

RESOLUTION No. 209692

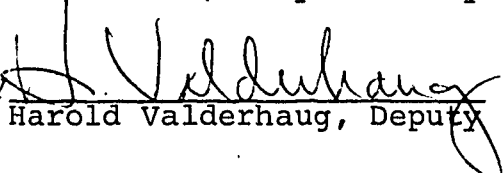
Adopted on JAN 17 1974

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That Council Policy 700-8, entitled "MISSION BAY PARK POLICIES" be, and it is hereby amended as set forth in the form of Council Policy 700-8 on file in the office of the City Clerk as Document No. 746260.

BE IT FURTHER RESOLVED, that the City Clerk be, and he is hereby instructed to replace existing policy 700-8 with the aforesaid amended policy in the Council Policy Manual.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold Valderhaug, Deputy

nr/1-24-74
(Rev.)

COUNCIL POLICY 700-8
MISSION BAY PARK POLICIES

PURPOSE

Over a period of several years, the Mission Bay Commission and the Park and Recreation Board and its Mission Bay Committee have recommended a number of policies designed to guide the orderly development of Mission Bay Park. It appears advisable to give official sanction to these policies and to list them together for the joint benefit of administrators and the general public.

POLICY

It is the policy of the Council that Mission Bay Park shall be created primarily as an aquatic recreation park for the enjoyment of all the citizens of San Diego and the visitors to this community. This policy shall encompass the following goals:

1. Every effort shall be made during the planning, design, and development stages to insure the utmost beauty, utility and year-round usage of the facility through utilization and enhancement of the natural aspects inherent in the area.
2. The total land area of all leases shall not exceed twenty-five percent of the total dedicated land area in Mission Bay Park. Any new commercial leases approved after the date of this policy shall be limited to land adjacent to rip rap or non-water oriented areas.

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SAN DIEGO, CALIFORNIA

3. The major emphasis in developing Mission Bay Park shall be on the creation of facilities for the use by the general public without unnecessary restrictions.
4. The development of land areas shall be designed to further the aquatic utilization of the park. Land areas within the boundaries of the park, which because of location are not suitable to aquatic recreational development, may be developed for park and recreation areas, operation centers, or secondary activities supporting the aquatic park and recreation needs.
5. Water areas shall be conserved and developed to an optimum level to provide as nearly as practical for all forms of aquatic recreation.
6. Funds for development of the park facilities will come primarily from City general obligation bonds.
7. Private capital will be encouraged to develop and maintain, under a lease program, those facilities which provide services not normally provided by the City and which are needed to enhance the usability of the park.
8. The granting of leases, permits and concessions shall be limited to those which are necessary to support, serve and encourage the general aquatic and related recreational uses of the park.
9. Every effort shall be made to provide sufficient revenue from leases to cover the City's operating expenses for Mission Bay Park.

10. All facilities shall be available for use by the public. To provide those services and activities, such as competitive events that cannot be provided by commercial or municipal enterprises, limited areas may be leased to non-profit organizations or clubs. Any leased facility requiring membership as a prerequisite for use shall select members on a first-come basis and in accordance with rules or bylaws approved by the City. For additional guidance on this matter, see Council Policy 700-9.
11. The areas to be leased shall comply with the master plan for Mission Bay and shall encompass only areas included with the development plan submitted by lessee and approved by City showing ultimate usage. A construction schedule of improvement must also accompany said development plan.
12. Commercial leases adjacent to shoreline shall not extend beyond 75 feet above the mean high tide line. Commercial leases adjacent to rip rap will, wherever possible, provide for a minimum 12 foot public walkway adjacent to the rip rap.
13. Options may be given to a prospective lessee to allow him time to develop an approved development plan, provided lessee shall pay in advance a deposit of not less than fifty percent of the minimum rental rate

prorated on a yearly basis for the period of the option. Said deposit shall be forfeited as rental if prospective lessee fails to exercise said option.

14. Rights of first refusal, may be granted with or without special compensation in connection with leases where the type or development indicates a strong possibility for the necessity of future expansion.
15. During the period before any option is exercised, City may approve a temporary use by lessee of the option area for a purpose not included within the lessee's development plan and not in strict compliance with established land use or lease policies, provided such temporary use is primarily for the purposes of enhancing the aesthetic appearance of the area, is compatible with surrounding areas, and that such temporary use shall cease upon the exercising or expiration of such option.

Passed and adopted by the Council of The City of San Diego on JAN 17 1974
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

By *Glenda Simon*, Deputy.

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Office of the City Clerk, San Diego, California

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JB