



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: August 24, 2016

TO: Balboa Park Committee
Agenda of September 1, 2016

FROM: Bruce Martinez, Deputy Director, Park and Recreation Department

SUBJECT: House of Charm Improvements and General Development Plan

SUMMARY

Issues – Should the Balboa Park Committee:

1. Advise the proposed General Development Plan for the House of Charm is consistent with the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP); and
2. Recommend approval of the proposed General Development Plan (GDP) for the House of Charm?

Department Recommendations

1. Advise the proposed General Development Plan for the House of Charm is consistent with the BPMP and CMPP; and
2. Recommend approval of the proposed GDP for the House of Charm with conditions as listed herein.

Other Recommendations - None

Fiscal Statement - There is no fiscal impact associated with this action.

Environmental Review – The proposed Project will be submitted to the City of San Diego Development Services Department for Public Project Assessment. The City of San Diego, as lead agency, will review the Project and prepare any required California Environmental Quality Act (CEQA) documentation per State CEQA guidelines.

Code Enforcement Impact - None

Housing Impact - None

BACKGROUND

Balboa Park is located immediately north of downtown San Diego. The Park is surrounded by the communities of Golden Hill, North Park, Uptown and Centre City. Balboa Park is one of the City's largest developed parks at 1,172 acres and is host to numerous passive and active recreational activities, cultural and educational institutions, and special events. Over 12 million visitors come to Balboa Park each year to enjoy the diversity of activities the Park has to offer.

Development, maintenance and management of Balboa Park are governed by the BPMP, the CMPP, the East Mesa Precise Plan and subsequent amendments to those documents. The BPMP is a part of the City's General Plan, and implements land use policies for Balboa Park. Therefore, amendments to the Master Plan and its Precise Plans must follow the Land Use and Community Planning Element of the General Plan.

The BPMP was adopted by City Council on July 25, 1989 (Resolution No. R-274090). Subsequent amendments to the BPMP have been adopted by City Council on December 9, 1997 (R-289537); on May 4, 1998 (R-290039-1); on April 13, 2004 (R-299084-1); on September 21, 2004 (R-299666); and on July 9, 2012 (R-307555-1). The Master Plan addresses the entirety of Balboa Park and provides general guidelines for development, maintenance and management.

The CMPP was adopted by City Council on October 20, 1992 (Resolution R-280920). Subsequent amendments to the CMPP have been adopted by City Council on May 4, 1998 (R-290031-2); on March 19, 1992 (R-296206); on April 13, 2004 (R-299084-2); and on July 9, 2012 (R-307555-2). The CMPP addresses the central portion of Balboa Park in greater detail than does the BPMP.

A large portion of Balboa Park's Central Mesa is included in the federally designated National Historic Landmark District (District). As such, any improvements within the District must meet the Secretary of the Interior's Standards for Rehabilitation. Determination of compliance is made by the City of San Diego Historic Resources staff and the Historic Resources Board.

The House of Charm was originally constructed for the 1915 Panama-California International Exposition, and was originally named the Mining Building. The building was adapted for new use, as well as a name change, for the 1935 California Pacific International Exposition.

Many of the exposition buildings in the park were intended to be temporary. The House of Charm is no exception, and was reconstructed by the City in 1996. During the reconstruction the building was modified on the interior for new and modern uses; however, the exterior of the building was reconstructed in accordance with the Secretary of the Interior's Standards.

Reconstruction of the House of Charm building included a loading dock area on the south side, with a driveway connecting to the access road leading to the Alcazar Lot. This loading dock was not indicated in the graphics for the West Prado area of the CMPP but was constructed by the City as a part of the new building. The loading dock area is difficult to access and is rarely used by the Mingei Museum or San Diego Art Institute. It is typically used for parking and is, in general, an unattractive view from Palm Canyon.

DISCUSSION

Project Definition

The Mingei Museum in conjunction with the San Diego Art Institute and Old Globe Theatre are proposing improvements to the House of Charm. These improvements include the following:

- Enclose the loading dock area and incorporate the space into the building
- Provide a sculpture courtyard atop the enclosed loading dock
- Remove non-historic skylights from the arcade and install historic pendant lights
- Replace the non-historic heavy glass main entry door with a lighter glass door
- Replace fixed stucco arches with stucco finished pocket doors/panels
- Provide new glass panels behind the stucco finished pocket doors/panels
- Replace certain existing non-historic doors with metal framed glass doors
- Provide a paver system on arcade rooftops for public access, including glass safety rails
- Re-landscape the areas south and west of the building

The loading dock would be enclosed and incorporated into the existing building footprint. The area would not expand beyond its existing footprint. Enclosure of the loading dock will require the relocation of the existing electrical transformer as well as the drainage system currently located in this area. A new emergency egress route would be located on the south side of the building and would lead to the Alcazar Lot area.

A new sculpture courtyard would be located atop the enclosed loading dock. The sculpture courtyard would be paved with stone pavers and surrounded by an ornamental iron fence for security. The courtyard would be open to the public for free, and accessible from the south arcade or from the building.

The reconstruction of the House of Charm included non-historic skylights. These skylights do little to illuminate the arcades. The proposed project would remove these skylights and install new historic replica lights to match existing.

The proposed project would reconfigure two stucco covered arches located along the eastern side of the building. The walls within these two arches would be removed and replaced with stucco covered pocket panels/doors. These panels would be closed at night, giving the appearance of a stucco wall. During museum hours these panels would be slid into the wall pockets and glass panels would be visible.

Certain doors located throughout the building would be replaced with new doors acceptable to Historic Resources staff.

The Mingei Museum would like to make better use of the arcade rooftops. These rooftops are accessed from the second floor exhibit space of the museum. After removal of the skylights, the

roofing would be replaced. A new paver system would be installed as would a glass safety rail to meet building code. The rooftop would be available to museum patrons and for special events, and would provide grand views of the Plaza de Panama.

The Mingei International Museum previously processed a General Development Plan that included removal of certain railings in the arcade archways. The intent was to make the arcades and museum more accessible both visually and physically. The Balboa Park Committee recommended approval of that GDP on February 26, 2009. However, the Plaza de Panama Project was approved by the Balboa Park Committee, and subsequently City Council, that returns the landscape in the Plaza de Panama to its historic configuration. The removal of the arcade railings is not compatible with the current design of the Plaza de Panama and staff therefore recommends retaining the railings as a condition of approval of the proposed GDP.

CONCLUSION

While the loading dock area is not shown in the West Prado area of the CMPP, it was constructed by the City in accordance with Secretary of the Interior Standards. The loading dock area is currently considered restricted park land like any other leased space within the park, and currently serves no benefit to the public.

Enclosure of the loading dock would eliminate a visual eyesore on the south side of the House of Charm. New landscaping will enhance the south side of the building. In addition, the space atop the enclosed loading dock would be accessible to the public, providing an additional benefit to park patrons.

Proposed modifications to the building will be reviewed by Historic Resources staff as a part of a Public Project Assessment to assure compliance with the Secretary of the Interior's Standards.

STAFF RECOMMENDED CONDITIONS

Staff does NOT support the removal of railings in the arcade arches as proposed; the removal of railings is not consistent with the historic landscape reconstruction identified in the current version of the Central Mesa Precise Plan.

ALTERNATIVES

1. Advise the Proposed General Development Plan for the House of Charm is consistent with the BPMP and CMPP and recommend approval with conditions; or
2. Do not advise the proposed General Development Plan for the House of Charm is consistent with the BPMP and CMPP, and do not recommend approval of the proposed General Development Plan.

Respectfully submitted,



Bruce Martinez
Deputy Director

BEM/cpd

Attachment: House of Charm GDP



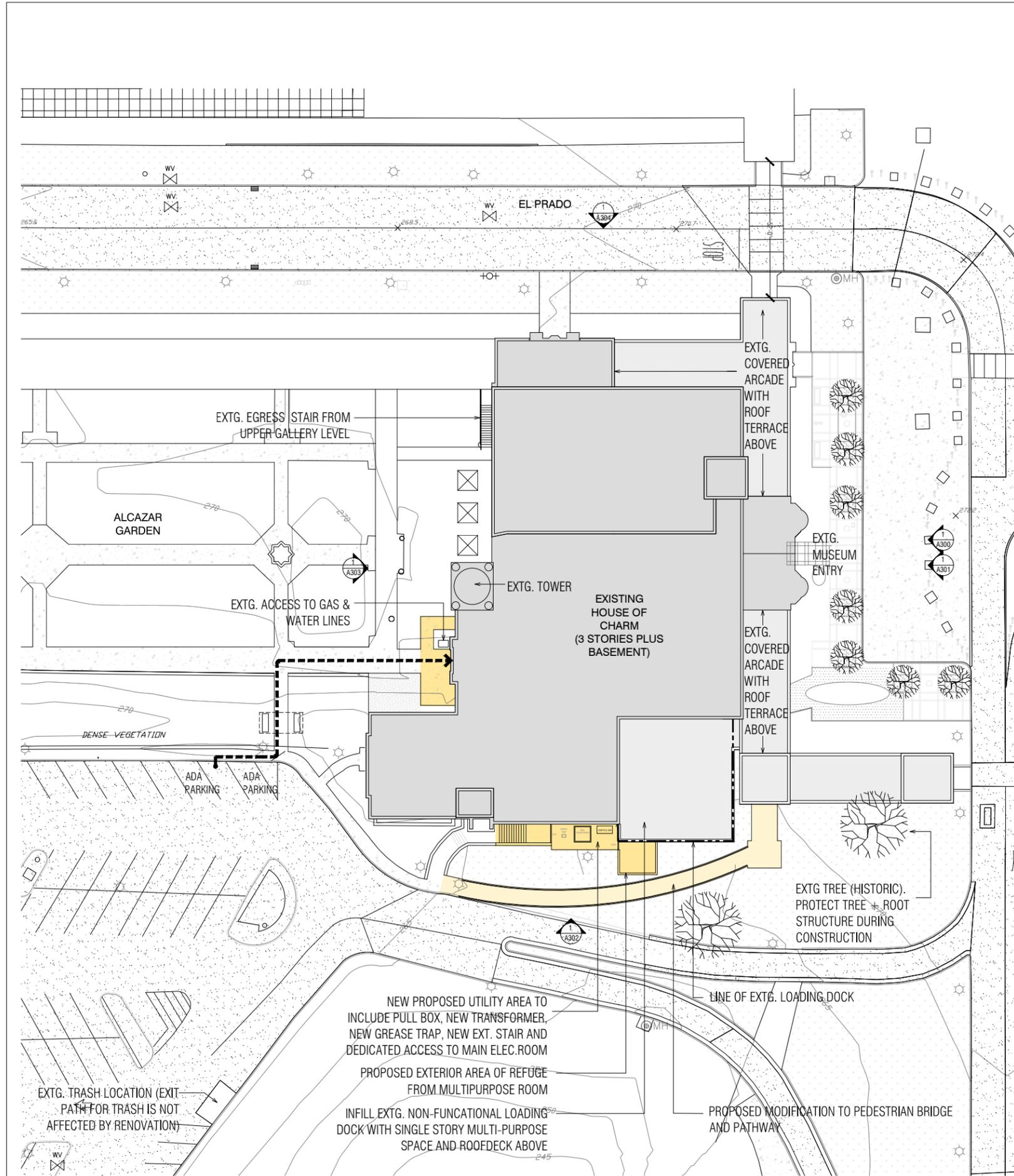
BALBOA PARK
THE HOUSE OF CHARM
MINGEI INTERNATIONAL MUSEUM

PROJECT
SUMMARY
DOCUMENT

SD PARK & RECREATION
08/24/2016

MIN
GEI
INTERNATIONAL
MUSEUM

LUCE
et studio



site plan notes:

1. -

LEGEND

--- ADA PATH OF TRAVEL

<p>1 SITE PLAN SCALE: 1/8" = 1'-0"</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>NOT FOR CONSTRUCTION</p>	<p>SITE PLAN</p>
	<p>SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY</p>	<p>G100 a</p>

COUNCIL DISTRICT: COMMUNITY PLAN AREA: BALBOA PARK

DATE	ACTION	RESO. NO.	COST \$:	ACRES:
	SITE ACQUIRED			
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.61 AC.	TOT LOT	NA	PAVED WALKWAYS	SF	SECURITY LTS.	1 EXISTING + 28 STEP LIGHTS
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	NA	PARK ROADS	EXISTING	BALLFIELD LTS.	NA
TURF	0 AC.	TENNIS CTS.	NA	PARKING LOT	ADJACENT-ALCAZAR	TENNIS COURT LTS.	NA
SHRUB BED	0.21 AC.	RESTROOM	INSIDE EXISTING BLDG.	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	NA
NATURAL	NA	REC. BLDG.	NA	PARKING STALLS-DISABLED		BACKSTOPS	NA
D.G. PAVING	NA	POOL BLDG.	NA	COURT GAME AREA	NA	BENCHES	NONE
DIRT INFIELDS	NA	POOL DECK	NA	LAWN EDGING	NA	PICNIC TABLES	NA
		POOL WATER	NA	BLEACHERS	NA	TRASH RECEPTACLES	NONE
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

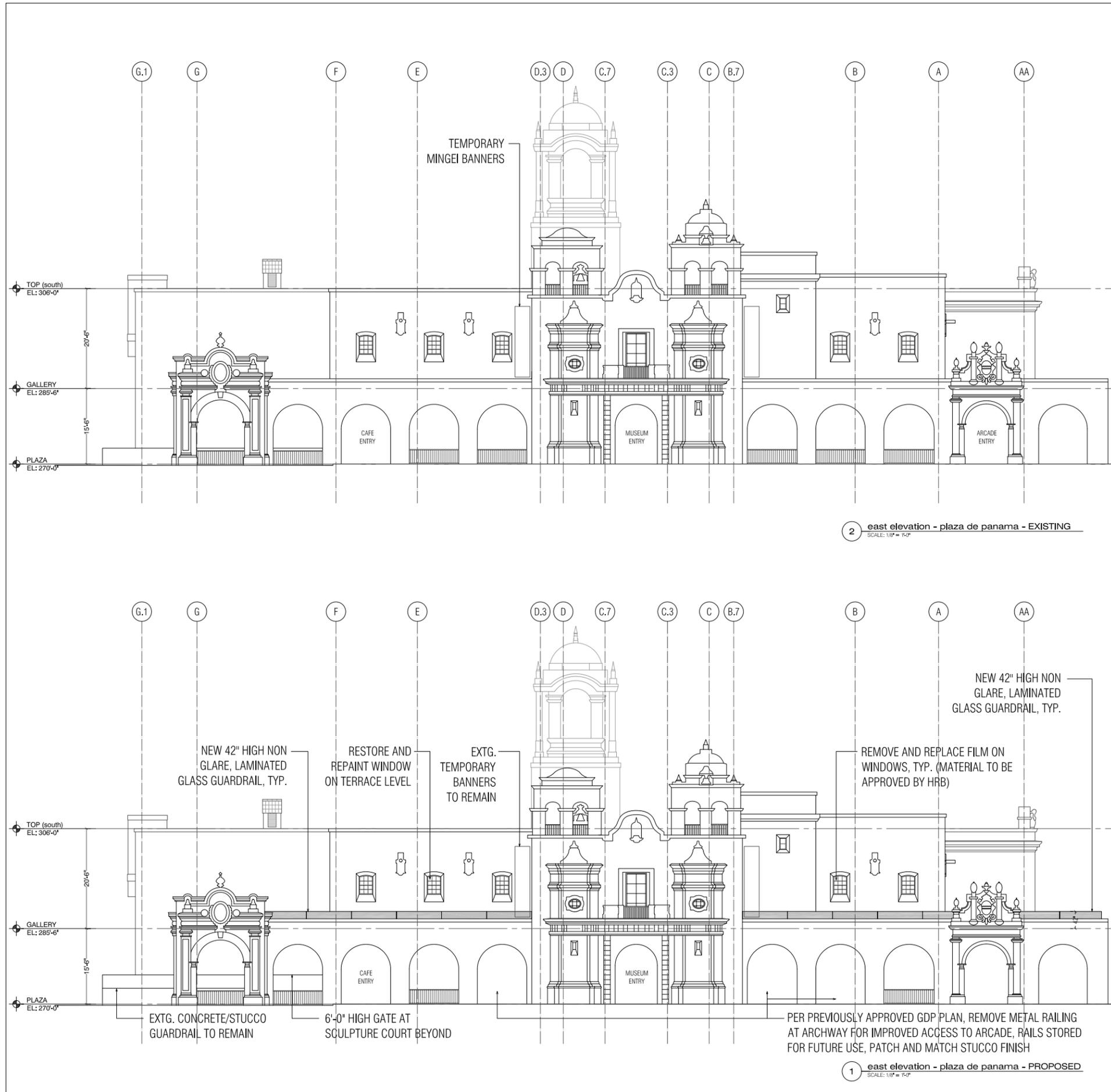
THE GENERAL DEVELOPMENT PLAN FOR

MINGEI INTERNATIONAL MUSEUM

1439 El Prado, San Diego, California 92101

LUCE et studio 5070 santa fe street / suite a / san diego, ca / 92109 / t. 658.274.0223

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: PSD (PSD #)



- DOOR TYPE [A]**
-Replace solid stucco wall infill within building arch with matching stucco textured panel/pocket door that will remain closed after hours. Panel may open when museum is accessible by public.
-Install large pane glass and metal frame slider system behind stucco panel (@ interior).
- DOOR TYPE [B]**
-Replace existing 1996 door and sidelite with new doors acceptable to Historic Resources Staff.
-Doors at these locations were not included in the 1915 design.
- DOOR TYPE [C]**
-Replace existing 1996 window with new doors acceptable to Historic Resources Staff.
-Windows at these locations were not included in the 1915 design.
- DOOR TYPE [D]**
-Replace existing glass door system behind 1915 solid wood pocket sliders.
-Doors are low-functioning (weight) and deter visitors from entering the building.
- DOOR TYPE [E]**
-Replace existing 1996 plywood doors with new doors acceptable to Historic Resources Staff.
-Doors at this location were not included in the 1915 design.
- DOOR TYPE [F]**
-Recreate 1915 wood sliders to cover new glass and metal frame entry doors @ interior.
-Existing 1996 doors are non-historic.
- DOOR TYPE [G]**
-Replace existing 1996 door to match original 1915 historic door (size and material).
- DOOR TYPE [H]**
-Provide new access door to Electrical Room in non-historic floor.
-Size and material to match existing proximate exit door (patch or re-stucco as required).

NOT FOR CONSTRUCTION	EAST ELEVATION
0 2 4 8 16 SCALE: 1/8" = 1'-0"	SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
A300	

COUNCIL DISTRICT:		COMMUNITY PLAN AREA: BALBOA PARK	
DATE	ACTION	REFERENCE DOCUMENTS	COST \$:
	SITE ACQUIRED	RESO. NO.	ACRES:
	SITE DEDICATED	ORD. NO.	ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:
	PAR BOARD APPROVAL	PF&R APPROVAL	DATE:
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.61 AC.	TOT LOT	N/A	PAVED WALKWAYS	SF	SECURITY LTS.	1 EXISTING + 28 STEP LIGHTS
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	N/A	PARK ROADS	EXISTING	BALLFIELD LTS.	N/A
TURF	0 AC.	TENNIS CTS.	N/A	PARKING LOT	ADJACENT-ALCAZAR	TENNIS COURT LTS.	N/A
SHRUB BED	0.21 AC.	RESTROOM	INSIDE EXISTING BLDG.	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	N/A
NATURAL	N/A	REC. BLDG.	N/A	PARKING STALLS-DISABLED		BACKSTOPS	N/A
D.G. PAVING	N/A	POOL BLDG.	N/A	COURT GAME AREA	N/A	BENCHES	NONE
DIRT INFIELDS	N/A	POOL DECK	N/A	LAWN EDGING	N/A	PICNIC TABLES	N/A
		POOL WATER	N/A	BLEACHERS	N/A	TRASH RECEPTACLES	NONE

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN FOR

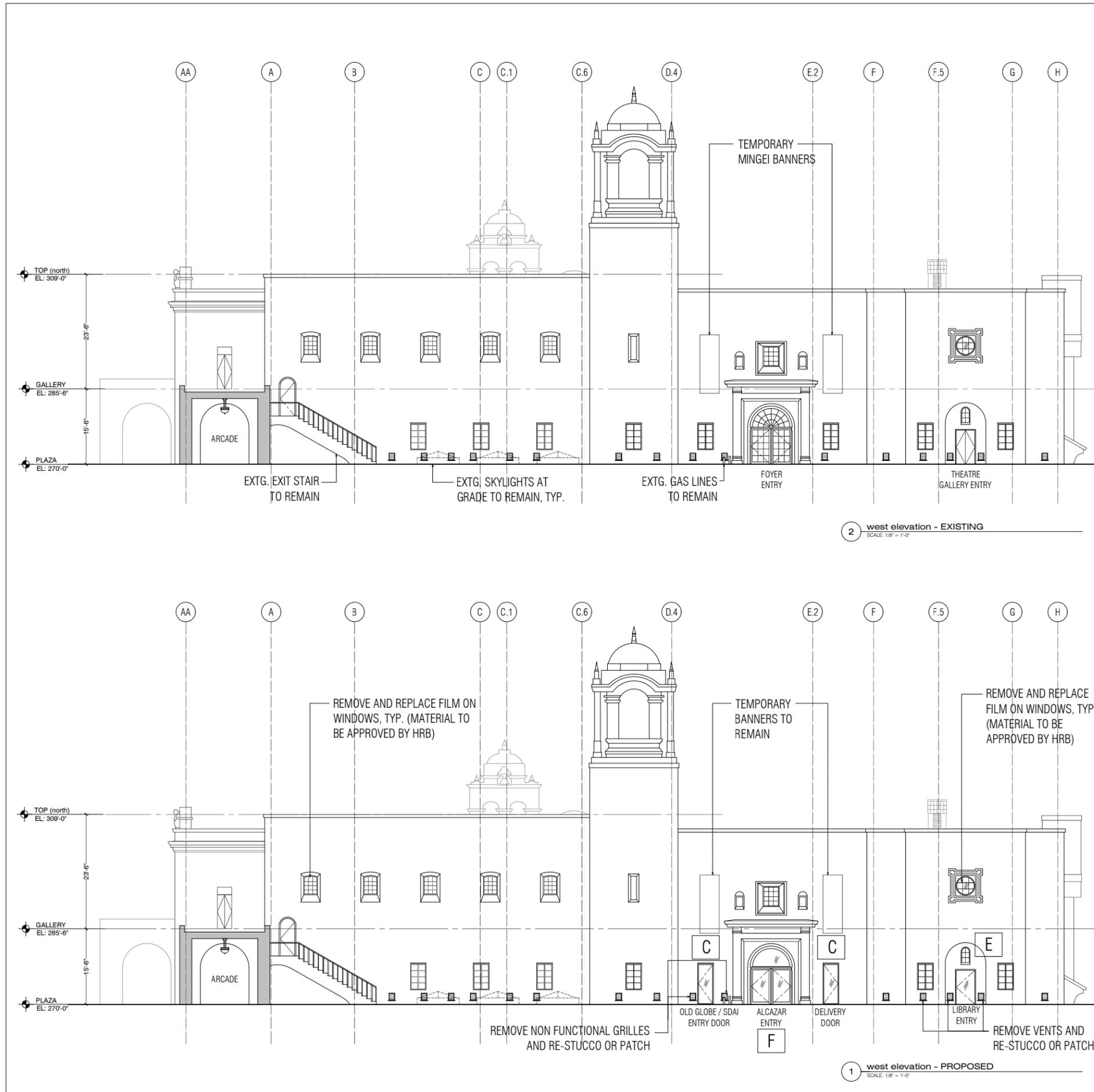
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PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



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-Install large pane glass and metal frame slider system behind stucco panel (@ interior).
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- DOOR TYPE [G]**
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- DOOR TYPE [H]**
-Provide new access door to Electrical Room in non-historic floor.
-Size and material to match existing proximate exit door (patch or re-stucco as required).

NOT FOR CONSTRUCTION	WEST ELEVATION
0 2 4 8 16 SCALE: 1/8" = 1'-0"	SHEET SIZE AND SCALE: IF SHEET SIZE IS LESS THAN 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
A303	

COUNCIL DISTRICT:		COMMUNITY PLAN AREA: BALBOA PARK		
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	SITE ACQUIRED			
	SITE DEDICATED	ORD. NO.		ACRES:
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IMPROVED AREA	AC.	MULTI-PURPOSE CT.	N/A	PARK ROADS	EXISTING	BALLFIELD LTS.	N/A
TURF	0 AC.	TENNIS CTS.	N/A	PARKING LOT	ADJACENT-ALCAZAR	TENNIS COURT LTS.	N/A
SHRUB BED	0.21 AC.	RESTROOM	INSIDE EXISTING BLDG.	PARKING STALLS-STD.		MULTI-PURPOSE CT. LTS.	N/A
NATURAL	N/A	REC. BLDG.	N/A	PARKING STALLS-DISABLED		BACKSTOPS	N/A
D.G. PAVING	N/A	POOL BLDG.	N/A	COURT GAME AREA	N/A	BENCHES	NONE
DIRT INFIELDS	N/A	POOL DECK	N/A	LAWN EDGING	N/A	PICNIC TABLES	N/A
		POOL WATER	N/A	BLEACHERS	N/A	TRASH RECEPTACLES	NONE
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

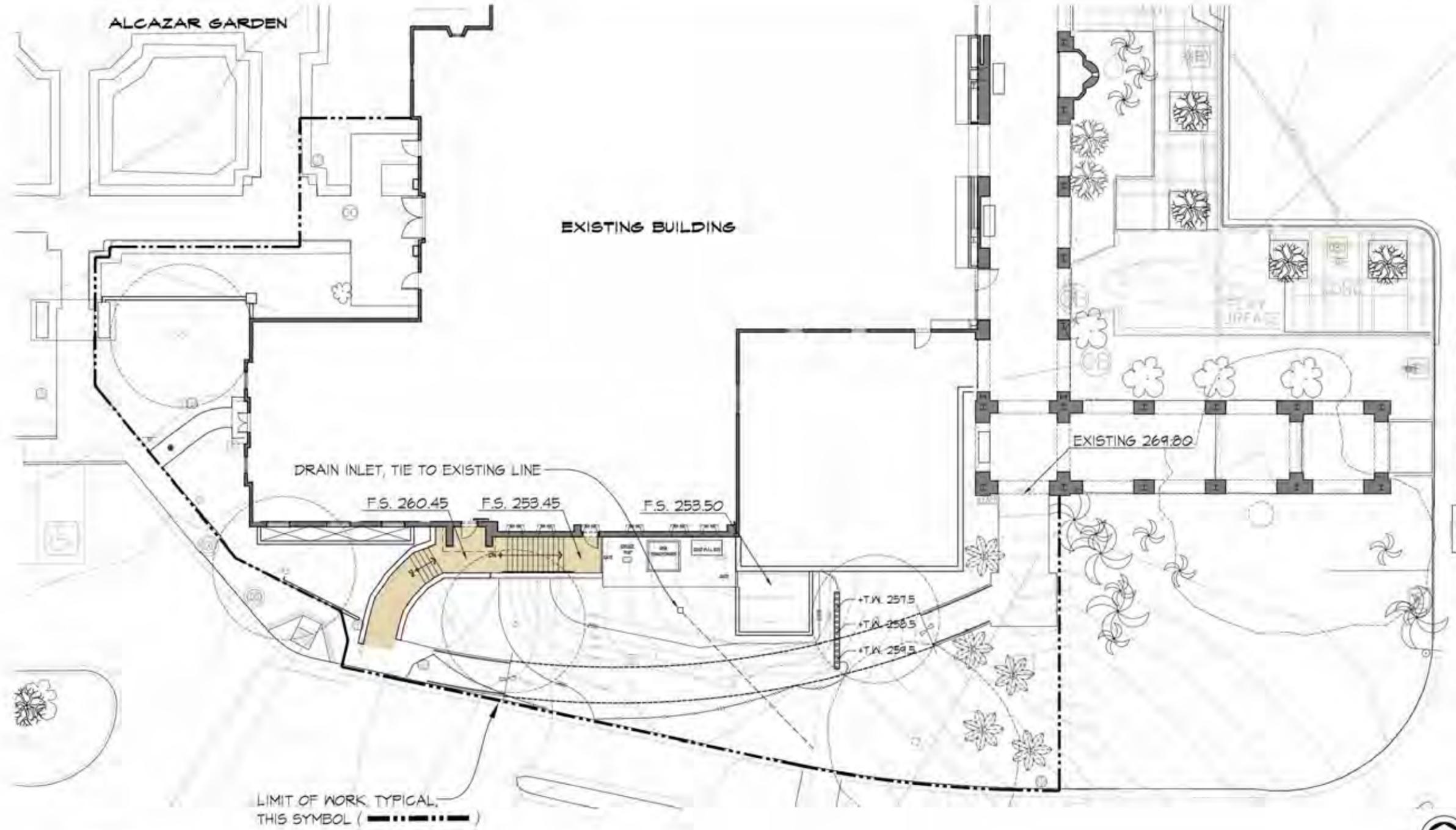
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LEGEND (TOTAL EXCAVATION = 129 CUBIC YARDS)

EXISTING CONTOURS, TYPICAL.

PROPOSED CONTOURS, TYPICAL.



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ARCHITECTS

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PROPOSED GRADING PLAN		L-2
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT		
THE GENERAL DEVELOPMENT PLAN FOR		
MINGEI INTERNATIONAL MUSEUM		
1420 El Prado, San Diego, California 92101		
LUCE et studio		
LAWYER COORDINATES: THOMAS BROTHERS PAGE		
		PSD (PSD #)

