

**COMMUNITY PLANNING GROUP**  
**RECOMMENDATIONS:**  
**SEAWORLD MASTER PLAN UPDATE**

**CLAIREMONT MESA PLANNING COMMITTEE:**

1. The proposed lighthouse shall not exceed a height of 60'. Unanimous approval: 14-0-0.
2. Any proposed structures exceeding a height of 30' in Tier 2 and Tier 3 shall require full public review. Approved 12-2-0.
3. Sea World shall widen Sea World Drive to 6 lanes prior to completion of proposed Tier 1 construction. Unanimous approval 14-0-0.
4. The Blue Heron nesting site located along Ingraham Street shall be incorporated into the master plan.
5. Sea World shall provide specification on the watts, lens, light movement and hours of operation for the proposed lighthouse. Approved 11-2-1.
6. No approvals are hereby made for any Tier 2 or Tier 3 development due to the lack of adequate information of what is to be constructed. Approved 9-4-0.

**MIDWAY COMMUNITY PLAN ADVISORY COMMITTEE:**

Approved the Sea World Master Plan, and recommended that SeaWorld maintain the existing ratio of marine life exhibits to entertainment.

**MISSION BAY PARK COMMITTEE:**

Voted to recommend approval of the SeaWorld Master Plan Update presented by SeaWorld.

**MISSION BEACH PRECISE PLANNING COMMITTEE:**

At the May, 2001 meeting of the Mission Beach Precise Planning Board, a motion to support the Sea World Expansion plans did not pass. During the discussion regarding the motion, several concerns were aired by the Planning Board members as the reasons for not supporting the motion.

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At the June, 2001 meeting, the following list of concerns was recreated:

1. It does not appear that Sea World is required to submit to review by the Coastal Commission or the City of San Diego each change and/or addition to the Park. We feel that each and every change and/or addition-no matter how large or small- should be subject to normal and customary review by the appropriate planning groups.
2. Several apparent misrepresentations regarding the scope and size of the proposed Sea World Expansion.
  - A. No "roller coaster" type or other large "amusement park" rides were presented initially.
  - B. 300 room hotel was presented initially (not a 600 room facility).
  - C. The bulk of the additions were to be related to better, more 'natural' accommodations for the animals at Sea World and for better viewing for guests.
  - D. Other major additions were to be for "education" purposes (more major than "rides").
  - E. Bay front pedestrian access was to be established along the water border of the Park.
3. The threshold for height review should be 30 feet, not the proposed 90 feet.
4. The Lighthouse at the entrance is too high. It should be closer to 50 feet.
5. Inadequate traffic mitigation is proposed.

The above list is representative of the concerns discussed by the Board but is not exhaustive.

**OCEAN BEACH PLANNING BOARD:**

Adopted a resolution recommending a moratorium on all development within Mission Bay Park until such time as cumulative effects of all development projects on the Bay have been studied.

**PACIFIC BEACH COMMUNITY PLANNING COMMITTEE:**

SeaWorld's master plan/expansion will definitely contribute to increased traffic, congestion, density and noise, the committee endorsed the proposal under the following conditions:

1. Access should include a perimeter shoreline path for pedestrians and cyclists, in conformance with the Mission Bay Park Master Plan. This should complete the existing path and be a minimum of 25 feet wide. It should include landscaping, a concrete sidewalk and bike path. A Briarfield-Cove-style bridge or design/remodel of existing and

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future planned buildings could accommodate the public access at water activity water areas.

2. Hotel: The bulk, scale, number of units and square footage proposed are excessive. It should not exceed 300 rooms. The height and bulk should be halved. We doubt that a new hotel is needed or desirable in the park, but if one is to be built, it should conform to its location so as to not block views or be a major feature of the park.
3. Roller coaster or other high-rise rides are not appropriate in Mission Bay Park. During the Proposition D campaign, we were told no such uses were contemplated. According to SeaWorld's ballot language, the reason for the increased height was to save whales, build an aviary or aquarium, and build a research facility. While we fully support educational endeavors, we adamantly oppose high-rise rides. Several members noted the splash-down ride is located on the same 16.5 acres that was to be used for surface parking, due to structural and soil concerns which precluded a parking structure.
4. Parking structure: If proper designs and landscaping are employed, the structure will blend in with other physical features of the park. A good example is the Catamaran Hotel garage. The Islandia garage, on the other hand, is an example of bad design. Any increase in parking should be complemented by increasing public park and shoreline access. i.e., the parking garage will reduce the need for surface parking; thus the 16.5 acres should be returned to the public.
5. Public Transit: SeaWorld's Plan fails to indicate any proposal to accommodate expanded public transit to the park. This accommodation should be at SeaWorld's expense and incorporated into the plan.
6. Minor Projects: The EIR and Master plan fail to identify the cumulative impact of minor projects over time. No mechanism is in place to monitor or revise the effect of multiple minor projects. We propose that a member of each of the Planning Committees surrounding Mission Bay Park be an ex-officio member of the Mission Bay Park Committee. This would help coordinate Mission Bay Park with surrounding communities affected by SeaWorld's presence in the park. We urge that cumulative effects be taken into account every time a Level 1 or Level 2 project is initiated. A city staff function should be established to ensure monitoring of leasehold changes when they are proposed and to assess what impact each will have, not only on the park but on surrounding communities. Assessment should include visual and audible impacts, as well as traffic.
7. Approval Process: City departments (Real Estate Assets, Park and Recreation, and Environmental Review) are to make determinations of minor and major projects.

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However citizen committees (e.g., the surrounding planning groups, Mission Bay Park Committee and the San Diego Planning Commission) should make the ultimate determination regarding staff recommendations as to whether a project is minor or major.

8. SeaWorld Drive: Road and freeway improvements should be paid for by SeaWorld and not state or local taxpayers. The proposed expansions will increase traffic and congestion, all to the benefit of the applicant. While it is true that some economic benefits will accrue to the city, the major benefit will go to Anheuser-Busch, which is not a non-profit organization.
9. Electricity: Because San Diego is experiencing an electrical crisis, we would like to know how this increased usage will affect us. Residents are absolutely unwilling to sacrifice their electrical needs and endure increased rates for any SeaWorld expansion. Therefore, we propose that SeaWorld estimate the increase in utility usage that will result from each of the proposed projects.
10. Public access to records: The City's web site should be expanded to include a log of activities at all Mission Bay Park leaseholds, including proposed changes which will affect residents and those who transit the areas near the leaseholds. This will allow interested parties to know what is planned before the fact. The site should include information on Council or Council committee hearings, along with their future agendas, concerning the park.

#### **PARK AND RECREATION BOARD:**

On June 14, 2001, the Park and Recreation Board voted 5-4 to recommend approval of the SeaWorld Master Plan Update, with those modifications (see below) recommended by the Park and Recreation Board's Design Review Committee.

#### **PARK AND RECREATION BOARD DESIGN REVIEW COMMITTEE:**

Recommended approval of the SeaWorld Master Plan Update with the following modifications:

1. Clean Water Act: SeaWorld projects to comply with the Clean Water Act with all proposed projects and the City to enforce the requirements of the Act.
2. Pedestrian/Bike Pathway: SeaWorld to work with Park Planning staff on how to implement the pedestrian/bike pathway recommendation from the Mission Bay Park Master plan into the SeaWorld Master Plan. Staff is to look at all options to provide safety for bike and pedestrian users, including; wider walkways, separating the two users with different paths, and/or signage.

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3. Landscape Screening: Reduce the amount of trees to provide visual access of the Splash down project and views beyond. SeaWorld to select trees that relate to the character of the site and are suitable for coastal zones.
4. Parking Lots: Add language to the SeaWorld Master Plan that all new or re-designed parking lots shall meet the Landscape Requirements of the City of an Diego's Municipal Code (M.C. 142.0406 and 142.0407). This includes one tree within 30' of each parking space to be planted in a minimum of 40 square feet and all parking lots 6,000 square feet or greater shall have 5% of that parking lot area as landscape area within the parking lot area (perimeter planting area does not meet this requirement).
5. Plan Review: Revise language of the SeaWorld Master Plan to say that all projects visible from the public right of way will be reviewed by the Park and Recreation Department Design Review Committee.

**PENINSULA COMMUNITY PLANNING BOARD:**

1. Add bay pollution monitoring stations, and define and commit to construction of Trolley Station.
2. Approval of the Tier One projects except that the entry way remodel limit the height of the lighthouse to 45' and that no "splashdown" ride and/or thrill type rides be included.
3. All Tier Two projects be reviewed by the local planning commissions as well as the City Planning Commission, the City Council and the Coastal Commission.
4. Urge SeaWorld to do more to immediately reduce the level of noise it produces, specifically to modify the P.A. system so that the noise stays within the site, and to look into quieter fireworks for the sake of the neighbors as well as the animals.
5. Adopt as a corporate goal to add an off-site bay pollution program, this in addition to the commendable on-site runoff pollution treatment program.
6. Request SeaWorld pursue educational interactive stimulating experiences including virtual entertainment.

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