

CLERK'S FILE COPY

Balboa Park Master Plan Amendment

February, 2004

ADOPTED BY RESOLUTION NUMBER R-

PREPARED BY :
AUSTIN VEUM ROBBINS PARTNERS
600 W. Broadway, Ste. 200
San Diego, CA 92101
619-231-1960

DOCUMENT NO. LA-299666
FILED SEP 21 2004
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

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ACKNOWLEDGMENTS

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Randy Robbins, Project Manager, Principal Architect

Stephen J. Pomerence, Project Landscape Architect/Architect

PURPOSE OF THE AMENDMENT

The purpose of this Master Plan Amendment is to amend the 1989 Balboa Park Master Plan to reflect the proposed Veterans Memorial Garden. Because some aspects of the proposed Veterans Memorial Garden are not consistent with the approved Master Plan, the Park and Recreation Department has directed that the Master Plan be amended. This amendment specifically addresses the Inspiration Point North Area. Goals, policies and guidelines that were inconsistent with the Inspiration Point North Master Plan have been amended.

In conjunction with the approved 1989 Balboa Park Master Plan, this document gives definition and guidance to the future development of Balboa Park. The Balboa Park Master Plan and this amendment will contribute to the cultural, educational, recreational, and social life of the entire San Diego Region.

The Inspiration Point North amendment is structured to aid the City Council, City Manager, City staff, Park institutions and citizens in their efforts to successfully implement improvements to Balboa Park. To aid the reader, this amendment is organized in the same order as the 1989 Balboa Park Master Plan. This amendment contains text and graphics that have been revised from the approved 1989 Balboa Park Master Plan due to the proposed Veterans Memorial Garden. To assist in the flow of this document, certain unrevised sections of the approved 1989 Balboa Park Master Plan are also included. Beginning on page 2, all text that has been added to the original 1989 Balboa Park Master Plan is shown underlined. In addition, the 1989 Balboa Park Master Plan page numbers for that section are placed at the top of the page.

THE HOUSE OF PACIFIC RELATIONS

Expand the House of Pacific Relations area by 4,000 square feet including additional landscaping.

THE SPANISH VILLAGE

Consider expanding Spanish Village to provide additional studio area and food service facilities. A Precise Plan should be prepared to guide this redevelopment.

Provide a drop-off and pick-up area north of the Natural History Museum near the Junior Theater.

Close Village Place at Spanish Village. Redesign the entry road.

Retain the existing service road between the Zoo and the museums, known as Old Globe Way, for purposes of controlled emergency and service vehicle access.

Reroute pedestrian traffic between the Zoo entry plaza and the Prado through Spanish Village.

These improvements are subject to further definition through the Precise Plan process.

CENTRAL OPERATIONS STATION

Reclaim the existing maintenance facility site within the Park as free and open park land.

JAPANESE GARDEN

Complete the Japanese Garden in Gold Gulch.

GOLDEN HILL

Construct a multi-use play field (Soccer Bowl) on the abandoned 26th Street right-of-way.

Provide parking facilities at the Soccer Bowl.

Add a playground or tot lot.

WATER TANK AREA

Retain and improve the Centro Cultural de la Raza.

Remove the other water tank and replace it with a new picnic area as an expansion of Pepper Grove.

INSPIRATION POINT

Redesign and landscape the existing parking lots. Utilize the standards set by the City Landscape Ordinance.

The area to the north of the Chapel containing lawn, Podocarpus trees and two derelict tennis courts will be converted to a "Veterans Garden." The tennis courts will be removed while the lawn and trees will remain.

ZOO PARKING LOT

Landscape the existing parking lot. Utilize the standards set by the City Landscape Ordinance.

ORGAN PAVILION PARKING STRUCTURE

Construct a 1,000 - 1,500 space parking structure on the existing parking lot site concurrent

INSPIRATION POINT NORTH
Figure 6

The three historic courtyards from the old hospital complex will be retained and enhanced through landscape plantings and/or architectural features. The landscape architectural treatment of the courtyards will serve to increase public access and enjoyment of the site. Exceptional views of the bay, the Coronado Islands, downtown, and Point Loma will increase the value of this reclaimed park land to the visitor experience.

The three retained buildings of the former Naval Hospital will be converted to new uses. The Administration Building will be used for Park and Recreation Department staff offices, the Chapel will be leased to the United Veterans Council. Negotiations are now in process to lease the library/auditorium to the San Diego Opera.

The large parking lots to the Southwest of the site will be retained for public parking. The intra-park tram system will shuttle park users from this parking lot to the main use areas of the Park. The parking lots will be landscaped to conform to the City Landscape Ordinance.

The area to the north of the Chapel containing lawn, Podocarpus trees and two derelict tennis courts will be converted to a "Veterans Garden." The tennis courts will be removed while the lawn and trees will remain.

The Centro Cultural de la Raza will be retained in its existing location, and access will be improved through appropriate landscape design. A new roof and restroom facilities will also be provided.

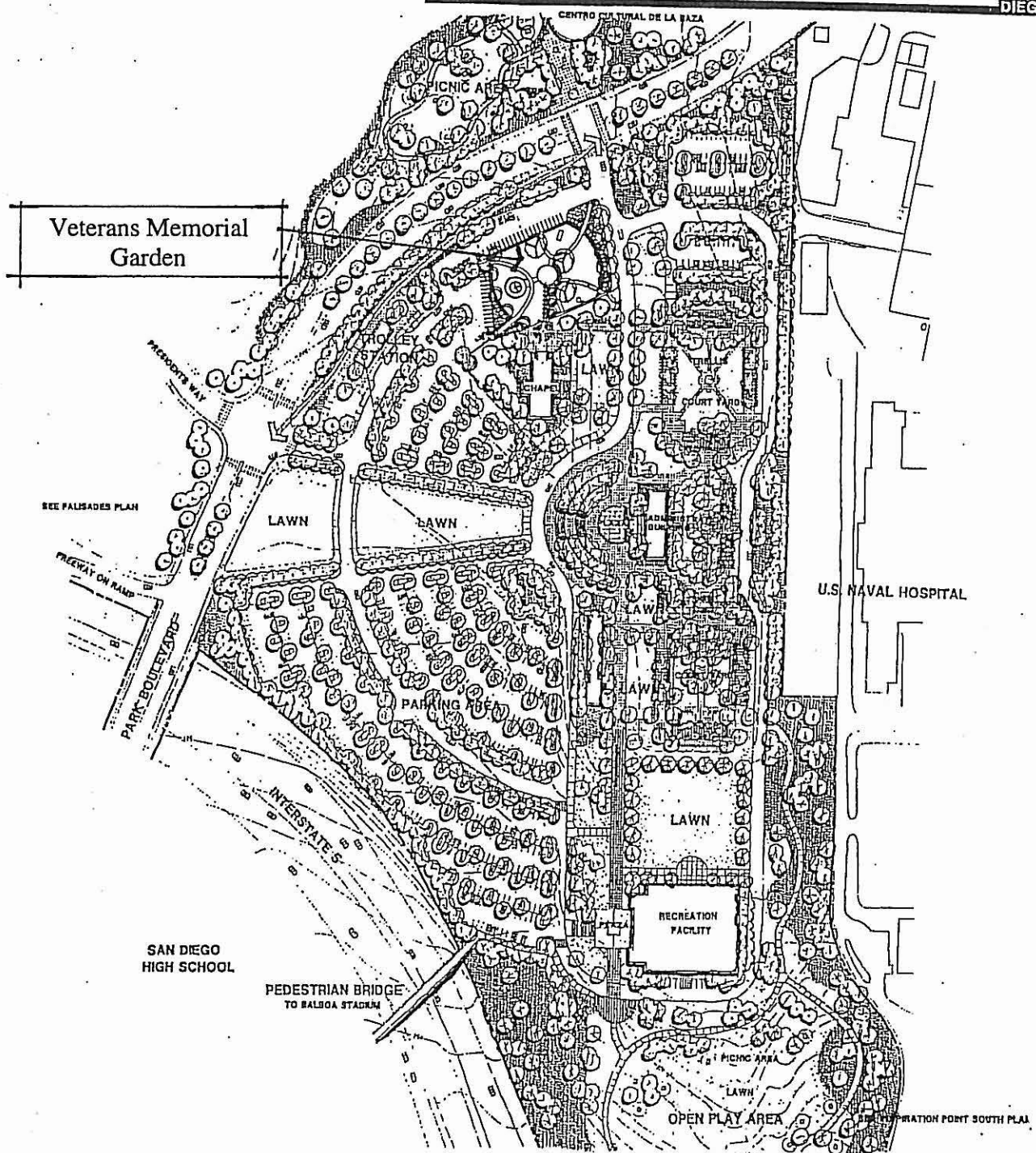
The City storage tank will be removed and the site returned to open park land. The playground and tot lot at the Pepper Grove picnic area will be upgraded with new play equipment.

A LRT Station will be developed adjacent to Park Boulevard. This will provide a link with the intra-park tram and give visitors convenient access to the major activity areas.

The southern portion will be returned to open park land.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND		
TREES	GROUNDCOVERS	PAVED PEDESTRIAN AREAS
NATIVE SHRUBS	LAWN	

**CONCEPTUAL MASTER PLAN
INSPIRATION POINT NORTH**

REV. DATE: APRIL 5, 1995

ESTRADA Land Planning

Figure 2



Charles Daniels
35

RESOLUTION NUMBER R- 299666

(R-2005-199)

ADOPTED ON SEP 21 2004

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE GENERAL PLAN AND BALBOA PARK MASTER PLAN RELATIVE TO THE CONSTRUCTION OF THE VETERANS MEMORIAL GARDEN.

WHEREAS, the Veterans Memorial Garden will provide for the development of a one-acre garden in the Inspiration Point North area of Balboa Park, will serve as a memorial to those who have served our country on land, in the air, and at sea, and will also serve as a community resource for education and for special events; and

WHEREAS, the approval of the proposed plan amendments will allow City staff to proceed with the design and construction of the Veterans Memorial Garden; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that amendment of the General Plan and Balboa Park Master Plan to modify the language relative to the construction of the Veterans Memorial Garden in the Inspiration Point North area of Balboa Park, as reflected in the proposed plan amendments and City Manager's Report No. 04-185, on file in the office of the City Clerk as Document No. RR 299666, is approved.

APPROVED: CASEY GWINN, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:cdk
08/20/04
Or.Dept:P&R
R-2005-199

PARK & RECREATION
SEP 28 2004
PARK PLANNING &
DEVELOPMENT DIVISION

Charles Daniels
MS 35

(R-2005-200)

RESOLUTION NUMBER R- 299667

ADOPTED ON SEP 21 2004

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Mitigated Negative Declaration LDR No. 27829, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the construction of the Veterans Memorial Garden in the Inspiration Point North area of Balboa Park.

BE IT FURTHER RESOLVED, that the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: CASEY GWINN, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:cdk
08/20/04
Or.Dept:P&R
R-2005-200

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 27829 State Clearinghouse Number: N/A

Applicant: The City of San Diego, Park and Recreation Department, Park Planning Division, 202 C. Street, MS 35, San Diego, CA 92101 Contact: Charles Daniels (619) 525-8223

Project Title: Veteran's Memorial Garden.

Project Location: The proposed project is located on approximately one acre of land between the Veterans Museum and Memorial Center and Park Boulevard in the Inspiration Point Subarea of the Balboa Park Master Plan in the City and County of San Diego.

Project Description: COUNCIL APPROVAL to amend the General Plan and Balboa Park Master Plan to allow for the implementation and development of a small amphitheater, water feature, landscape and hardscape improvements for a veteran's memorial garden.

This is to advise that the City of San Diego City Council on September 21, 2004 approved the above described project and made the following determinations:

1. The project in its approved form will, will not, have a significant effect on the environment.

An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

A **MITIGATED NEGATIVE DECLARATION** was prepared for this project pursuant to the provisions of CEQA. R-299667

An addendum to **NEGATIVE DECLARATION NO OR MITIGATED NEGATIVE DECLARATION NO OR ENVIRONMENTAL IMPACT REPORT NO.**~ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures were, were not, made a condition of the approval of the project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Land Development Review Division, Fifth Floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101.

Analyst: Myra Herrmann

Telephone: (619) 446-5372

Filed by:


Signature

Peggy Rogers, Deputy City Clerk

Title

Reference: California Public Resources Code, Sections 21108 and 21152.

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

*De Minimis Impact Finding or
One Fee Per Project Provision*

Project Title/Location (include county): VETERAN'S MEMORIAL GARDEN/The proposed project is located on approximately one acre of land between the Veterans Museum and Memorial Center and Park Boulevard in the Inspiration Point Subarea of the Balboa Park Master Plan in the City and County of San Diego.

PROJECT NO. 27829

SCH NO. N/A

Project Applicant: The City of San Diego, Park and Recreation Department, Park Planning Division, 202 C. Street, MS 35, San Diego, CA 92101 Contact: Charles Daniels (619) 525-8223

Project Description: COUNCIL APPROVAL to amend the General Plan and Balboa Park Master Plan to allow for the implementation and development of a small amphitheater, water feature, landscape and hardscape improvements for a veteran's memorial garden.

Findings of Exemption (attach as necessary):

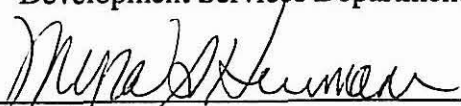
A(n) Mitigated Negative Declaration (Project No. 27829) and Initial Study have been prepared for the project. The report concludes that there is substantial evidence in the record that the project would result in a de minimis impact to wildlife resources as all of the following apply:

1. No significant biological resources exist on the project site.
2. The project would have no adverse impacts on biological resources located off-site.
3. No mitigation measures are proposed to address impacts to biological resources.
4. No conditions in any discretionary actions associated with the project address biological resource issues.
5. No broader impacts on a habitat (for example - urban runoff effects on wetland) were identified.

Certification:

I hereby certify that the lead agency has made the above findings of fact and that based upon the initial study and hearing record, the project involves no potential for adverse effect, either individually or cumulatively on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Gary Halbert, Acting Director
Development Services Department

By: 
Title: Senior Planner
Lead Agency: City of San Diego
Date: 8/23/04