Utility Waiver for 8U condo conversion at 3659 Van Dyke Ave

   5.2 Tentative Map and Utility Waiver for 7U condo conversion at 4240 46thh Street

6. Business agenda

   6.1 Site Development Permit for a park in the Chollas Creek Neighborhood (Action)

   6.2 Review the landscape plan for City Heights Square (action)

   6.3 Review of Community Plan Amendment initiation for 4260 54th Street (SW corner of 54th/Trojan), a Mixed Use project (action)

   6.4 The Chairman's annual report for 2004 (information)

   6.5 General Plan update review and recommendations (action)

7. Adjournment

8. The July mid-Month meeting will be held at 6:30PM Monday, July 18, 2005 in the Mezzanine conference room at the police station. The next Committee meeting is August 1, 2005 at the Metro Career Center, in the Conference Room.

For information contact Jim Varnadore (619) 280-3910 <chapc_chairman@yahoo.com>
or Russ Connelly (619) 266-7191 <fairmountpark92105@yahoo.com>
For the website, dial up www.neighborhoodlink.com/chapc/



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CHAIR'S COMMENTS:

1. The El Cajon Boulevard BIA Summer newsletter is out. Some items are quotable.

> ".. the BIA has drafted its own guidelines regarding infill development. .. A publication is in preparation that further describes the situation." "..the Association supports market-rate housing and the City's 10% exclusionary affordable housing ordinance, but senses a need to limit any density bonuses until the public infrastructure deficiencies are addressed. The Board also supports the inclusion of retail and professional services in any new development. Finally, the Board has expressed concern over parking and suggests that every development provide an adequate amount."
>
> Also, it: ".. hopes to work with the City to make adjustments [zoning, density, and height limits]".
>
> In a different article, "The BIA understands that parking-impacted areas need better turnover [of vehicles], and has asked that parking meters be evaluated as a possible solution."

The BIA has a long history of interest in land use and transportation, although that's the CHAPC's assigned area of responsibility.

2. The Site Development Permit (SDP) that you approved last month for the park in Chollas Creek included a recommendation not to pave Ontario Avenue or Winona Avenue, the paper streets adjacent to the park. I reviewed the Murray-Hayden (Urban Parks Act) grant that was submitted. It shows a 1.9 acre park which has Ontario Avenue and south Winona Avenue included in the park, not paved over. The presentation you had in June and July from Pk/Rec department indicates that the park has shrunk to 0.30-0.35 acres. That's an 80-85% decrease in the park size after the grant was awarded, to make room for paved streets.

3. A second draft of the General Plan has been issued. It was printed July 8, so our remarks weren't included. I'll get this second draft divided into sections, the way we did for the first draft, and ask you to take a section for review. Then I'd like everyone who takes a section to either come to the August Mid-month meeting or else mail or e-mail your ideas. We still have a chance to participate in the General Plan update.

4. The Central Police Maintenance Facility opened July 14. It is drop-dead gorgeous. I hope you were able to attend the ribbon cutting and see the facility. The next steps are to find the money for the public art component and then to assemble the money for a permanent SWAT and K9 facility on the East end of the parcel. City Heights did a terrific job on this, but special thanks go to Fairmount Park, Ridgeview, and Webster for endless meetings about the endless details of this large and complicated facility.

5. You should get the agenda and these comments before the July 26 election. I hope you will remember bylaws Article II, Section 4, "Committee members shall not identify affiliation with a Community Planning Committee when endorsing political candidates or ballot measures." This is an important provision that should be observed in the coming election.

6. I will ask you at the meeting whether you're interested in a presentation from the San Diego County Regional Airport Authority about its search for a new airport.



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