

RESOLUTION NUMBER R- 299084

ADOPTED ON APR 13 2004

WHEREAS, the Zoological Society of San Diego [the Zoological Society] requested an amendment to the Balboa Park Master Plan, Central Mesa Precise Plan, and Progress Guide and General Plan for the purpose of implementing the Park Boulevard Promenade Project [the Project]; and

WHEREAS, the Project site includes the current Zoological Society leasehold premises and certain property within the Central Mesa Precise Plan area, as described on attached Exhibit "A"; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan consistent with the Progress Guide and General Plan; and

WHEREAS, the City has undertaken a Balboa Park Land Use, Circulation and Parking [the Study] which affects property proposed for inclusion in the Project area; and

WHEREAS, the Project includes proposed construction of an employee parking lot within the Zoological Society's current leasehold [the Employee Parking Lot] which does not require a plan amendment; and

WHEREAS, the Project cannot be undertaken, except for the Employee Parking Lot, until the Study is complete and a related park-wide financing plan is approved; and

WHEREAS, on April 13, 2004, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Balboa Park Master Plan, Central Mesa Precise Plan, and the Progress and Guide and General Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for the Project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the Balboa Park Master Plan, attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR- 299084-1, and to the Central Mesa Precise Plan attached hereto, a copy of which is on file in the office of the City Clerk as Document No. RR-299084-2, with the following modifications:

Parking Structure Size - The size of the proposed underground parking garage shall be within the range of 3,200 to 4,800 parking spaces. The final number of parking spaces will be based upon the results of the Study and the park-wide financing plan.

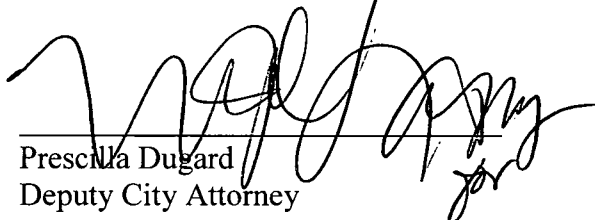
BE IT FURTHER RESOLVED, that the Council adopts the amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plans.

BE IT FURTHER RESOLVED, that the Plan Amendments will not become effective until the Study, park-wide financing plan, and any necessary lease amendments for implementation of the Project have been approved by City Council.

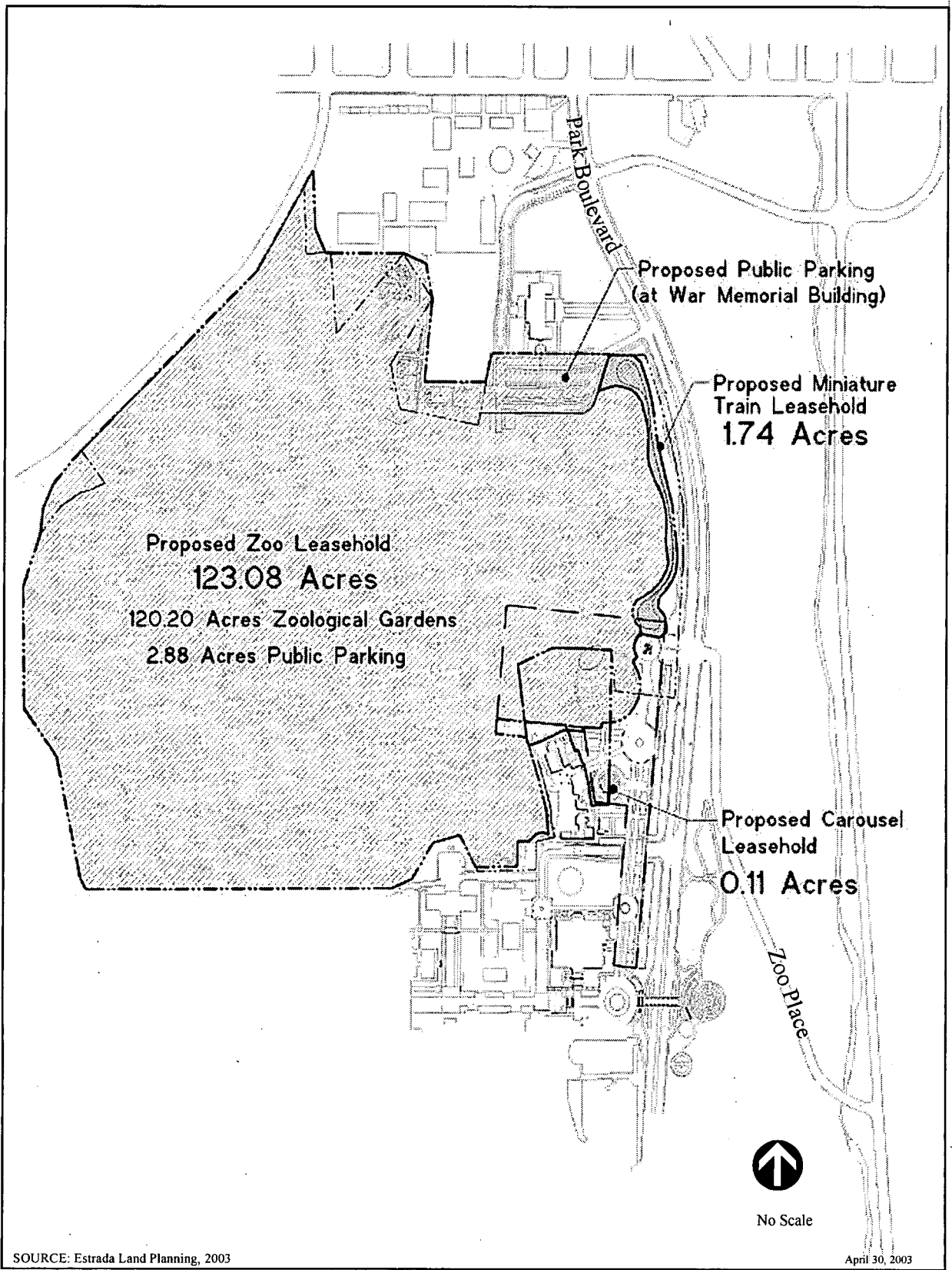
BE IT FURTHER RESOLVED, that the City Manager may not commence discussions or negotiations with the Zoological Society on lease amendments to implement the Project, except for the employee Parking Lot, until the Study is completed and a related financing plan is approved by City Council.

BE IT FURTHER RESOLVED, that the City Manager is directed to prepare updated complete copies of the Balboa Park Master Plan and the Central Mesa Precise Plan as amended which shall be kept on file in the office of the City Clerk as Document Nos. RR-299084-1 and RR-299084-2, respectively.

APPROVED: CASEY GWINN, City Attorney

By   
Prescilla Dugard  
Deputy City Attorney

PD:dm:cdk  
03/29/04  
Or.Dept:Dev.Svcs.  
R-2004-1020



**EXHIBIT A - PARK BOULEVARD PROMENADE PROJECT AREA BOUNDARIES**

R-299084