

(R-85-251 REV.)

RESOLUTION NUMBER R- 261507

ADOPTED ON SEP 10 1984


BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized and directed to continue exclusive negotiations with THORYK/MachUTCHIN for the development of Mission Beach Park.

BE IT FURTHER RESOLVED, that in connection with such negotiations the City Council conceptually approves the potential of possible deviations from the approved criteria for the park development as described in City Manager's Report No. 84-329 attached hereto, except that there shall be no deviation relative to the future operation of the Mission Beach Plunge.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to provide a status report to the Public Services and Safety Committee within six months.

APPROVED: John W. Witt, City Attorney

By

  
Harold O. Valderhaug  
Deputy City Attorney

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8/7/84  
Revised 8/27/84  
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The City of San Diego

# MANAGER'S REPORT

DATE ISSUED: August 15, 1984

REPORT NO. 84-329

ATTENTION: PS&S Committee Agenda of August 22, 1984

SUBJECT: Mission Beach Park - Status Report on  
Negotiations with Thoryk/MacHutchin

REFERENCES: Manager's Report No. 84-73 Dated February 17, 1984  
Manager's Report No. 81-385 Dated October 2, 1981  
Manager's Report No. 81-299 Dated July 13, 1981  
Manager's Report No. 81-251 Dated June 10, 1981  
Manager's Report No. 80-624 Dated November 4, 1980

## SUMMARY

Issue - What action should the City Council take regarding the preliminary plan submitted for the proposed development of Mission Beach Park?

Manager's Recommendation - Based upon the information provided to date and the fact that proposed deviations from the established development criteria have not been significant, staff recommends that exclusive negotiations be continued.

Other Recommendations None.

Fiscal Impact - None with this action.

## Background

On February 27, 1984, the City Council authorized the City Manager to enter into exclusive negotiations with Paul Thoryk and Graham MacHutchin to formulate a development plan for Mission Beach Park based on predetermined development criteria. This decision was reaffirmed by Council in April after further discussion of the February action. The Thoryk/MacHutchin proposal called for a 180-day exclusive negotiations period to explore the possibility of a smaller version of a specialty center which they had originally proposed. The purpose of this report is to keep you advised on the status of negotiations.

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Status

Since entering negotiations, staff has held several meetings with the developers and Thoryk/MachHutchin have submitted two preliminary concepts for development of the site to staff for review and comment. Additionally, Thoryk/MachHutchin have discussed their ideas with various community groups on several different occasions. Those groups contacted for input include: Mission Beach Town Council (two public meetings), Mission Beach Merchants Association, Mission Beach Precise Planning Board, Save the Coaster Committee, State Coastal Conservancy, City Historic Site Board staff and individuals throughout the community. Initial response from the community has encouraged refinement of the preliminary plan.

As submitted, the preliminary plan observes the development criteria guidelines as adopted by Council. However, as the planning process evolves and specific details are considered in the master plan, it is anticipated that deviations from the approved development plan will be requested. The proposed preliminary plan will be presented to the Council committee by the developers when this report is considered by the Committee.

In reviewing the plan and based on discussions with the developers, it appears that the following deviations from the criteria may be necessary.

APPROVED CRITERIA

POSSIBLE DEVIATION

RATIONALE

Public Park Improvements

- Developer to construct Phase II of Mission Beach Park Plan

- Landscape area reduced by about 50% from the Phase II park plan

- Proposed plan incorporates area proposed for park into commercial area and parking access to site. (Roller Rink building area)

Parking-Traffic

- Add 300 parking spaces in addition to 600 spaces in park plan

- Approximately 125 additional spaces proposed on-site with a parking structure proposed east of Mission Boulevard

- Proposed commercial development necessitates off-site parking improvements to support development and to provide additional community parking.

Commercial Development

- Retail pool operation - 3 options:
  - a) rehab entire structure
  - b) raze building, retain pool
  - c) build new structure around pool

- Building would be rehabilitated with some exterior modifications - pool might not be operational

- Existing building exterior would be altered to blend with proposed new structures and to facilitate user movement. Continued operation of existing pool may detract from planned commercial uses within building.

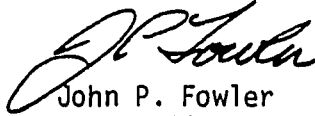
Conclusion

Staff believes that based on the submitted preliminary plan and discussions with Thoryk/MacHutchin, negotiations should continue. It is felt that any ultimate deviations from the adopted guidelines, that would be justified, can be addressed at Council review of the final submitted plan.

ALTERNATIVES

1. Cease exclusive negotiations, revise the development criteria, obtain City Council approval of those criteria and issue an RFP for development of the Plunge building and the northern portion of the park.
2. Modify the development criteria and use the modified criteria in the negotiations with Thoryk/MacHutchin.

Respectfully submitted,



John P. Fowler  
Deputy City Manager

SPOTTS/RSK

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SEP 10 1984

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution R-261507 Adopted SEP 10 1984  
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