

(R-84-1517)

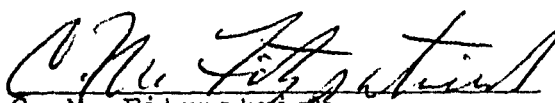
RESOLUTION NUMBER R- 260399

Adopted on APR 2 1984

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the City Council's findings made with respect to the feasibility of the mitigating measures and project alternatives contained in the ENVIRONMENTAL IMPACT REPORT for the Restated Lease Agreement with the Old Globe Theatre for the use, operation and maintenance of facilities collectively known as the Simon Edison Center of Performing Arts, on file in the office of the City Clerk as EIR No. 80-09-73, are those findings attached hereto as Exhibit A.

APPROVED: John W. Witt, City Attorney

By



C. M. Fitzpatrick
Assistant City Attorney

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3/7/84

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CANDIDATE FINDINGS
FOR THE
OLD GLOBE FESTIVAL STAGE
Submitted by the Park and Recreation Department
EQD #80-09-37

2/17/84

Pursuant to Sections 15091 and 15093 of Title 14 of the California Administrative Code, and Section 21081 of the California Public Resources Code, the following findings have been prepared, by the Park and Recreation Department of the City of San Diego, in conjunction with its recommendation to revise the Old Globe Lease of August 20, 1979 adding the 617-seat outdoor amphitheater, known as the Festival Stage, to the leasehold under revised terms and conditions.

FINDINGS

A. The City Council, having reviewed and considered the information contained in the final EIR for the Old Globe Festival Stage (EQD No. 80-09-37) and the record, finds that changes have been incorporated into the project which mitigate or avoid some of the significant environmental effects thereof, as identified in the final EIR. Specifically:

1. Park Character, Planning Goals, Parking and Traffic Circulation

Impact. Retention of the Festival Stage as a permanent facility may further transform park character, may constrain future planning options, does impact (noise) surrounding park activities, and incrementally contributes to vehicular circulation problems in Balboa Park.

Finding. The Preliminary Report of the Balboa Park Development and Management Plan accommodates the retention of the Festival Stage as a permanent facility and has recommended adjustments to the Park's transportation and parking system to facilitate such retention. In addition, the terms and conditions of subject lease require that all improvements, repairs, and alterations to the leased premises be subject to California Environmental Quality Act Guidelines, consistent with the site's Historical Designation and Park Character and permitted uses of the leased premises and adjacent park areas (Section VB-12). The subject lease further requires the Lessee to take reasonable measures to alleviate the traffic and parking impacts of the Lessee's operation (see VB-20).

The Plan's preliminary recommendations and the terms and conditions of the subject lease partially mitigate these impacts.

2. Visual Quality

Impact. Installation of the festival stage, incomplete landscaping, and subsequent lack of maintenance have resulted in an unkempt appearance which is visually incompatible with the manicured appearance of the Sculpture Garden and the natural appearance of the San Diego Zoo. Approval of the project would result in a continuation of the current views and conditions of the festival stage.

Finding. As stated in the final EIR, the applicant has agreed to implement the following measures: a comprehensive landscape plan which will complement the existing landscape styles of both the Sculpture Garden and the zoo while camouflaging most of the stage, relocation of signs and flags thereby reducing their immediate visibility, and institution of a daily program of litter removal. This will constitute adequate mitigation, as these measures are part of the agreement between the Old Globe and the city. (Lease Section VB-11 and 15b.)

B. The City Council, having reviewed and considered the information contained in the final EIR and the record, finds that none of the significant effects anticipated as a result of the proposed project are within the responsibility or jurisdiction of another public agency.

C. The City Council, having reviewed and considered the information contained in the final EIR and the record, find that specific economic, social or other consideration make infeasible other mitigating measures and/or project alternatives identified in the final EIR. Specifically:

1. Alternatives

Impact. Alternatives to the project may substantially reduce the anticipated impacts.

Finding

a. Removal of the Festival Stage. Removal of the festival stage and restoration of the canyon to its original condition would be in accordance with the Preferential Nonexclusive Use and Occupancy Permit which was granted by the city, and with the special agreement of April 27, 1978. Implementation of this alternative would eliminate all of the significant environmental impacts which were identified in the EIR. However, a third theater is necessary for the continued artistic growth and financial success of the Old Globe Theater complex. The Cassius Carter Stage is a small theater and is limited in the kinds of plays which can be produced. A larger theater, such as the festival stage, allows for more complex productions, thereby appealing to a larger segment of the population. In addition, the cost of a production is approximately the same for both the Cassius Carter Stage and the festival stage, but due to its larger size, the festival stage generates a higher revenue. In fact, the festival stage contributes 20 percent of the entire Old Globe Theater complex revenue even though it operates only a few months of the year.

If the festival stage were eliminated, the Old Globe would be required to significantly reduce its current level of operation. Deficit-budget educational activities would be among the community service programs considered for elimination. Such activities include:

- 1) The Globe educational tour, which is designed for elementary through high school-age children and introduces them to dramatic literature, specifically, Shakespeare.
- 2) The ongoing program for the training of young actors.

b. Passive Recreational Use of the Festival Stage. Under this project alternative, the festival stage would be retained, but the seats would be removed so that the stage could be used for passive recreational uses. This alternative would not significantly reduce the existing impacts to visual quality. It would, however, significantly reduce the potential increase in parking and traffic circulation which is associated with the active use of the festival stage, would eliminate potential impacts to park character and future planning options, and would eliminate noise conflicts with surrounding park activities.

Implementation of this alternative would again result in the loss of revenue to the Old Globe Theater organization. As with the above-discussed alternative, a reduction in the current level of operation by the Old Globe would be necessary, and this could affect certain community activity programs.

c. Delayed Project. Active use of the festival stage could be suspended until such time as the updated park master plan is completed. This would allow a final decision regarding the appropriateness of a third theater in Balboa Park to occur within the context of the overall park master plan. This alternative would not significantly alter the current visual inconsistencies associated with the festival stage, but it would eliminate traffic and noise impacts.

This alternative would represent a severe fiscal hardship for the Old Globe. On a long term basis, this alternative would have the same economic effect on the Old Globe as the previously discussed alternatives. In addition, lack of maintenance of the stage itself could result in the need for extensive repairs should operation of a third theater be approved at a later date. The costs of repairs, combined with several years of reduced revenue, could be prohibitive for the Old Globe.

d. Delay Commitment to Long-Term Use. Under this alternative, the Old Globe Theater would be given year-to-year extensions until revisions to the Balboa Park master plan were completed. Implementation would not reduce any impacts in the categories of park character, transportation, visual quality, or noise. This alternative would allow for the continuation of current educational programs and continued artistic growth in the short-term. However, extreme financial hardship would occur if the Old Globe Theater organization were given insufficient notice of nonrenewal. Efficient operation of the Old Globe Theater complex necessitates long-range planning. Anticipated revenue is used to determine the kinds of plays which are produced. If revenue is anticipated to be high, then more complex productions are planned. Thus, if notice of nonrenewal were given less than a year in advance of the coming season, the theater would be significantly overbudget for the productions scheduled for the two remaining theaters. The Old Globe would then be much less self-sufficient and would require additional outside funding.

e. Alternate Scheduling. Instead of scheduling performances on the festival stage six nights a week, the Old Globe could leave an undetermined number of nights throughout the season unscheduled. This alternative would allow other organizations opportunities to schedule events which might conflict with festival stage productions. This

alternative would not reduce any impacts in the categories of park character, park planning options, or visual quality. In addition, transportation impacts may not be significantly reduced on nonfestival production days, depending on the size of alternate activities planned by other organizations. Economic impacts would occur to the Old Globe due to the loss of approximately \$8,300 per night in revenue. Advance scheduling (by at least six to nine months) would also be necessary for the successful implementation of this alternative.

f. Alternate Structure Design. The southern wooden wall of the festival stage could be replaced with a wall designed to attenuate sound, or the entire structure could be replaced with an indoor theater. This alternative would reduce noise impacts related to surrounding park activities, but would not reduce impacts to transportation or parking. Construction of an indoor structure would further transform the passive character of the park, would reduce planning options, and would increase impacts to visual quality. In addition, the expenses incurred by the Old Globe would be significant. Implementation of this alternative, therefore, does not seem reasonable since more impacts are increased than are reduced.

D. Statement of Overriding Considerations. The City Council, having reviewed and considered the information contained in the final EIR and the record, make the following statement of overriding considerations.

Although the project may further transform park character, may constrain future planning options, does impact (noise) surrounding park activities, and incrementally contributes to vehicular circulation and parking problems in Balboa Park, there are specific overriding considerations which balance the social and cultural benefits of the proposed project against its unavoidable environmental effect. These benefits include augmentation of tourism, financial independence of a cultural organization, and the attainment of goals, recommendations, and policies of the city regarding recreation and the use of Balboa Park.

Tourism is a major industry within the City of San Diego, and Balboa Park is one of the prime areas of interest. The Elizabethan Old Globe Theatre and the unique park setting of the festival stage make the Old Globe complex highly attractive to visitors.

Revenues from the operation of all three of the Old Globe complex theatres allow this organization a high degree of financial independence. In addition, the Old Globe organization provides social and cultural benefits at no cost to the city. The degree of self-support provided by the theaters minimizes the Old Globe's reliance on public funding sources, allowing such funds to be directed to other beneficial activities.

The provision of a third theatre in Balboa Park also helps to meet the goals and recommendations of the Progress Guide and General Plan of the City of San Diego. These goals include the following:

Provide a range of opportunities for active and passive recreation, educational activities, and neighborhood identification, in all parts of the city, adapted to the needs and desires of each neighborhood and community.

Enhance the urban scene by development of an extensive and varied system of open space and recreation facilities (City of San Diego 1979:103).

Recommendations include the following:

Make fullest possible use of multi-purpose planning to expand recreation opportunities . . . [to allow a] variety of compatible recreation activities within a given site (City of San Diego 1979:106).

The Old Globe Theatre complex enhances the variety of compatible recreational activities available in Balboa Park through the provision of active recreational and educational opportunities.

As indicated by Council Policy 700-4 Rev. (7/20/81), "The Park and Recreation Board and the City Council have encouraged private organizations to develop cultural, educational, and recreational programs (in Balboa Park)." A third theatre in Balboa Park augments the cultural, educational, and recreational activities currently available in the park.

Therefore, the City of San Diego finds that the need for tourism, the benefits of a financially independent cultural organization, and the achievement of the goals, recommendations, and policies of the city to make Balboa Park a cultural, educational, and recreational center override the impacts which result from this project.

1216

Passed and adopted by the Council of The City of San Diego on APR 2 1984,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By Barbara Baxter, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-260339 Adopted APR 2 1984