

(R-90-223)

RESOLUTION NUMBER R- 274206
COASTAL DEVELOPMENT PERMIT NO. 88-0621

ADOPTED ON AUG 07 1989

WHEREAS, SAN DIEGO SEASIDE COMPANY C/O D.H. MORGAN MANUFACTURING INC., Permittee, filed an application for a Coastal Development Permit for the restoration, maintenance and operation of the Giant Dipper Roller Coaster located on the northwest corner of the intersection of Mission Boulevard, West Mission Bay Drive, Mission Beach Community Plan, described as Lot No. 1803, Pueblo Map 1809, in the CS Zone; and

WHEREAS, on August 7, 1989, the City Council of The City of San Diego considered Coastal Development Permit No. 88-0621 pursuant to Section 105.0200 of the Municipal Code of The City of San Diego; NOW, THEREFORE,

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

1. That the City Council adopts the following written Findings dated August 7, 1989:

FINDINGS

a. An existing walkway from the easterly parking lot providing access underneath the roller coaster to commercial facilities the beach to the west will be retained. The structure has existed on the site in its present form since 1925. No modifications to the structure are proposed that would obstruct views to and along the ocean and other scenic coastal areas from public vantage points.

b. This existing structure is located within a developed site which contains commercial, recreational, parking facilities. There are no marine resources, archaeological, paleontological or environmentally sensitive areas as identified in the Environmental Impact Report (No. 88-0621) or the City's Coastal constraint maps on the site. Thus the proposal will not adversely affect these resources.

c. As a recreational resource the proposal will have a positive effect on recreational and visitor serving facilities. Once restored the roller coaster will provide a regional recreational facility which will enhance the regional recreational and visitor serving function of Mission Beach as a whole. The roller coaster is a designated state and national historic resource its restoration ensures preservation of a striking visual landmark and architectural coastal scenic resource.

d. The City's Coastal constraint maps and the Environmental Impact Report do not identify any sensitive habitats or scenic resources in adjacent parks and recreation areas. Thus the proposal will not adversely affect such resources.

e. The site does not lie within an area of erosional, geological or flood hazard as identified on City constraint maps. Thus the proposal will not result in undue risks from geological, erosional or flood hazards. No grading is proposed, therefore the development will minimize the alteration of natural landforms. The development will be subject to the City Fire Code, therefore undue risks from fire hazards will not result.

f. As previously stated (Findings 17 and 19), the 64-year old state designated historic structure is a striking architectural coastal scenic resource. This landmark structure is visually compatible with and compliments the surrounding beach commercial and recreational area. Restoration of the structure will ensure enhancement of visual quality in a visually degraded area.

g. The Community Facilities Element of the Mission Beach Precise Plan and the Local Coastal Program have the following goals and recommendations:

"The preservation of all existing open space in Mission Beach, including the beaches and recreation facilities adjacent to the beaches."

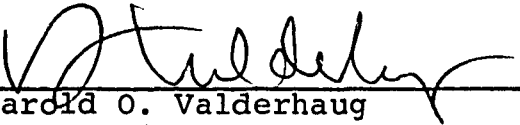
"That the amusement facility, if continued at its present location, be upgraded. . . ."

The proposal will, therefore, conform with the Local Coastal Program, any other adopted plans and programs and the General Plan.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council, Coastal Development Permit No. 88-0621 is hereby granted to Owner/Permittee in the form and with the terms and conditions as set forth in Coastal Development Permit No. 88-0621, a copy of which is attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps
07/26/89
Or.Dept:Prop.
Job:220643
R-90-223
Form=r.none

COASTAL DEVELOPMENT PERMIT NO. 88-0621
GIANT DIPPER ROLLER COASTER
CITY COUNCIL

This Coastal Development Permit is granted by the City Council of the City of San Diego to SAN DIEGO SEASIDE COMPANY C/O D.H. MORGAN MANUFACTURING, INC., Permittee, pursuant to Section 105.0200 of the Municipal Code of the City of San Diego.

1. Permission is hereby granted to Owner/Permittee for a Coastal Development permit for the restoration, maintenance and operation of the Giant Dipper Roller Coaster located on the northwest corner of the intersection of Mission Boulevard and West Mission Bay, described as Lot No. 1803, Pueblo Map 1809, in the CS Zone.

2. The facility shall consist of the following:

- a. The renovation maintenance and operation of the Giant Dipper Roller Coaster; and
- b. Landscaping;
- c. Off-street parking; and
- d. Incidental accessory uses as may be determined incidental and approved by the Planning Director.

3. No permit shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department; and
- b. The Coastal Development Permit is recorded in the office of the County Recorder.

4. Before issuance of any building permits, complete grading and working drawings shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated August 7, 1989, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

5. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The Plans shall be in substantial conformity to Exhibit "A," dated August 7, 1989, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to

R- 274206

be maintained in a disease, weed and litter free condition at all times.

6. The property included within this Coastal Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

7. This Coastal Development permit may be cancelled or revoked if there is a material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

8. This Coastal Development Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

9. This proposal shall comply with the standards, policies and requirements of all ordinances in effect at the time of approval of this map, including the Interim Development Ordinance adopted by the City Council on July 21, 1987; and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs, which approval shall be binding upon all subsequent approvals and permits required for the development.

10. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

11. All signs shall be subject to a separate permit.

12. This Coastal Development Permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted as set forth in Section 105.0216 of the Municipal Code.

13. In the event that any condition of this permit, on a legal challenge by the Owner/Permittee of this permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be void.

APPROVED by the CITY COUNCIL of the City of San Diego on August 7, 1989.

R- 274206

2001

AUG 07 1989

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<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"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

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

By *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-274206* AUG 07 1989
Number Adopted

69 JUL 26 PM 1:05
SAN FRANCISCO, CA

100-1111

89 JUL 26 PM 1:18
SAN FRANCISCO, CA

RECORDED

100-1111

100-1111