

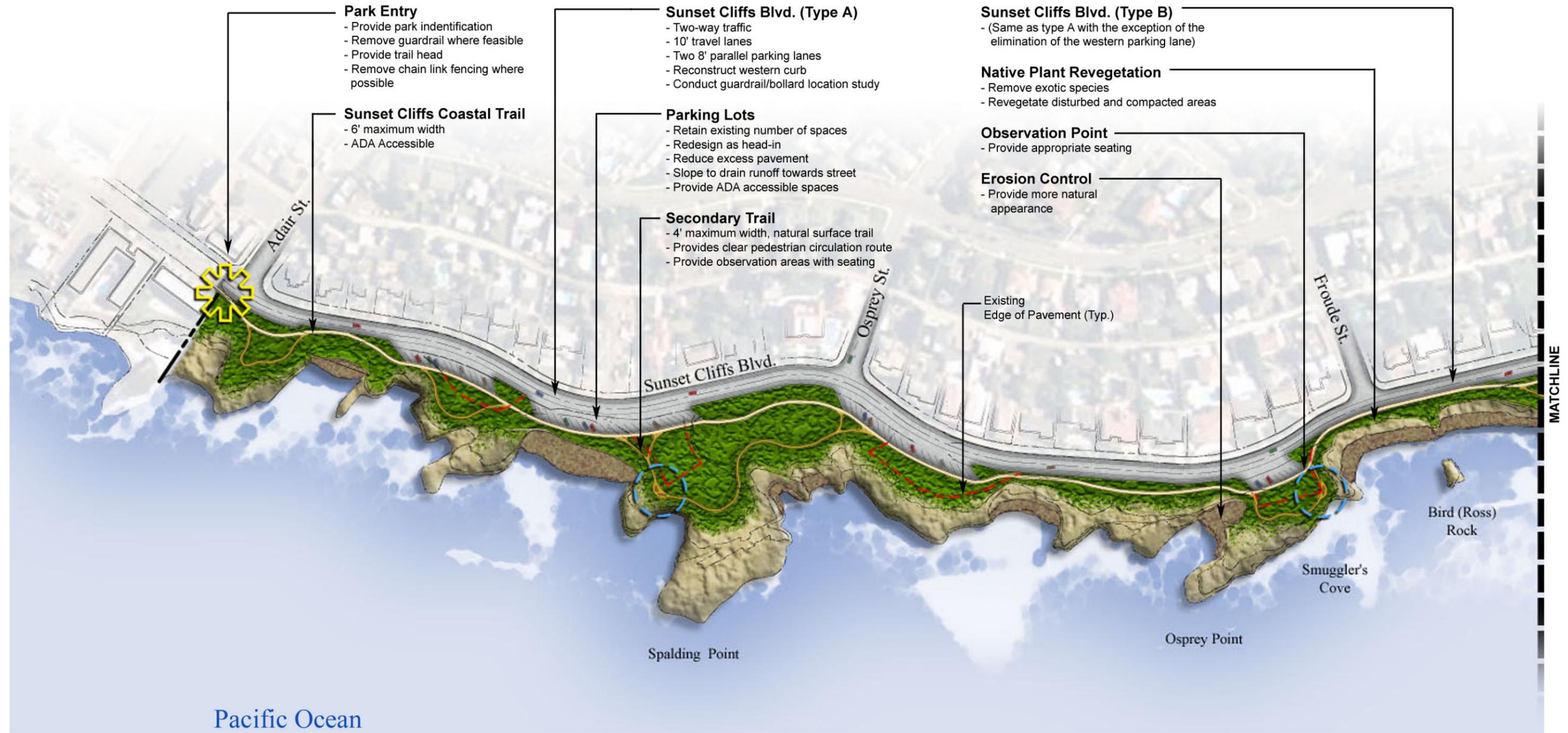
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Natural Park Master Plan



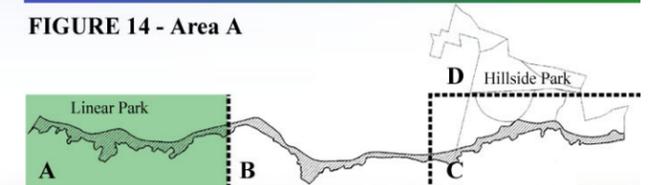
Recommendations of the Sunset Cliffs Natural Park Master Plan are illustrated in this chapter. The following pages contain illustrative site plans, written recommendations and supporting computer simulations of potential improvements.





Sunset Cliffs Natural Park Master Plan

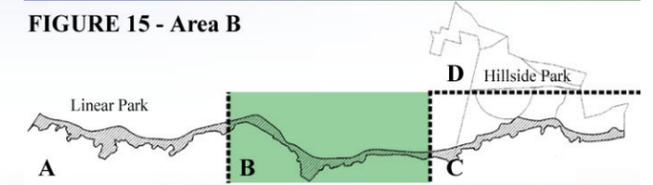
FIGURE 14 - Area A

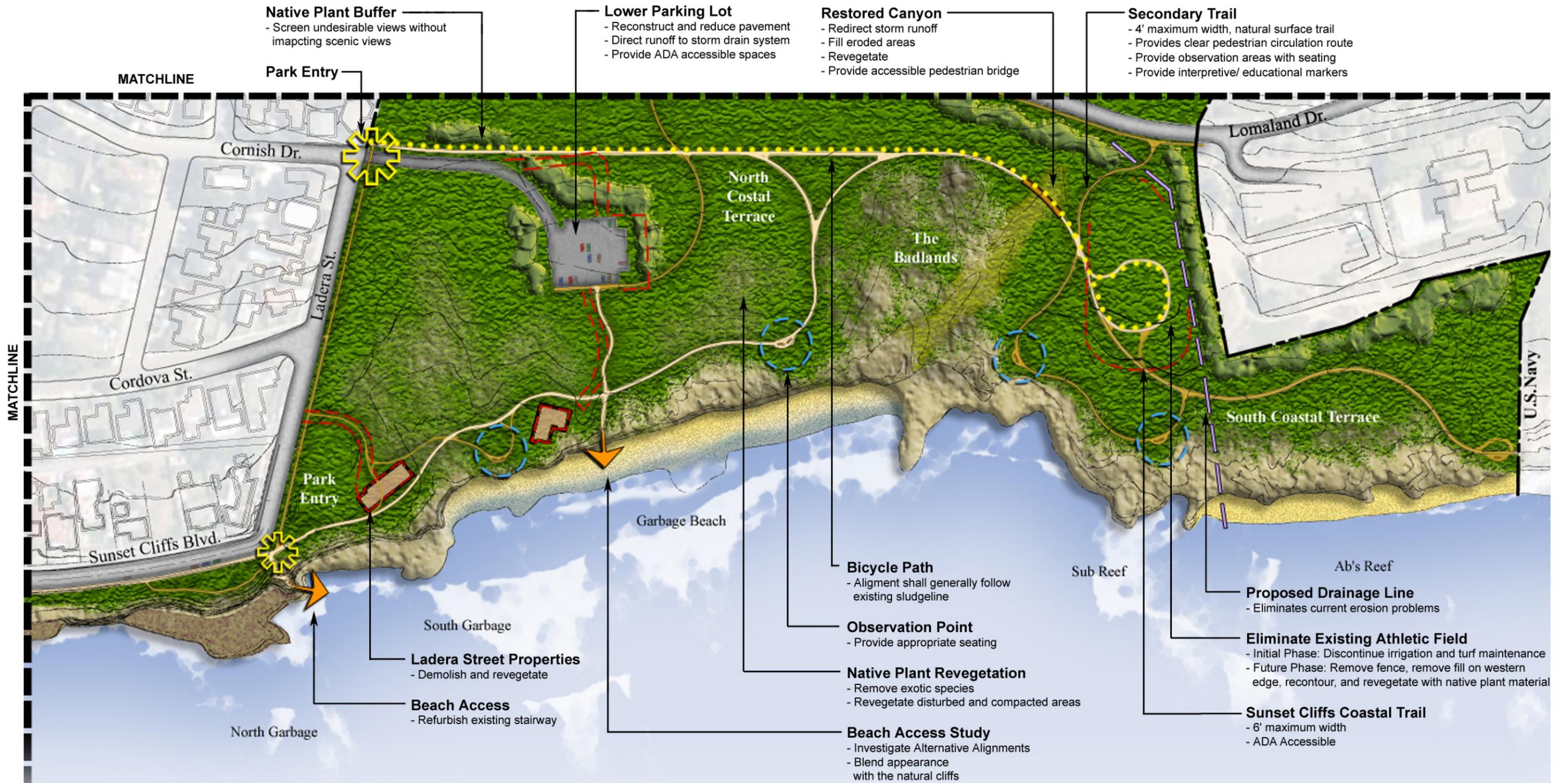




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FIGURE 15 - Area B



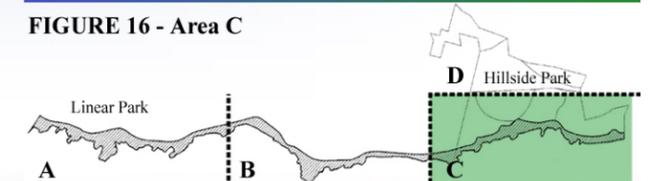


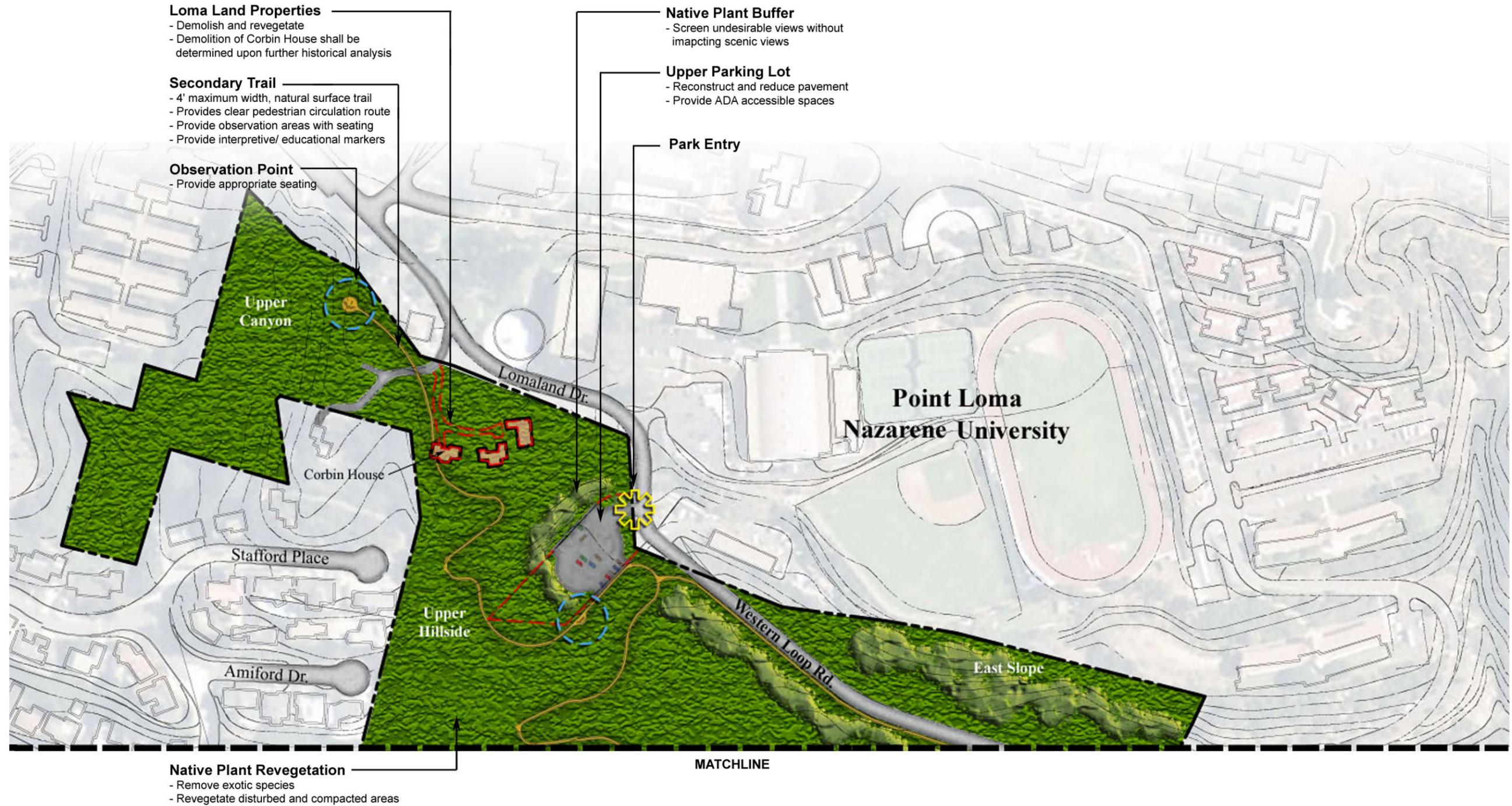
Pacific Ocean



Sunset Cliffs Natural Park Master Plan

FIGURE 16 - Area C





Sunset Cliffs Natural Park Master Plan

FIGURE 17 - Area D

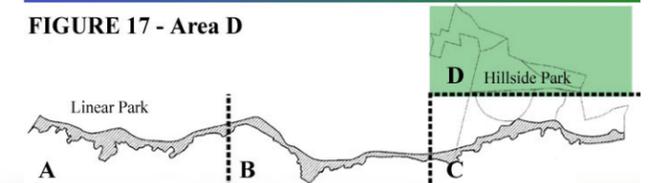




FIGURE 20 - Existing Conditions:
Park entrance at Adair Street / Sunset Cliffs Boulevard intersection.



FIGURE 21 –
Computer Simulation of Potential Improvements:
Park entrance image enhanced, trail head and coastal trail created.



FIGURE 22 - Existing Conditions:
Non-compatible barriers and lack of pedestrian access.



FIGURE 23 - Computer Simulation of Potential Improvements:
Barriers removed and coastal trail created.





FIGURE 24 - Existing Conditions:
Excess parking pavement, compacted soils and lack of accessible pedestrian access.



FIGURE 25 - Computer Simulation of Potential Improvements:
Parking redesigned, coastal trail created and park revegetated.



FIGURE 26 - Existing Conditions:
Un-Natural park image, obtrusive barriers and exotic invasive plants.



FIGURE 27 - Computer Simulation of Potential Improvements:
Naturalized park image and coastal trail created.



- Install primary observation points along the coastal bluffs with natural, unobtrusive elements such as seating/resting forms and/or interpretive signage.
- Maintain Sunset Cliffs Boulevard as a two-way street.
- Reduce paving and maintain structural stability at off-street turnout parking by providing head-in parking. Provide ADA accessible parking, remove excess paving and restore to natural soil surface and/or native vegetation. Drain parking lot paving toward street to collect surface runoff into storm drain system (see Figure 24 & 25).
- Recover eroded and exposed soil areas with native vegetation per proposed native plant preservation and revegetation program.
- Consider redesign of chain link fence barriers around surface sea cave openings at Luscomb's Point and other areas to achieve more unobtrusive design (see Figures 26 & 27).

Hillside Park Recommendations

Cliffs/Bluffs

Recommendations

- Implement a new on-site comprehensive drainage system (capture, collect, treat and convey) to minimize surface/subsurface erosion, groundwater seepage and pollutant discharge using best management practices. Provide controls to minimize discharge of pollutants to the maximum extent practicable to maintain groundwater and ocean water quality.
- Construct Hillside portion of the Primary Trail, spanning from Ladera Street to the southernmost boundary of the Hillside Park (for future connection with the potential Point Loma Trail).

- Refurbish Ladera Street stairs as an interim measure. Investigate alternative alignments from the lower parking lot that would provide safe access to Garbage Beach and are sensitive to the area resources.
- Encourage use of innovative soft solutions to prevent cliff retreat and preserve natural sea cliff form, e.g. beach sand replenishment, and careful preventive erosion management.
- Pipe outfall construction methods and techniques shall be unobtrusive in design; conduct runoff safely to the ocean without damage to the cliffs, intertidal/subtidal zones, reefs and surf; and minimize pollutant discharge.
- Recover eroded and exposed soil areas with native vegetation per proposed native plant preservation and revegetation program.
- Install primary observation points at designated locations along coastal bluff tops with natural, unobtrusive elements such as seating/resting forms and interpretive signage. Install secondary observation points at designated locations with seating/resting forms.

Coastal Terraces

North Coastal Terrace

Recommendations

- Implement a new on-site comprehensive drainage system (capture, collect, treat and convey) to minimize surface/subsurface erosion, groundwater seepage and pollutant discharge using best management practices. Provide controls to minimize discharge of pollutants to the maximum extent practicable to maintain groundwater and ocean water quality.



- Create a Park entrance at the Hillside Park's lower parking lot, close to Cornish Street. Park entry shall include appropriate Park identification signage, accent native plants, restoration of native plant cover, Park orientation map, seating/resting forms and trail head furnishings of natural materials (see Figure 28 & 29).
- Provide pedestrian trail from Cornish Drive and connect with other major use areas of the Park as part of the proposed comprehensive trail system. Block undesirable off-shoot trails with natural barriers and recover with native vegetation.
- Replace dead and diseased trees with groupings of *Pinus torreyana* (Torrey Pine) and *Quercus agrifolia* (Coast Live Oak) to frame hillside views.
- Recover eroded and exposed soil areas by planting with native vegetation using proposed native plant preservation and revegetation program.
- Investigate construction of a small, permanent public comfort station and beach shower near the Lower Parking Lot.
- Demolish the Ladera Street Properties and restore the areas with native vegetation (see Figure 30 & 31).
- The Park and Recreation Department shall seek opportunities to expand the park. This includes annexing land as it becomes available and the elimination of private easements across parkland.



FIGURE 28 - Existing Conditions:
Existing Park entry and signage at Cornish Drive / Ladera Street intersection.



FIGURE 29 - Computer Simulation of Potential Improvements:
Park entry and signage simplified and enhanced.



FIGURE 30 - Existing Conditions:
Ladera Street Properties



FIGURE 31 - Computer Simulation of Potential Improvements:
Ladera Street properties removed - ocean views restored.

South Coastal Terrace

Recommendations

- Implement a new on-site comprehensive drainage system (capture, collect, treat and convey) to minimize surface/subsurface erosion, groundwater seepage and pollutant discharge using best management practices. Provide controls to minimize discharge of pollutants to the maximum extent practicable to maintain groundwater and ocean water quality.
- Divert drainage away from the eroded canyon area (drainage gully) by implementing new comprehensive drainage solutions. Restore the eroded canyon by filling to more natural finish grade (following contours of the natural canyon) and revegetate with native shrub and groundcover plants.
- Provide pedestrian trail through South Coastal terrace and connect with other major use areas of the Park as part of the proposed comprehensive trail system. Block undesirable offshoot trails with natural barriers and recover with native vegetation. Pursue continuation southward as part of the future Point Loma Coast Trail.
- Provide primary observation points with natural, unobtrusive elements such as seating/resting forms and/or interpretive signage where appropriate. Install secondary observation point with seating/resting form near promontory at south end of Garbage Beach.
- Eliminate the existing athletic field. Initial phase: discontinue irrigation and turf maintenance. Future phase: remove fence, remove fill on western edge, recontour and revegetate with native plant material.
- Eliminate erosion on steep slopes through planting of native plants. Remove non-native plants.



Ridge/Slope

Recommendations

- Implement a new on-site comprehensive drainage system (capture, collect, treat and convey) to minimize surface/subsurface erosion, groundwater seepage and pollutant discharge using best management practices. Provide controls to minimize discharge of pollutants to the maximum extent practicable to maintain groundwater and ocean water quality.
- Eliminate erosion on steep slopes through use of native plants. Remove nonnative plants, replant with native vegetation.
- Provide pedestrian trail access : 1) from Upper Parking Lot observation point to Coastal Terrace, and 2) along west side of and parallel with Western Loop Road from Upper Parking Lot to Park boundary. Connect trails with other major use areas of the Park as part of the proposed comprehensive trail system. Block existing undesirable off-shoot trails with natural barriers and recover with native vegetation.
- Reduce size of Upper Parking Lot and restore area with native vegetation. Retain spaces for Park viewing and access, trail access, and interpretive and other Park use.
- Install a primary observation point at west end of the Upper Parking Lot with natural, unobtrusive elements such as seating/resting forms and/or interpretive signage.
- Recover eroded and exposed soil areas with native vegetation per proposed native plant preservation and revegetation program.
- Gradually replace dead and/or diseased trees and selectively replace with *Pinus torreyana* (Torrey Pine) and *Quercus agrifolia* (Coast Live Oak) to frame hillside views.

- Implement Park brush management program in compliance with current City Fire Department brush management guidelines, improvement plans subject to review by the City Fire Department and City Biologist as applicable.
- Designate the Upper Canyon area as Biological Reserve dedicated to the preservation and study of native plant and wildlife habitats.
- Provide secondary pedestrian trail access from the Upper Parking Lot observation point to the Ridge and Upper Canyon overlooks as part of the proposed comprehensive trail system. Block existing undesirable offshoot trails with natural barriers and recover with native vegetation.
- Install primary observation points at the Ridge slope west of the former Loma Land properties and the Upper Canyon overlook with seating/resting forms and/or interpretive signage.
- Demolish the Loma Land properties and driveways and restore the areas with native vegetation (see Figure 32 & 33). Demolition of the Cobin House shall be determined upon further historical analysis.
- The Park and Recreation Department shall seek opportunities to expand the park. This includes annexing land as it becomes available and the elimination of private easements across parkland.





FIGURE 32 - Existing Conditions:
Loma Land properties



FIGURE 33 - Computer Simulation of Potential Improvements:
Loma Land properties removed - ocean views restored. Demolition of the Cabin House shall be determined upon further historical analysis.