

RESOLUTION NUMBER R- 274210

ADOPTED ON AUG 7 1989

WHEREAS, The City has entered into a lease with Belmont Park Associates "for construction, operation and maintenance of a park/visitor-oriented commercial and recreational center, as described in the Development Plan attached [to the lease], and for such other related or incidental purposes as may be first approved in writing by the City Manager, which approval shall not be unreasonably withheld . . ."; and

WHEREAS, the Mission Beach Park lease project has been determined to have "vested rights" under the Save Mission Beach Park (Belmont Park) Initiative, also known as Proposition G; and

WHEREAS, Belmont Park Associates has proposed the addition of a carousel 30 feet in diameter within the lease area as a "related or incidental" use under the lease; and

WHEREAS, Proposition G basically requires public park and recreational uses within Mission Beach Park but excludes commercial uses except within the plunge building and except in connection with historical preservation uses; and

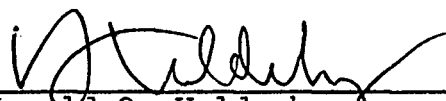
WHEREAS, Proposition G further allows "incidental and related" uses to those uses specifically authorized; and

WHEREAS, the proposed carousel has been determined by the City Manager to be an incidental and related use under the vested lease project and the carousel use can be considered an incidental and related use to the historical rehabilitation of the plunge and the adjacent roller coaster; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the City Council hereby finds that the proposed carousel operation is a "related or incidental" use under the lease and that it is also an "incidental and related" use to those uses specifically authorized under Proposition G.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to approve the installation and operation of a carousel in Mission Beach Park in a manner and as more particularly described in the Manager's report, a copy of which is attached hereto and by this reference incorporated herein.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug
Deputy City Attorney

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Or.Dept:Prop.
Job:220307
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R-274210

DATE ISSUED:

REPORT NO. 89-380

ATTENTION: Honorable Mayor and City Council

SUBJECT: Belmont Park Carousel

SUMMARY

Issue - Should the City Manager be authorized to approve operation of a carousel at the Belmont Park Associates' leasehold?

Manager's Recommendation - Approve the carousel use.

Environmental Impact - This activity is exempt pursuant to State CEQA Guidelines, Section 15061(b)(3).

Other Recommendations - The State Coastal Commission voted 8-2 in favor. It felt the use was consistent with the scope of the original approved project. The Mission Beach Precise Planning Group voted 2-7 against. It wondered about the effects of Proposition G and felt the item needed further discussion. The Coastal Area Committee of the Park & Recreation Board voted 7-2 in favor. It wanted quiet music and a larger adult-size ride, but felt the ride contributed a park-like element to the project. The Mission Beach Town Council voted 0-50 against. It felt that the carousel should be in a building and also be adult size. The Facilities Committee of the Park & Recreation Board voted 8-0 in favor. It approved the concept, but requested to see a final design which would address the roof, cover, fencing, seating, etc. The Park and Recreation Board unanimously approved the carousel use on April 20, 1989.

Fiscal Impact - None with this action. However, the lessee, Belmont Park Associates, will pay 7 percent to the City for rent as provided under the Master Lease Agreement of the premises.

BACKGROUND

Belmont Park Associates, the lessee of a portion of Mission Beach Park, has proposed a carousel operation located within the main entrance as shown on the attachment. The previously approved Development Plan showed a fountain in this area. The City Manager has the authority to decide the issue; however, due to the possible controversial nature of the use, the City Council may want to review and approve this use.

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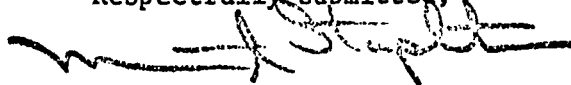
DISCUSSION

The carousel will be 30 feet in diameter, 18 feet in height, and is an elaborate reproduction (circa 1910). Its styling will recapture some of the original flavor of Belmont Park. It is anticipated that Belmont Park Associates will sublease the carousel area to the San Diego Seaside Company (potential operators of the roller coaster) to construct and operate the ride. The combination of rides will be an attractive addition to the center and they should enhance the economic viability of both the coaster and center. The carousel will not encroach into the adjacent parking areas or surrounding business community.

ALTERNATIVES

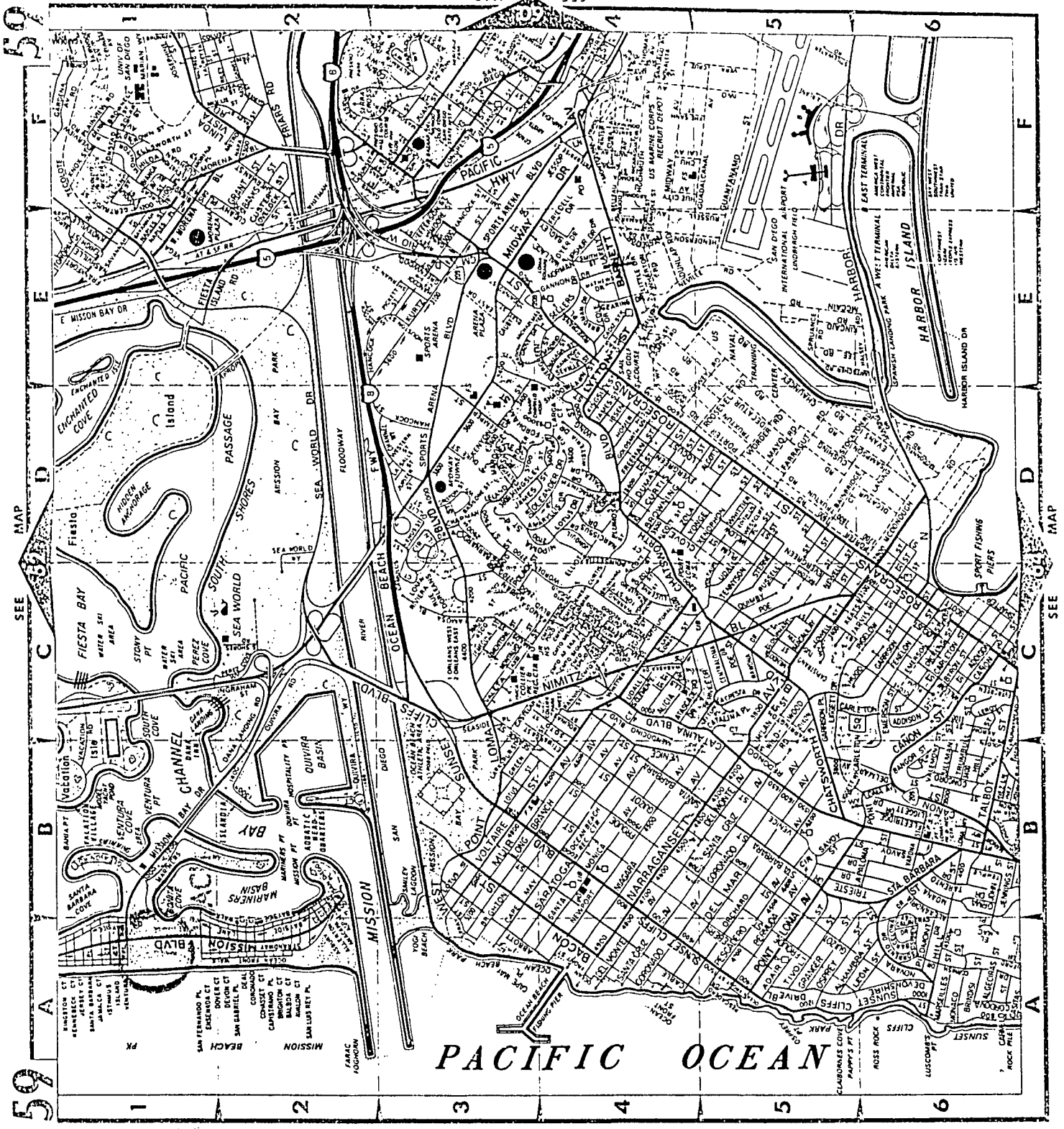
Do not approve the carousel and require the lessee to construct the fountain.

Respectfully submitted,



Maureen A. Stapleton
Deputy City Manager

SPOTTS:JEH:st-w(66-3)
6-7-89
Dept:Prop:MR:780



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PACIFIC OCEAN

R-274210

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AUG 7 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..... *Ellen Boward* , Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-274210* Adopted *AUG 7 1989*

