

RESOLUTION NUMBER R-284399

ADOPTED ON AUGUST 2, 1994

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on June 16, 1994, to consider the proposed 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, said Land Use Plan has been developed to respond to the policies, goals and requirements of the California Coastal Act of 1976; and

WHEREAS, said Land Use Plan rescinds the existing adopted 1978 Mission Bay Park Master Plan; and

WHEREAS, the Planning Commission approved and recommended to the City Council adoption of the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, City Council Policy 600-7 requires that the public hearings before the Planning Commission to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, the Planning Commission of The City of San Diego has held concurrent public hearings to consider the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines; and

WHEREAS, the Planning Commission has reviewed the proposed 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines, hearing public testimony; and

WHEREAS, on June 16, 1994, the Planning Commission approved and recommended for adoption by the City Council amendments to the Local Coastal Program Land Use Plan for the Mission Bay area; and

WHEREAS, this City Council has also reviewed the Proposed Local Coastal Program Land Use Plan, and heard additional public testimony; NOW, THEREFORE,

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

1. That this Council hereby adopts the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan and Associated Design Guidelines as an accurate statement of its policy and intent, a copy of which is on file in the office of the City Clerk as Document No. RR-284399, except as revised herein:

a. Delete the special study designation for the Dana Inn;

b. Retain the use of De Anza boat ramp for regulated use during holiday periods, and when there is a need for additional facilities;

c. That jacaranda trees be planted in the grove that has been created and along the freeway adjacent to the Hilton Hotel, but not at the Grand Avenue site, and further use more appropriate plants for other areas.

d. That the maintenance facility proposed to be located near the gateway entrance of the park is hereby deleted and the staff is directed to return with their recommendations for an alternative use that may include upland habitat.

e. The Manager is directed to take every conceivable action possible to enhance the water quality of Mission Bay;

f. The Manager is directed to reconsider the \$63,000 budget cut that would have gone to the enforcement of the National Pollution Discharge Elimination System directly related to the water quality in Mission Bay along with all the other programs that need to have continued funding to make this work;

g. The Manager is to establish a special study area comprised of the 91 acres east of the creek and provide for the possibility of 60 acres of guest housing;

h. The Manager is directed to exclude Campland from the special study area as per the proposed plan and acknowledged that some wetlands mitigation may be required as part of the special study area;

i. The Manager is directed to review all the proposals for the area to the east of Sea World and return

to the Council within the next 30 days with a recommendation as to whether the Council should proceed with a general request for proposals or a negotiated agreement, and an explanation why that recommendation would be in the best interests of all of the citizens. Do not go ahead with a competitive bid at this time;

j. The Manager is directed to support the Bahia Point recommendation as contained in the Plan;

k. The City Manager is directed to report to the Public Facilities and Recreation Committee regarding the retrofit of the docks in terms of what needs to be done and how it can be done;

l. Priorities within the plan should be to focus the action of City staff in completing the plan and bringing it into reality. We should look at both short and long term priorities and make Fiesta Island and the South Shore area, the areas of highest priority with respect to funding and the utilization of the resources of the City. Projects within those priorities would include South Shores Phase 3, waterfront pathways, shoreline stabilization, natural habitat enhancement in the Crown Point Shores area and the renovation of the Dana Inn, the Hilton Hotel and the Bahia Hotel redevelopment. Second priority would be the Fiesta Island turf and beach areas, natural habitat enhancement on Fiesta Island, the remaining South Shores and traffic

improvements. The third priority would be the remainder of Fiesta Island not addressed above, the natural habitat expansion and the De Anza special study area. The following items from a list passed out by staff and read into the record shall also be carried forth:

(i) Delete the special study area designation for Dana Inn;

(ii) Consider the use of drought resistant or drought tolerant landscaping in the place of coastal landscaping where pedestrian traffic may exist;

(iii) Retain the De Anza boat ramp for managed and restricted use as determined by the Park and Recreation Board;

(iv) Specify North Pacific Passage as a regulated water area compatible with adjacent water uses;

m. Direct the City Manager to develop a plan or policy that Council can approve that will finance the Plan, rather than to create an Enterprise fund for Mission Bay Park revenues.

n. The Plan should not propose deleting height limits by a vote of the people at this time.

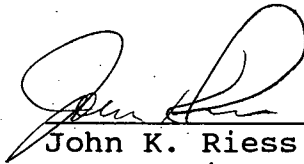
2. That the Planning Director is hereby authorized to submit the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan to the California Coastal Commission as

part of the City's program to comply with the California Coastal Act of 1976.

3. That the Mission Bay Park Master Plan and Local Coastal Program Land Use Plan shall become effective upon approval of the 1994 Mission Bay Park Master Plan and Local Coastal Program Land Use Plan by the California Coastal Commission.

APPROVED: JOHN W. WITT, City Attorney

By



John K. Riess
Deputy City Attorney

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05/18/94
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