

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL COUNCIL MEETING
OF

MONDAY, NOVEMBER 9, 1987

AT 7:00 P.M.

IN THE WAR MEMORIAL BUILDING - BALBOA PARK

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 7:10 p.m.

Mayor O'Connor introduced Council Members Elect Ron Roberts and Bob Filner, who were in the audience at the Council meeting.

Mayor O'Connor adjourned the meeting at 11:15 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
 - (1) Council Member Wolfsheimer-present
 - (2) Council Member Cleator-present
 - (3) Council Member McColl-present
 - (4) Vacant
 - (5) Council Member Struiksmma-present
 - (6) Council Member Gotch-present
 - (7) Council Member McCarty-present
 - (8) Council Member Ballesteros-present
- Clerk-Hanson-Holtry (jb)

FILE LOCATION: MINUTES

Nov-9-1987

ITEM-1: ROLL CALL

Clerk Hanson-Holtry called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Vacant
- (5) Council Member Struiksmma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-present

Nov-9-1987

ITEM-601:

(Continued from the meeting of July 27, 1987, Item 150, at Mayor O'Connor's request, to provide an opportunity for Councilmembers to take a field trip to look at the area and satisfy some of their concerns.)

Two actions relative to the proposed Balboa Park Development and Management Plan:

(Balboa Park Community Area. District-8. See City Manager Report CMR-87-290; Committee Consultant Analysis PFR-87-14 and PFR-87-13; memorandum from Michael J. Stepner, dated 6/8/87; letter from Mark Wardlaw dated 6/18/87; letter from the San Diego Zoo dated 6/22/87; letter from Richard Amero dated 6/6/87.)

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Subitem-A: (R-87-2641 Rev.2) ADOPTED AS AMENDED AS
RESOLUTION R-269705

Approving City Manager Report CMR-87-290 regarding the Balboa Park Master Plan and endorsing the Manager's recommendation (Alternative "B"); authorizing the Auditor and Comptroller to transfer an amount not to exceed \$50,000 from the General Fund Unallocated Reserve, Department 605, to the General Fund Allocated Reserve, Department 901, for the purpose of finalizing the Balboa Park Master Plan document; directing the City Manager to return to Council within 90 days with a consultant's services agreement to accomplish finalization of the Balboa Park Master Plan.

Subitem-B: (R-87-2642) ADOPTED AS AMENDED AS
RESOLUTION R-269706

Certifying that Environmental Quality Act File No. 84-0595, in connection with the Balboa Park Master Plan, has been completed in connection with the California Environmental Act of 1970, as amended, and State guidelines, and that said Report has been reviewed and considered by the Council and that the findings made by Council are the Statements of Overriding Considerations contained in City Manager Report CMR-87-290.

COMMITTEE ACTION: Reviewed by PFR on 6/10/87 and 6/24/87. Recommendations and the votes of the Committee are contained in Committee Consultant Analysis PFR-87-13.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A005-F660.)

Hearing began at 7:15 p.m. and halted at 11:15 p.m.

Mayor O'Connor left at 9:30 p.m. and entered at 9:45 p.m.

Council Member Gotch left at 10:00 p.m.

Testimony in favor by Verna Quinn, Bob Arnhym, Bill Burton, Glen Schmidt, Robert Coates, Paul Zeigler, Monty Griffin, Duke Nyhus, Joan Girffin, Mrs. Kirk Butler, Dick Bundy, Ron

Oliver, Lynne Fairlie, Carol Landsman, Lynne Christensen, Kathryn Willetts, Alberto Ochoa, Veronica Enrique, Salvador Torres and Karen Scarborough.

Testimony in opposition by Delza Martin, Edward Douba, Michael Feitler, Richard Amero, Jay Shumaker, Bernard Conrad, Rebecca Ramsier, Hal Fischer, Les Medlin, Barb Bamberger and Jim Ferris.

Motion by Cleator to: 1. approve all consensus items as listed in CMR 87-544 for Access, Circulation and Parking and Building and Land Use. 2. Approve the following recommendations for non-consensus items in that report CMR 87-632 - Access, Circulation and Parking: 11a - Do not approve the Russ Boulevard improvements from 24th to 28th Street; 14a - Jacaranda Place/Pershing Place - Do not close Pershing Drive or create surface parking modes off Jacaranda Place alignment (To allow relocating the new Municipal Gym at Morley Field); 14b - Upas Street/Pershing Drive/28th Street - Reconstruct intersection for improved traffic flow and safety; 14c - Pershing Drive/Thorn Street - Construct access loop and parking node; 21 - Balboa Drive - Do not construct cul-de-sacs north and south of Laurel Street; Organ Pavilion - Construct a second parking level underground on existing surface lot with a sculpture garden at grade; Establish an Intra and Inter Park Transportation Shuttle; 7d - Construct a day/night driving range on landfill site; 9a - Do not relocate the Merry-go-round closer to Zoo entry; 14 - Municipal Gym - Construct new gym in Morley Field Sports Complex area; 17 - Water Tank Picnic area - Do not remove tank utilized by Centro Cultural de la Raza, nor relocate the organization; Remove second tank, reclaim area for open park land; 22 - Boy Scout/Girl Scout/Campfire - Do not relocate outside of Balboa Park when current leases expire in 2005, renew leases. Manager recommendation: Proceed with consultant service contract to provide a conceptual plan for use of the "Pit" area of the Naval Hospital Exchange Parcel as a park maintenance facility. Continue to pursue water reclamation at the park. 3. Direct the City Manager to: a) Negotiate a standard agreement with a consultant consistent with City Council Policy 300-7 for an amount not to exceed \$65,000. Authorize the expenditure from Fund 302451; Capital Outlay-Florida Canyon for purposes of finalizing the approved master plan document and alternative access routes to parking structures and surface lots provided there are sufficient funds for the auditor to issue the Auditor's Certificate. b) To instruct the consultant to prepare a focused parking study and alternative access routes to all proposed parking

structures and surface lots, including use of Cabrillo Bridge and drop off capability in vicinity of Prado area.

Alternative options shall return to Council within 120 days for Council review. c) Return to Council within 120 days with a draft Master Plan. 4. Regarding the following items, direct the City Manager to return to Council within 120 days: Size of new clubhouse and major restaurant at golf course; Size of additional parking for 18-hole golf course also addressing restaurant needs; Use and expansion of War Memorial Building; Recreation of Palisades/Water Museum; Parking fees, feasibility; Planning Commission - Intra and Inter Park Bicycle/Jogging Trail System. 5. Continue

Subitem B (R87-2614), Item \$150, until Council approval of final master plan document. 6. Upon adoption of final Balboa Park Master Plan, direct the City Manager to enter into an agreement with Central Balboa Park Association and the San Diego Foundation to prepare an implementation plan. 7. Approve Operations, Maintenance and Safety recommendations as stated in CMR 87-290. Include a Horticultural element. 8. Continue financing recommendations; direct City Manager to return to Council within 120 days with a new financing plan which does not depend on General Obligation Bonds for Council consideration. No second.

Motion by Ballesteros to: I. Approve the recommendations as stated in the City Manager's report No. 87-544 dated November 4, 1987 as follows: 1) Leave Cabrillo Bridge open to one-lane, eastbound traffic; 2) Provide a passenger drop-off point east of the House of Charm; 3) Reclaim the surface parking at the Prado and Palisades and return these areas to landscaped pedestrian malls; 4) Convert the existing surface lot behind the Organ Pavilion to two levels of subterranean parking with 100% landscaping at street level; 5) Relocate the Park Maintenance Facility currently located on the Arizona landfill to the "pit" area of the former Naval Hospital complex. There seems to be no other suitable location for this facility in a central area. Access should be made as unobtrusive to the surrounding reclaimed park land as possible; 6) Provide for siting and development of a water reclamation facility; 7) Inclusion of a horticultural element in the final language of the Master Plan; 8) Inclusion of a park shuttle element. A viable park shuttle is the key to the success of the proposed traffic and circulation element; 9) Deletion of the Archery Canyon parking structure; 10) Deletion of the extension of 28th Street between Date and

Grape Streets; 11) Deletion of the expansion of Russ Blvd. to a two lane park road; 12) Realignment of Pan-American Way so long as it follows the natural contours of the land. II. Disapprove the following recommendations contained in the above-referenced Manager's Report: 1) Construction of a two-tiered subterranean parking structure behind Alcazar Garden. She proposes restriping the existing lot to accommodate 150 vehicles. Use of this surface lot should be limited to service and equipment delivery, the elderly and disabled, VIP's, and patrons of the nearby theaters and museums. A \$4-5 million price tag is much too high to justify a structure that would provide a net gain of only 55 parking spaces. 2) Construction of a tunnel for automobiles at the potential auto/pedestrian conflict between Alcazar Garden and the Organ Pavilion. Her preferred, less expensive alternative would be to provide a distinct grade separation between the pedestrians and traffic and instead link the two sides of the walking plaza with an attractive footbridge. 3) Removal of the existing water tanks from the Pepper Grove area. She requests that the language in the Master Plan alluding to the Centro Cultural de la Raza be amended to read, "Provide support and resources that would preserve, develop, and enhance the Centro Cultural de la Raza at its current location." Had Proposition B or C passed, such funding would have been available. III. Propose a slightly different version of the Manager's Phases I and II: Phase I - 1) Keep Cabrillo Bridge open to one-lane, eastbound traffic. 2) Retain the Alcazar Garden parking area as a surface lot; increase capacity by restriping. 3) Reclaim the Prado surface parking lot as a pedestrian mall. 4) Realign Pan-American Way only as necessary to continue the pedestrian plaza theme. 5) Provide a passenger drop-off point east of the House of Charm. 6) Convert the existing surface lot behind the Organ Pavilion to two levels of subterrean parking with 100% landscaping at street level. 7) Retain President's Way as a two-way street to allow dual access to the Organ Pavilion parking area. 8) Begin operation of the park shuttle during peak attendance periods. Phase II - 1) Construct a multi-level parking structure at either the south lot of the former Navy Hospital complex or on a parcel south of Interstate 5 owned by the San Diego Community College District. The Navy Hospital lot at Inspiration Point would be a below grade structure, up to four levels and would accommodate up to 2,800 vehicles. The surface would be reclaimed as open green space and an active sports area. The Community College lot would be both below and above grade.

The terrain lends itself to as many as nine levels. 2) Enter into an agreement with the Community College District to construct a minimum 60,000 square foot Municipal Gymnasium and an Olympic quality swimming pool on community college land adjacent to Balboa Stadium. Several months ago, she formed the Balboa Center Sports Complex task force to formulate such a proposal. This task force consists of a City staff, representatives of the Community Colleges, City Schools, the United States Navy, the American Institute of Architects, the Park and Recreation Board, the Central City Association, and users of the existing Municipal Gym. The task force will continue to explore the use of chosen parking structure as a "joint use" satellite facility for park patrons, Community College students and downtown workers. No second.

Motion by Cleator to return the question with respect to relocation of the Park Maintenance Facility to the City Manager for further study, and bring back to the Council within 45 days with some alternatives other than locating it in the park. Second by Ballesteros. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to delete the Municipal Gym from the park and look for a location outside of the park. Second by Cleator. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Cleator to disapprove the City Manager's recommendation to improve Russ Boulevard. Second by Ballesteros. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Cleator to leave the Centro Cultural De La Raza, tear down the other water tank and amend the plan to read, "Provide support and resources that would preserve, develop and enhance the Centro De La Raza at its present location." Second by Ballesteros. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to approve the City Manager's recommendation to proceed with the analysis of the feasibility of a water reclamation facility to be located northwest of the Arizona Landfill on the border of Florida Canyon. Second by McColl. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to approve the City Manager's recommendation to add a Horticultural element to the plan. Second by Cleator. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Cleator to continue the access, circulation and

parking (14a,b,c) for 120 days for a consultant report. Include a caveat that there be strong wording to the consultant to take into consideration that 14a,b,c is not supported by the neighborhood and the Councilwoman from the district at this time. Include a financing plan in the result of the study. Passed: Yeas-1,2,3,5,M. Nays-7,8. Not present-6. Vacant-4.

Motion by Ballesteros to request the City Manager to take a look at the recommendation to construct a day/night driving range and consider replanting it and making it some kind of open space park use as opposed to a driving range. Second by McCarty. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to not relocate the Merry-go-round. Second by Wolfsheimer. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to direct the City Manager to take a look at the expansion of the Veterans War Memorial Building and come back with a plan to renovate the existing building and consider adding a therapeutic pool to the plan. Second by Wolfsheimer. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by McColl to give the City Manager two (2) months in which to find a tenant suitable to the Council to pay for the full renovation and reconstruction of the Fire Alarm Building. If this is not accomplished, the building will be razed. Second by McCarty. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to not relocate the Boy Scout/Girl Scout/Campfire organization. Second by McCarty. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

Motion by Ballesteros to authorize the transfer of \$50,000 from the General Fund Unallocated Reserve to the General fund Allocated Reserve and direct the City Manager to hire a consultant to evaluate these final issues. Second by Cleator. Passed: Yeas-1,2,3,5,7,8,M. Not present-6. Vacant-4.

By common consent, the Council referred to the Park and Recreation Board Council Member McCarty's question with respect to the vision statement and the question of how the plan will be implemented and come back to Council with recommendations.

MOTION BY CLEATOR TO ADOPT AS AMENDED. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-not present, McCarty-yea, Ballesteros-yea, Mayor

O'Connor-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor
O'Connor at 11:15 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: F661).