



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 12, 2019 REPORT NO. PC-19-073

HEARING DATE: July 25, 2019

SUBJECT: Sea World Master Plan 2020, Mission Bay Master Plan Amendment Initiation

PROJECT NUMBER: 637736

OWNER/APPLICANT: Sea World San Diego – Darlene K. Walter

### SUMMARY

Issue: Should the Planning Commission INITIATE Land Use Plan/LCP amendment to the Mission Bay Park Master Plan Update (MBPMPU) to update the Sea World Master Plan.

Staff Recommendation: Approve the initiation of the master plan amendment process.

Mission Bay Park Committee Recommendation: On July 9, 2019 the Mission Bay Park Committee voted 5 approval / 0 denial / and 1 recusal in initiating the proposed Mission Bay Park Master Plan Update amendment (Attachment #4).

Environmental Review: None with this action. A future environmental document will be prepared if the plan amendment initiation is approved.

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

## BACKGROUND

The area of the proposed MBPMPU amendment is located at 500 Sea World Drive, San Diego CA 92109; APN 435-480-1700, within Mission Bay Regional Park. The project site is approximately 172 acres of land and approximately 17 acres of water. The project area is surrounded by Mission Bay to the north, the Mission Bay Boat Launch and South Shores Park to the east, Sea World Drive and the inlet to the San Diego River to the south, and Ingraham Street to the west. (Attachments #1 and #2).

The 2020 SeaWorld Master Plan (2020 Master Plan or project) serves as the "Development Plan" described in the lease between SeaWorld and the City of San Diego (City). The 2020 Master Plan is also a part of the City's Local Coastal Program for Mission Bay Park. The SeaWorld Master Plan is an addendum to, and incorporated into, the Mission Bay Park Master Plan Update (MBPMPU). The MBPMPU is (1) the City's master plan for Mission Bay Park and (2) the City and Coastal Commission certified Local Coastal Program (LCP) Land Use Plan (LUP) for Mission Bay Park.

Any amendment to the SeaWorld Master Plan must be approved by the City Council as (1) a land use amendment, (2) an LCP/LUP amendment, and (3) a new Development Plan for the lease.

## DISCUSSION

An amendment to the General Plan and/or an adopted land use plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

- (a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

### General Plan

The City's Land Use Map, as adopted in 2008, designated the Site as "Park, Open Space, and Recreation" (City of San Diego General Plan 2008). As described in the Land Use and Community Planning Element, permitted uses within the Park, Open

Space, and Recreation use include private/commercial recreation uses (City of San Diego 2015). The project would not change any of the current planned use for the project area. The project is consistent with the land use designation because Sea World provides family-oriented education, entertainment and recreation.

#### Mission Bay Park Master Plan Update

As a whole, Mission Bay Park is a dedicated public park, and the Sea World site is designated as "Lease Area" in the certified MBPMPU. The MBPMPU strives for all public recreation land use areas within the park be designed and managed to maximize uses that benefit from the bay's unique environment. Accordingly, the proposed project would continue to provide access and enjoyment of the park by the public. The MBPMPU also encourages land-lease tenants to maintain and upgrade their facilities in order to remain competitive, attract visitors, and generate revenue, within the context of the MBPMPU's design and land use guidelines. The purpose of the proposed project is to set forth the long-range conceptual development program to remain competitive, continue to attract visitors and generate lease revenue for the City.

As stated in the MBPMPU, SeaWorld is within the Coastal Zone Height Limitation Overlay Zone, which allows development to a maximum height of 160 feet within the SeaWorld leasehold. The project would comply with this height maximum while retaining and maximizing views of the water and/or aquatic environments, and would use architecture that avoids extreme or exaggerated thematic designs.

**(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

Updating the Sea World Master Plan will not change any of the underlying land use designations or MBPMPU policies. The major public benefit will occur from increased and updated attractions and facilities in SeaWorld for public use, recreation and enjoyment. In addition, continued Sea World success creates the potential for increased City lease revenues.

As one of the City's top tourist destinations, Sea World's ongoing development and success will support and sustain the City's significant hospitality, tourism and hotel

industry, generating additional sales tax and hotel occupancy tax revenues for the City. Additionally, a portion of Sea World's rent is allocated to the Mission Bay Park Improvement Fund and helps to fund regional parks such as Balboa Park.

Sea World currently provides family-oriented education, entertainment and recreation. In order to improve and provide facilities to meet the public's existing and future needs and desires, the project applicant has presented the following additional public benefits, described as follows:

- **Education:** Sea World is the only place in California to learn first-hand about killer whales, penguins, walruses, endangered sea turtles and rescued sea lions in one location. Sea World will continue to provide in-depth environmental educational experiences through day and resident camps, school trips, and sleep-overs and tours. Sea World will continue to implement its educational programs to encourage park visitors to learn about marine life and environmental protection.
- **Animal Rescue and Rehabilitation:** SeaWorld is able to rescue, rehabilitate and return more marine mammals and birds than any other facility in the area, and will be able to continue to do so upon implementation of the project.
- **Enhancing Waterfront Orientation:** The project will include bulk plane setback policies so that new projects advance the goal of enhancing waterfront orientation and reducing the visual impact of development from public views.
- **Sustainability:** Sea World provides public benefit through advancing San Diego's long-term sustainability and climate change goals. Sea World has a unique sustainability mission in the rescue and care of marine life and the environmental education of people from all over the world. Upon implementation of the project, Sea World will continue to explore ways to reduce energy demand, water demand, solid waste reductions and transportation demand management measures.
  - **Energy:** SeaWorld is a unique energy user and conducts the most energy-intensive activities during off-peak hours. Sea World will continue to retrofit lighting across the park to energy efficient lighting.
  - **Water:** To date, utilizing salt water for activities such as water cleaning, restrooms and other demands has reduced water consumption in the Park by 22%. Sea World will explore opportunities for more salt water

use in the future.

- **Waste:** Sea World will continue to explore opportunities to reduce organic waste such as donating extra fish to animal rescue centers and implementing innovative recycling programs.
- **Transportation:** Sea World will implement transportation demand management measures such as hotel shuttles, private buses, coordination with MTS bus services, offering employee bus passes, providing electric vehicle charging stations and bicycle facilities, and promoting alternative transportation through the website and marketing materials.

**(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The proposed project is currently served by the San Diego Police Department, the San Diego Fire Rescue Department, specifically Fire Station 20. The project is an existing Park and therefore utilities, such as sewer, water and solid waste are currently available and adequate. The proposed project would not result in a more intense development than was originally planned and therefore these public services and facilities would be adequate to serve the project.

As outlined above, staff recommends that the proposed initiation meets the criteria as described. The following land use issues prescribed by the MBPMPU have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the master plan amendment review process:

Mission Bay Park Master Plan Update objectives and policies:

Land Use Objective – Dedicated Lease Areas:

- “Existing commercial leases should be intensified to the greatest extent possible, so as to minimize the taking of public land to expand or create new commercial leases elsewhere in the Park.”
- “Within the preceding objectives, commercial lease areas should render maximum revenue utility to the City.”

Land Use Section – Policy Recommendation 21:

- South Shores Commercial parcel – identified that “this 16.5 acre site is considered

suitable for commercial recreation purposes," allowing "a number of possible commercial uses to be considered, including the expansion of Sea World attractions, a 200-room motel, or a water-oriented entertainment center," yet not "permanent and exclusive commercially-supporting parking."

Land Use Section – Policy Recommendation 21a:

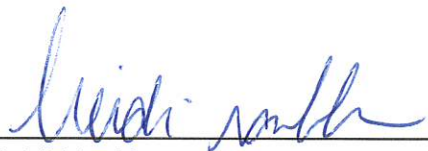
- SeaWorld – "the development criteria for the SeaWorld leasehold shall be governed by the SeaWorld Master Plan (also Known as the lease development Plan)..."

Although staff accept that the proposed amendment meets the necessary criteria for initiation, staff has not reviewed a version of the actual proposed SeaWorld Master Plan 2020. Therefore, by initiating this master plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



\_\_\_\_\_  
Scott Sandel, ASLA  
Parks Designer  
Planning Department

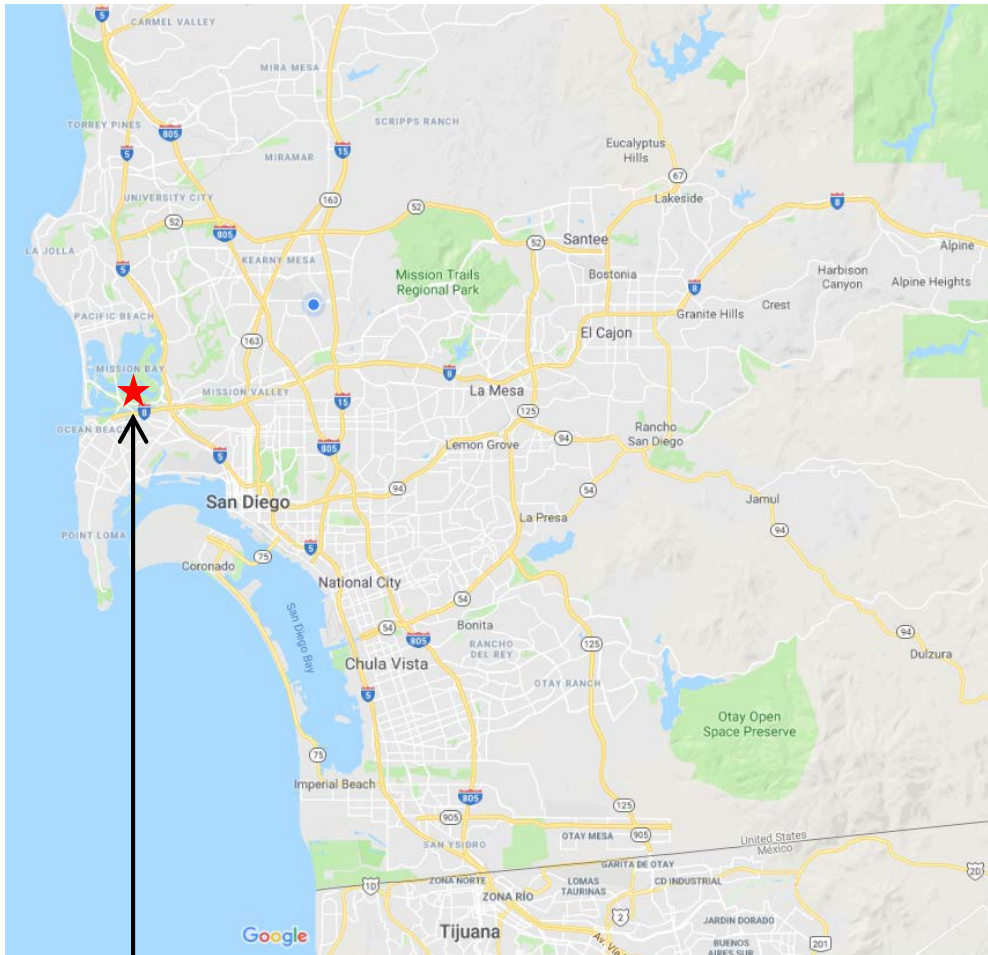


\_\_\_\_\_  
Heidi Vonblum  
Program Manager  
Planning Department

HV/ss

Attachments:

1. Project Vicinity Map
2. Project Location Map
3. Land Use Plan from Mission Bay Park Master Plan Update
4. Mission Bay Park Committee Meeting Agenda, July 9, 2019 [Recommendation]
5. General Application, DSD Form DS-3032 – including DSD Forms DS-318 & 3242



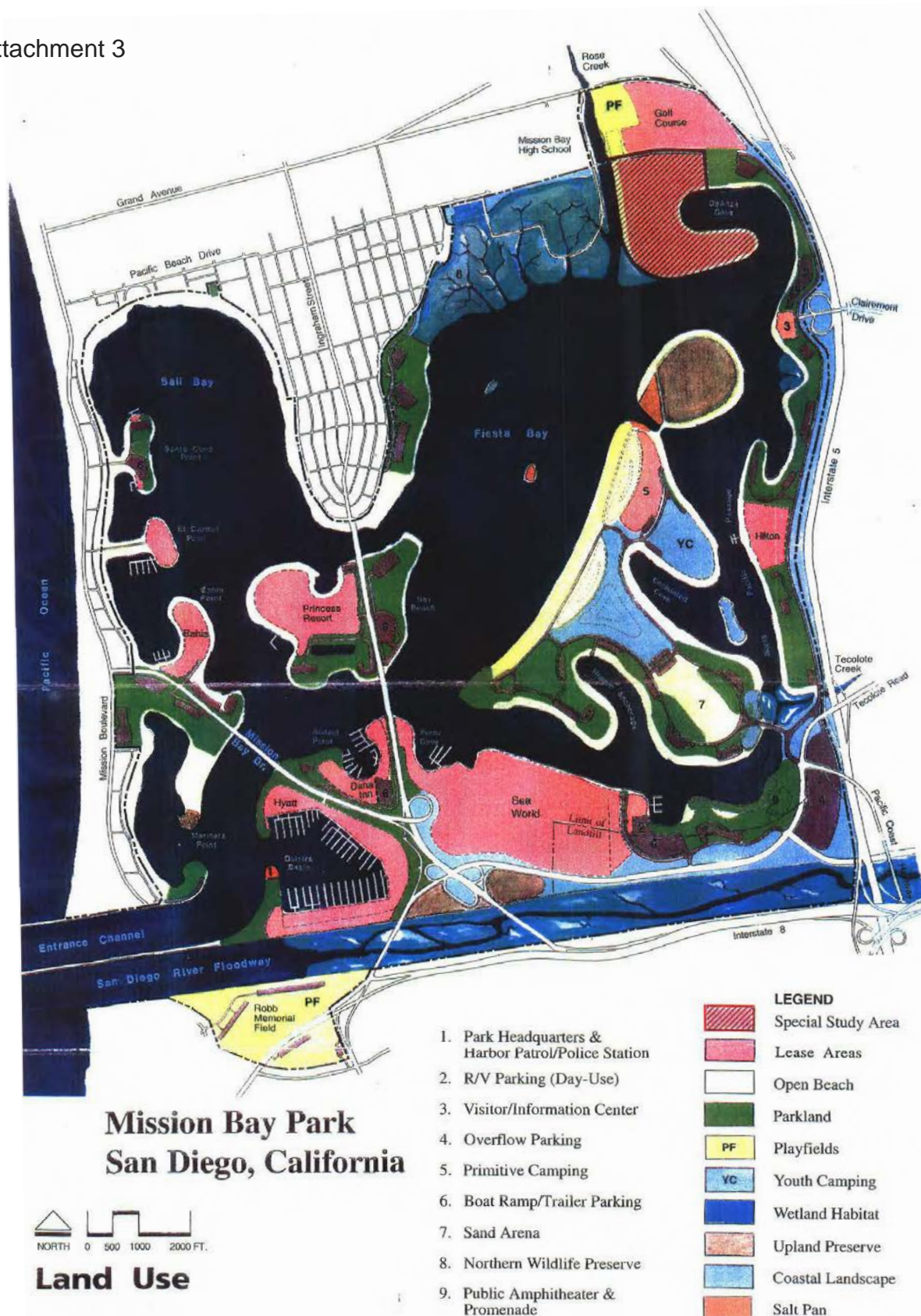
**SeaWorld**  
500 Sea World Drive  
San Diego, CA 92101





SeaWorld leasehold





## Land Use Plan from Mission Bay Park Master Plan Update

**MINUTES**  
**City of San Diego Park and Recreation Board**  
**MISSION BAY PARK COMMITTEE**  
**July 9, 2019**

**Meeting Location:**

Santa Clara Recreation Center  
1008 Santa Clara Place  
San Diego, CA 92109

**Mailing Address:**

Balboa Park  
Administration Building  
2125 Park Boulevard  
San Diego, CA 92101-  
4792

**ATTENDANCE:**

**Members Present**

Paul Robinson  
David Potter  
Darlene Walter  
Ron Anderson  
James McGuirk  
Jeff Johnson

**Members Absent**

Kari Logan  
Chris Redfern  
Giovanni Ingolia

**Staff Present**

Jeff Van Deerlin  
Bill Overstreet

**CALL TO ORDER** – Chairperson Robinson called the meeting to order at 6:00 P.M.

**APPROVAL OF THE MINUTES OF June 4, 2019**

**MOTION: MOVED/SECONDED**

A motion was made by Anderson and seconded by Potter to approve the June 4, 2019 meeting minutes as read. The motion carried (5-0-1)

**NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS**

- I have been coming here periodically for 10 or 11 years. About 10 years ago I came here to promote an item called Mission Bay Gateway and that had to do with the De Anza revitalization area, the special study area. Nothing was happening and it was clear that sometime in the near future the people at De Anza would be out and we would be doing some planning. That planning occurred starting around nine years ago and we call it the Mission Bay Gateway plan. It is going through the EIR process, we

consider it a balanced plan. It is a plan that includes the environment, improves the habitat, and improves the recreation and education. I strongly encourage you to take a look at that plan @missionbay.org. The key here is we should not do all of this planning spending millions of dollars and ending up with less than what we have now. Less means, less access to the coast, less access to camping, and facilities. There are a lot of facilities that currently Mission Bay does not have. We do not have an amphitheater, we do not have a skateboard park, we do not have an aquatic center, or sand volleyball center. All these features are included within the Mission Bay Gateway plan. Unlike the City's consultant plan we have identified things like parking, roads, infrastructure, maintenance, deliveries, things that are actually going to have to be on this plan. When you look at the City's consultant plan it doesn't show any roads, doesn't show any maintenance, it doesn't show a lot of facilities and requirements. There is a big reduction in access to camping and low-cost accommodations for overnight stays in the city consultant plan. I strongly urge you to consider that plan, take a look at it, it is probably going to go to City Council in the next year or so.

- I am here as a golfer and I have lived in the bay area since 1976. I think most of us who go to De Anza Cove know about the mobile homes and that they are being removed. We never thought that removing Mission Bay golf course was a possibility. I just learned that going to C3 and Audubon Society meetings. I think that you should look around Mission Bay for spots to replace Campland, that they need to stay with their revenue. You have Ski Beach just across the way, you have a part of Mission Bay that has open space and a boat ramp. You have Sea World parking lot and that model airplane place. You do not have to do everything at Mission Bay. You could have camping at the marshland or where Campland currently is. You can have something like a safari park, you could have something built on stilts or pylons like they did with the new Springs library, it is beautiful. It would be low-cost camping it would not be the RVs. Ski Beach area has a lot of parking spaces and usable land. The proximity to Mission Bay high school is great and the golf course is available and is the most accessible of all the City's golf courses. With it being the way, it is, flat, no matter what age you are going to have access to that. It is low cost for people who did not grow up going to country clubs to play golf. It is accessible to low- and middle-income people. Golf courses are quiet at night and it is good for birds. You could have some marshy land and if you are interested in making some ECO tours of De Anza Cove the golf course

could be a part of that. If you want to have marshy areas and you want to connect areas with little bridges that do not all have to be fairways.

- I just want to handout some information. There is an organizational chart, starting with Parks and Recreation, of who is whose boss and how it works. It has never been known before. The other organizational chart is the Planning Department and it has figures in there where you could tell who works for who. I have both of those charts if anybody wants them.
- I am coming to you from the PB town Council. Over the next four Sundays (July 21 & 28 and August 4 & 11) we are having our Concerts on the Green at Kate Sessions Park. Our next event is P.A.E.S.A.N., Police and Emergency Services Appreciation Night, and it will be on September 25<sup>th</sup> this year. We are honoring Parks and Recreation and all the Park Rangers. They will be our featured recipients this year. We have a list of items that they would like and we are halfway there in getting that done. So please come and say thank you to them. I want to give a shout out to the Parks and Recreation staff for getting the parks cleaned up so quickly after the 4<sup>th</sup> of July. It was so quick and so complete and we thank you so very much. As part of our P.A.E.S.A.N. awards this year we are going to do our first ever Rose Marie Starns service award. We will be selecting someone who represents everything that Rose Marie Starns, the mother of Mission Bay, is. I would like to congratulate everybody in getting the De Anza lease done and while I wasn't happy with the process, I am prepared to support Campland in getting the job done and the cleanout quickly. I hope you will closely monitor the income because the projections in the lease agreement were half of what the previous operator brought in. I want to make sure that we are not losing money in the process and that we proceed with due diligence on the planning process and that we all have the opportunity to participate in the RFP process. As a community we are really appreciative of doing that and I want to encourage all of you to see how it happens.
- I am speaking on behalf of myself and I am also past chair of the City of San Diego Municipal Golf Committee and we have been before you in the past. This afternoon, I submitted online a letter to Chairman Robinson and Sara Osborne at the Planning Department making the case again for why the Mission Bay Golf Course should not be part of the planned area. We have made this case before and fortunately the City of San Diego made a good call into 2017 by taking it out of the study group. We have no idea what item 501 is tonight, contentions are to be made by the Audubon Society and its affiliates but we are here to stand up and fight again for preserving Mission Bay Golf Course. We feel that the process you guys

have been involved in for the last two or three years has yielded two alternatives that are perfectly fine. They involve leaving the golf course out of the study area and moving Campland out of where it is now. There are transient occupancy spaces allowed in the area which is now the old mobile home area. In both of your new plans there is space for temporary visitors to enjoy the bay. What we believe has happened is that Campland has become a permanent institution in the bay and we need to get the Campland people to wake up and become users of the temporary space instead of remaining permanent. Campland is an abuse of De Anza Cove. Mission Bay golf course is a gorgeous asset to that Cove. We at the golf course stand ready to be available to partner with the Audubon Society, we have talked about doing an Audubon partnership. So, we would just ask you to back up and go back to the plans you have that do not involve golf course.

- We are here in support of the golf course and concur with what Ann had to say. Mission Bay golf course serves the old, the young, and children of all ages and all economic groups. It is there for beginners and better golfers and we are here to support that.

### **CHAIRPERSONS REPORT**

None

### **STAFF REPORTS**

#### **CD2 Joshua Coyne**

I hope everyone had a great Fourth of July weekend. I do not think I had a chance to share the last time I was here in June that Councilmember Campbell signed a memorandum with Councilmember Sherman's office to explore South Shores is an alternative location for nonmotorized watercraft users. So, we will be in communication with the Mayor's office and Parks and Recreation staff to explore that. That is in response to a motion that was made here at this Committee to ensure there was an alternative location for nonmotorized watercraft users. Follow-up to the De Anza item that was heard Council, it was in full support to improve the De Anza lease agreement with the City. I will add that the Councilmember Campbell asked to have a yearly update to the Environment Committee so that we can continue to review the progress on De Anza and to determine how the mobile home clearing is going and how progress is being made. I want to give my appreciation again to the Parks and Recreation staff, Lifeguards, Fire Department, and Police Department for successful Fourth

of July weekend. Our office received just as many complaints about scooters as we did calls in appreciation for Parks and Recreation staff, I wanted to make sure that was well-known.

**Bill Overstreet**

None

**San Diego Lifeguard Service**

None

**REQUEST FOR CONTINUANCE**

None

**ACTION ITEMS**

**Consent** (These items are adopted without discussion; they can be moved to adoption by any committee member.)

101. None

**Adoption** (Each adoption item requires individual action; they can be moved to consent by action of the committee.)

201. Requesting approval/recommendation to proceed with initiating the process to prepare an updated SeaWorld Master Plan, presented by Dan Sehlhorst, Director of Design and Engineering SeaWorld and Asha Bleir, Dudek (Consultant).

We are here tonight asking for your recommendation that the Planning Commission initiate our request to update the SeaWorld Master Plan. The current SeaWorld Master Plan was revised by the City Council and the California Coastal Commission in 2002. Most of its proposed projects and development is now complete. As you know, SeaWorld is continually refreshing and updating its attractions and as a result we need a new Master Plan. We are asking for initiation of the SeaWorld Master Plan as part of the Mission Bay Park Master Plan. The Planning Commission needs to initiate any change to that plan even though our application is for SeaWorld only, no other parts of the Mission Bay Park Master Plan are affected. The new SeaWorld Master Plan will undergo full public review including an updated environmental analysis. There will be public hearings before the Mission Bay Park Committee, Planning Commission, City Council, and the California Coastal Commission during the next year

or so. The initiation is just the first step. The Plan will go before you for discussion later in this process. Tonight, however, we ask for your approval for the initiation and look forward to working with you as we move forward with the new plan.

A motion was made by Ingolia and seconded by Anderson to approve the recommendation that the Planning Commission initiate SeaWorld's request to update the SeaWorld Master Plan. The motion carried. (5-0-0 with 1 recusal)

**SPECIAL EVENT PERMIT REVIEW** (Special Events that require road or plaza closures or will potentially impact park and/or commercial operation, are brought to the Committee for a formal recommendation. They can be moved to Consent by action of the Committee.)

301. San Diego Tour de Cure, April 4, 2020 from 6am to 4pm at De Anza Cove. This is a 5K Walk/Run/Cycling event. Cycling begins and ends at De Anza Cove but routes will be primarily outside of the park. There will be amplified music from 8am to 2pm. There will be no alcohol sold or served at this event. It is expected to draw 300 participants and 100 spectators.

Staff Recommendation: To recommend approving event as stated above. Permit will only be valid when all lessees are notified by the organizer. Notification list will be sent to the organizer if the event gets approval.

**MOTION: MOVED/SECONDED**

A motion was made by McGuirk and seconded by Walter to approve the staff recommendation and approve the event. Permit will only be valid when all lessees are notified by the organizer. Notification list will be sent to the organizer if the event gets approval. The motion carried. (6-0-0)

302. Kick in To Stop Sarcoidosis, April 18, 2020 from 10am to Noon at Crown Point Park. This is a 5K Walk/Run. There will be amplified music from 10am to noon. There will be no alcohol sold or served at this event. It is expected to draw 150 participants and 25 spectators.

Staff Recommendation: To recommend approving event as stated above. Permit will only be valid when all lessees are notified by organizer. Notification list will be sent to organizer if event gets approval.

**MOTION: MOVED/SECONDED**

A motion was made by Potter and seconded by McGuirk to approve the staff recommendation and approve the event. Permit will only be valid when all lessees are notified by the organizer. Notification list will be sent to the organizer if the event gets approval. The motion carried. (6-0-0)

303. 2019 Huntington's Disease Society of America San Diego Chapter Team Hope Walk, October 6, 2019 from 8:30am to 1pm. This is a leisure walk, a family-friendly event, to raise Awareness of Huntington's disease. There will be amplified music from 9:30am to 1pm. There will be no alcohol sold or served at this event. It is expected to draw 175-200 participants.

Staff Recommendation: To recommend approving event as stated above. Permit will only be valid when all lessees are notified by organizer. Notification list will be sent to organizer if event gets approval.

**MOTION: MOVED/SECONDED**

A motion was made by Walter and seconded by Anderson to approve the staff recommendation and approve the event. Permit will only be valid when all lessees are notified by the organizer. Notification list will be sent to the organizer if the event gets approval. The motion carried. (6-0-0)

**WORKSHOP ITEMS** (No actions taken; discussed by the Committee and staff)

401. None

**INFORMATION ITEMS**

501. None

**SUB-COMMITTEE**

601. None

**COMMITTEE MEMBER REPORTS/COMMENTS** - The reports are non-debatable.

**ADJOURNMENT** - Chairperson Robinson adjourned the meeting at 6:27 P.M.


**Notice of Next Regularly Scheduled Meeting:** August 6, 2019 @ 6pm  
Santa Clara Recreation Center  
1008 Santa Clara Place  
San Diego, CA 92109

Respectfully Submitted,

*Bill Overstreet*

Bill Overstreet, Grounds Maintenance Manager, Mission Bay Park

Please Note: This information is available in alternative formats upon request. To request an agenda in Braille, large print or cassette or to request a sign language or oral interpreter for the meeting, call Bill Overstreet @ 858.581.9979 at least five working days prior to the meeting to ensure availability. Alternative Listening Devices (ALD's) are also available for the meeting, if requested at least five working days prior to the meeting, to ensure availability.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<h1 style="margin: 0;">General Application</h1>	<b>FORM DS-3032</b>  March 2018
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**1. Approval Type:** *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* ☐ Electrical/Plumbing/Mechanical ☐ Sign ☐ Building ☐ Grading ☐ Public Right-of-Way; ☐ Subdivision ☐ Demolition/Removal ☐ Development Approval ☐ Vesting Tentative Map ☐ Tentative Map ☐ Map Waiver  
☒ Other: Land Use Plan/Local Coastal Program Amendment

<b>2. Project Address/Location:</b> <i>Include Building or Suite No.</i> 500 Sea World Dr San Diego, CA 92109	<b>Project Title:</b> SeaWorld Master Plan	<b>Project No.:</b> <i>For City Use Only</i>
<b>Legal Description:</b> <i>(Lot, Block, Subdivision Name &amp; Map Number)</i>		<b>Assessor's Parcel Number:</b> 4354801700

**Existing Use:** ☐ House/Duplex/Townhouse ☐ Condominium/Apartment ☒ Commercial/Non-Residential ☐ Vacant Land  
**Proposed Use:** ☐ House/Duplex/Townhouse ☐ Condominium/Apartment ☒ Commercial/Non-Residential ☐ Vacant Land

**Project Description:**  
 The Project is a comprehensive update to the 2002 Master Plan. As with the 2002 Master Plan, the Project sets forth the long-range conceptual development program, development parameters, and project review procedures for future renovation and development.

<b>3. Property Owner Name:</b> City of San Diego				<b>Telephone:</b> 619-236-5555
Address: 202 C Street	City: San Diego	State: CA	Zip Code: 92101	E-mail Address:

**4. Permit Holder** - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.  
 Name: SeaWorld LLC d/b/a SeaWorld San Diego Telephone: 619-226-3626

Address: 500 SeaWorld Drive	City: San Diego	State: CA	Zip Code: 92109	E-mail Address: darlene.walter@seaworld.com
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**5. Licensed Design Professional** (if required): (check one) ☐ Architect ☐ Engineer License No.: \_\_\_\_\_  
 Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ E-mail Address: \_\_\_\_\_


**6. Historical Resource Information** (not required for roof mounted Electric-Photovoltaic Permits and deferred fire approvals)  
 a. Does the project contain a designated historic resource or is it located within a designated historic district? ☒ No ☐ Yes  
 b. List the year constructed for all structures on the project site: \_\_\_\_\_. If the project site contains any structure 45 years old or older, supplemental submittal requirements may be required. See information Bulletin 580, Potential Historical Resource Review, for additional information.

**7. Active Code Enforcement Case** - Is there an active code enforcement violation case on this site? ☒ No ☐ Yes  
 If yes: Is this application related to the code violation? ☐ No ☐ Yes Will this application resolve the code violation? ☐ No ☐ Yes

**8. Applicant Name:** Check one ☐ Property Owner ☒ Authorized Agent of Property Owner ☐ Other Person per M.C. Section 112.0102  
SeaWorld LLC d/b/a SeaWorld San Diego Telephone: 619-226-3626

Address: 500 Sea World Dr	City: San Diego	State: CA	Zip Code: 92109	E-mail Address: darlene.walter@seaworld.com
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**Applicant's Signature:** I certify that I have read this application and state the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

Signature:  Date: 4/17/19

**Project Address/Location:** Include Building or Suite No.  
500 Sea World Dr San Diego, CA 92109

**Project No. For City Use Only**

**9. Contractor Name:**

Telephone:

Address:

City:

State:

Zip Code:

E-mail Address:

State License No.:

25718

License Class:

**\*Licensed Contractor's Declaration:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Print Name:

Date:

Contractor Signature or authorized agent:

**10. \*Worker's Compensation Declaration:** I hereby affirm under penalty of perjury one of the following declarations:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ b. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Carrier: Policy No.: Expiration Date:

Name of Agent: Phone No.:

- ☐ c. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Print Name:

Date:

Contractor, owner, or authorized agent signature:

**11. \*Owner-Builder Declaration:** I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☒ a. I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of ( ) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).
- ☒ b. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
- ☐ c. I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have build as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site:

<http://leginfo.ca.gov/faces/codes.xhtml>

Print Name:

Danlene K. Walter, Engineering

Date:

4/17/19

Owner Signature or authorized agent:

*Danlene K. Walter*

**A separate Owner-Builder Verification form (DS-3042) must also be signed by the owner)**

**12. Construction Lending Agency:** I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name:

Lender's Address: :

Clear Form

**\*Required per California State Law, Health & Safety Code Section 19825-29**



City of San Diego  
Development Services  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☒ Land Use Plan Amendment ☐ Other \_\_\_\_\_

**Project Title:** SeaWorld Master Plan **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 500 Sea World Dr San Diego, CA 92109

**Specify Form of Ownership/Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: City of San Diego ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 202 C Street

City: San Diego State: CA Zip: 92101

Phone No.: (619) 236-5555 Fax No.: 619-236-6706 Email: THOMPSON C @ SAN DIEGO GOV

Signature: \_\_\_\_\_ Date: 5/14/19

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Sea World LLC d/b/a SeaWorld San Diego ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 500 Sea World Dr

City: San Diego State: CA Zip: 92109

Phone No.: 619-226-3626 Fax No.: \_\_\_\_\_ Email: darlene.walter@seaworld.com

Signature: Darlene Walter Date: 5/14/19

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☒ No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.

 <small>THE CITY OF SAN DIEGO</small>	City of San Diego <b>Development Services</b> <b>Attn: Deposit Accounts</b> 1222 First Ave., MS-401 San Diego, CA 92101 (619) 446-5000	<h2 style="margin: 0;">Deposit Account/Financially Responsible Party</h2>	<b>FORM</b> <h1 style="margin: 0;">DS-3242</h1> AUGUST 2014
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Project Address/Location: 500 Sea World Dr San Diego, CA 92109	Project No.: <small>FOR CITY USE ONLY</small>	Internal Order No.: <small>FOR CITY USE ONLY</small>
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**Approval Type:** *Check appropriate box for type of approval requested:*

☐ Grading  
 ☐ Public Right-of-Way  
 ☐ Subdivision  
 ☐ Neighborhood Use  
 ☐ Coastal  
 ☐ Neighborhood Development  
☐ Site Development  
 ☐ Planned Development  
 ☐ Conditional Use  
 ☐ Variance  
 ☐ Vesting Tentative Map  
☐ Tentative Map  
 ☐ Map Waiver  
☒ Other: Land Use Plan Amendment

**Is the project subject to a Reimbursement Agreement?**  
☐ No  
☐ Yes  
 If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: \_\_\_\_\_

**Deposit Trust Fund Account Information:** A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.

<b>FINANCIALLY RESPONSIBLE PARTY</b>				
Name/Firm Name:	Address:		E-mail:	
SeaWorld LLC d/b/a SeaWorld San Diego	500 Sea World Dr		darlene.walter@seaworld.com	
City:	State:	Zip Code:	Telephone:	Fax No.:
San Diego	CA	92109	619-226-3626	

**Financially Responsible Party Declaration:** I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.

☐ This is a continuation of existing Project No.: \_\_\_\_\_ Internal Order No.: \_\_\_\_\_

- NOTE:** Using an existing opened account may be allowed when:
1. Same location for both projects;
  2. Same Financially Responsible Party;
  3. Same decision process (Ministerial and discretionary projects may **not** be combined);
  4. Same project manager is managing both projects; and
  5. Preliminary Review results in a project application.

**Please be advised:** *Billing statements cannot distinguish charges between two different projects.*

**Please Print Legibly.**

Print Name: Darlene K. Walter      Title: Vice-President Engineering  
 Signature: *Darlene K. Walter*      Date: 4/17/19

**\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).**

<b>FOR CITY USE ONLY</b>	
Project Title: _____	Date Requested: _____
<input type="checkbox"/> Keep <b>existing</b> Project No.: _____ as lead    or <input type="checkbox"/> Use <b>new</b> Project No.: _____ as lead	

<b>ACCOUNT CLOSURE AUTHORIZATION</b>	
Date Requested: _____	<input type="checkbox"/> Completed <input type="checkbox"/> Inactive <input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections
Print Name: _____	Signature: _____

RESOLUTION NUMBER R-296787

ADOPTED ON JULY 9, 2002

WHEREAS, the City leases to Sea World, Inc., a Delaware corporation [Lessee] certain real property in Mission Bay Park [the Premises] described in lease amendments dated December 14, 1977, January 29, 1979, December 12, 1983, June 24, 1985, September 22, 1986, and June 29, 1998 and filed in the office of the City Clerk of San Diego as Document Nos. 762304, 765767, RR-259814, RR-263507, RR-266641, and OO-18538-1, respectively [collectively, the "Lease"]; and

WHEREAS, on July 10, 2001, the City Council adopted Resolution Number R-295139 [the Resolution], which approved the SeaWorld Master Plan Update [SeaWorld Master Plan], and Local Coastal Program Amendment 2-2001-C [collectively, the LCP Amendment] and amendments to CITY's Progress Guide and General Plan and required City and Lessee to make certain modifications to the Lease; and

WHEREAS, the City submitted the LCP Amendment to the California Coastal Commission for effective certification as required by the California Coastal Act; and

WHEREAS, on February 7, 2002, the California Coastal Commission voted to certify the LCP Amendment subject to suggested modifications and required City and Lessee to make additional modifications to the Lease; and

WHEREAS, the City and Lessee have negotiated mutually acceptable terms for amendment to the Lease to address issues outlined in the Resolution and in the California Coastal Commission suggested modifications to the LCP Amendment, including, but not limited to 1) elimination of a rent credits previously available to Lessee, 2) Lessee's prepayment of traffic

mitigation funds, 3) Lessee's contribution to a future transit station on the Premises, 4) timing for submittal of a development permit application for future proposed development of a 300-room, 30-foot hotel on the Premises, 5) regulation of fireworks displays by Lessee, including an increased fireworks monitoring and reporting program; 6) the elimination of the ability to lease, rent, or sell personal watercraft on the Premises; 7) the requirement that 75% of the Theme Park, Area 1, shall contain significant animal educational and/or conservation related elements; and 8) Lessee's submittal of annual attendance figures to the City; NOW, THEREFORE,

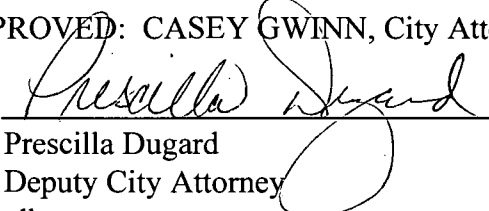
BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to execute, for and on behalf of the City of San Diego, amendments to the lease agreement with SeaWorld, Inc., a Delaware corporation, under the terms and conditions set forth in that Lease Amendment on file in the office of the City Clerk as Document No.

RR-296787 to take effect upon effective certification of the LCP Amendment approved pursuant to Council Resolution Nos. 295139 and 296786 (C.A. No. R-2002-20 and R-2003-22).

BE IT FURTHER RESOLVED, that for purposes of determining the increase in value due to the substantial change in entitlements in the SeaWorld Lease, the City Council shall hold a public hearing before January 9, 2003, where the City Manager shall provide a complete analysis of the existing SeaWorld Lease provisions, including provisions related to rental increase.

APPROVED: CASEY GWINN, City Attorney

By

  
Prescilla Dugard  
Deputy City Attorney

PD:cdk

06/26/02

07/15/02 REV.

Or.Dept:DSD/READ

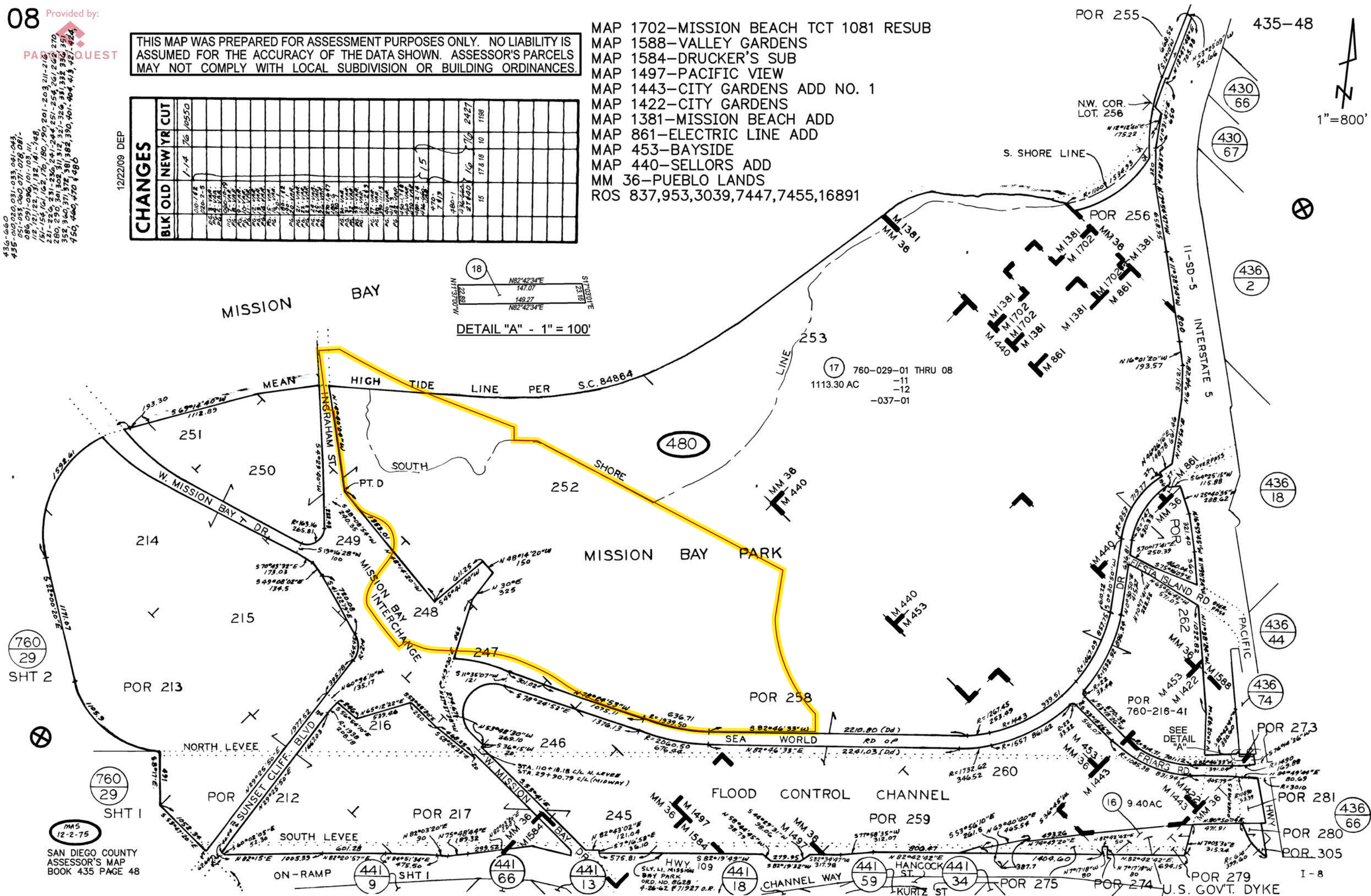
R-2003-48

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

12/22/09 DEP

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	414-414 VAP.		
	415-415 VAP.		
	416-416 VAP.		
	417-41		

MAP 1702—MISSION BEACH TCT 1081 RESUB  
MAP 1588—VALLEY GARDENS  
MAP 1584—DRUCKER'S SUB  
MAP 1497—PACIFIC VIEW  
MAP 1443—CITY GARDENS ADD NO. 1  
MAP 1422—CITY GARDENS  
MAP 1381—MISSION BEACH ADD  
MAP 861—ELECTRIC LINE ADD  
MAP 453—BAYSIDE  
MAP 440—SELLORS ADD  
MM 36—PUEBLO LANDS  
ROS 837,953,3039,7447,7455,16891





May 17, 2019

Chair Susan Peerson, and Members of the Planning Commission  
City of San Diego  
1222 First Avenue, Fifth Floor  
San Diego, California 92101

***Subject: Initiation of the Land Use Plan/Local Coastal Program Amendment for the SeaWorld Master Plan 2020***

Dear Chair Peerson and Members of the Planning Commission:

SeaWorld San Diego (SeaWorld) respectfully requests your approval to initiate a land use plan/local coastal program amendment to the Mission Bay Park Master Plan Update (MBPMPU) in order to update the SeaWorld Master Plan. The SeaWorld Master Plan is an addendum to, and part of, the Mission Bay Park Master Plan Update.

The current SeaWorld Master Plan, approved in 2002, identified certain new site-specific development projects that, for the most part, have been implemented. The purpose of the new 2020 Sea World Master Plan (2020 Master Plan or project) is to set forth a further long-range conceptual development program, development parameters and project review procedures for the future renovation of the SeaWorld's entire leasehold area for the next 20-25 years.

To remain competitive, SeaWorld must frequently refresh its attraction offerings. The norm in the industry is to provide something different to its customers every 1 to 3 years. Given this industry standard, the proposed new master plan will provide guidance for that future development.

The new SeaWorld Master Plan will not change the MBPMPU's underlying land use designations or policies. The sole purpose of this initiation request is to update only the SeaWorld Master Plan itself. The SeaWorld Master Plan is now, and will be in the future, fully consistent with the land use designations, goals and policies of the MBPMPU.

**Background**

The 2020 Master Plan serves as the “Development Plan” described in the lease between SeaWorld and the City of San Diego (City). The 2020 Master Plan is also a part of the City’s Local Coastal Program for Mission Bay Park. The SeaWorld Master Plan is an addendum to, and incorporated into, the MBPMPU. The Mission Bay PMPU is (1) the City’s community plan for Mission Bay Park pursuant to the Government Code and (2) the City and Coastal Commission certified Local Coastal Program (LCP) Land Use Plan (LUP) for Mission Bay Park pursuant to the Coastal Act.

Any amendment to the SeaWorld Master Plan must be approved by the City Council as (1) a community plan amendment, (2) an LCP/LUP amendment, and (3) a new Development Plan for the lease.

In order for any SeaWorld Master Plan approved by the City Council to be effective, the Coastal Commission must certify it is consistent with the applicable Coastal Act Chapter 3 Coastal Resources Planning and Management Policies.

Although the Coastal Commission has previously certified the LCP/LUP for the MBPMPU, the Coastal Commission has not yet certified any implementing ordinances for Mission Bay Park. Therefore, all of Mission Bay Park is considered an area of “deferred certification.” As a result, the Coastal Commission retains original jurisdiction for issuance of any coastal development permits in Mission Bay Park. In addition, as a marsh and wetlands area, the Coastal Commission retains original jurisdiction over Mission Bay Park development.

## **2020 Master Plan**

As previously described, the purpose of the 2020 Master Plan is to set forth the long-range conceptual development program, development parameters and project review procedures for the future renovation of SeaWorld’s entire leasehold area for the next 20-25 years. The project area constitutes the entire SeaWorld leasehold, located at 500 Sea World Drive, San Diego, CA 92109, Assessor’s Parcel Number 760-037-01-01 (project area). The project area comprises approximately 172 acres of land and 17 acres of water in Mission Bay Park, which is owned by the City of San Diego. The project area is surrounded by Mission Bay to the north, the Mission Bay Boat Launch and South Shores Park to the east, Sea World Drive and the inlet to the San Diego River to the south, and Ingraham Street to the west. The residential neighborhood closest to SeaWorld is located south of I-8, approximately 0.3 miles south from the parking lot in Area 2.

An important goal of the 2020 Master Plan is to transition from a “site-specific” development paradigm to an “area-specific” development paradigm that more closely matches SeaWorld’s future renovation needs. In meeting this goal the objectives are: 1) to maintain the same level of environmental and coastal resource protection provided under the 2002 SeaWorld Master Plan

Update (2002 Master Plan), 2) to assure that the concerns identified in community outreach processes continue to be addressed, and 3) to address any new environmental concerns.

### **Criteria for Initiation**

The City General Plan's Land Use and Community Planning Element policy LU-D.10 requires Planning Commission consideration of a plan amendment initiation based upon compliance with three initiation criteria:

- a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria;
- b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and
- c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

### ***Compliance with General Plan and Community Plan***

#### General Plan

The City's Land Use Map, as adopted in 2008, designated the Site as "Park, Open Space, and Recreation" (City of San Diego General Plan 2008). As described in the Land Use and Community Planning Element, permitted uses within the Park, Open Space, and Recreation use include private/commercial recreation uses (City of San Diego 2015). The project would not change any of the current planned use for the project area. The project is consistent with the land use designation because SeaWorld provides family-oriented education, entertainment and recreation.

#### Mission Bay Park Master Plan Update

As a whole, Mission Bay Park is a dedicated public park, and the SeaWorld site is designated as "Lease Area" in the certified MBPMPU. The MBPMPU strives for all public recreation land use areas within the park be designed and managed to maximize uses that benefit from the bay's unique environment. Accordingly, the proposed project would continue to provide access and enjoyment of the park by the public. The MBPMPU also encourages land-lease tenants to maintain and upgrade their facilities in order to remain competitive, attract visitors, and generate revenue, within the context of the MBPMPU's design and land use guidelines. The purpose of the proposed project is to set forth the long-range conceptual development program in order to remain competitive, continue to attract visitors and generate lease revenue for the City.

As stated in the MBPMPU, SeaWorld is within the Coastal Zone Height Limitation Overlay Zone, which allows development to a maximum height of 160 feet within the SeaWorld leasehold. The project would comply with this height maximum while retaining and maximizing views of the water and/or aquatic environments, and would use architecture that avoids extreme or exaggerated thematic designs. Therefore, the project is consistent with the intent of the MBPMPU.

Overall, the proposed project implements the main applicable goals of the MBPMP; refer to Table 1 for further details.

<b>Table 1</b> <b>Project's Consistency with the Goals of the City of San Diego's MBPMPU</b>	
Goal/Objective	Project
<i>Land Use Goals</i>	
Goal 1: An aquatic-oriented park which provides a diversity of public, commercial and natural land uses for the enjoyment and benefit of all the citizens of San Diego and visitors from outside communities.	Consistent: The project would revitalize and enhance the project area for the enjoyment and benefit of both the citizens of San Diego and visitors from outside communities.
Goal 2: A park in which land uses are located so as to avoid negative impacts on adjacent areas, providing for ease of access, and according to the particular qualities of different parts of the Bay.	Consistent: The proposed project is consistent with the current land uses as prescribed for the project area in the MBPMP.
Goal 3: A park which enhances the viability and use of other connected open space areas so as to promote the creation of a comprehensive, integrated open space system.	Consistent: The proposed project would retain policies existing in the MBPMP to promote the creation of a comprehensive, integrated open space system.
<i>Water Use Goals</i>	
Goal 1: A park in which the water areas are allocated and maintained to support the diverse aquatic interests of those visiting Mission Bay.	Consistent: The proposed project would maintain policies to help support the diverse aquatic interests of the Mission Bay area.
Goal 2: A park which provides adequate and safe access to the waters of Mission Bay.	Consistent: The proposed project supports the provision of a comprehensive network of safe, convenient, access to the waterfront. The project would not preclude the implementation of this goal.
Goal 3: A park in which the water areas are maintained to assure the maximum enjoyment of aquatic activities consistent with safety, aesthetic, and environmental concerns.	Consistent: The proposed project would not include any policies to hinder the ongoing maintenance of water areas within the MBPMP.
A park in which water areas are maintained to assure continued navigability for designated uses, and in which adequate shoreline access for water use is maintained.	Consistent: see response to Water Use Goal 3.
<i>Circulation and Access Goals</i>	
Goal 1: A park which promotes and ensures safe and enjoyable access for all park users and minimizes negative transportation-related impacts on surrounding neighborhoods.	Consistent: The proposed project supports the provision of a comprehensive network of safe, convenient, access to the waterfront. The project would not preclude the implementation of this goal.
Goal 2: A park that addresses the competing parking needs of area residents, employees, and visitors to Mission Beach, Pacific Beach, and Mission Bay Park, provides	Consistent: The project would include parking studies to ensure adequate parking is provided to Park visitors.

Table 1 Project's Consistency with the Goals of the City of San Diego's MBPMPU	
Goal/Objective	Project
necessary parking for park users, and utilizes strategies for protecting neighboring areas from adverse parking impacts.	
Economics Goals	
Goal 1: A park where private enterprise within appropriate designated areas can prosper in order to support and enhance public use, access, and enjoyment of the Mission Bay Park.	Consistent: The purpose of the proposed project is to set forth the long-range conceptual development program in order to remain competitive, continue to attract visitors and generate revenue.
Goal 2: A park which generates sufficient revenue to the City to cover public operations and maintenance costs associated with the park, and helps finance and maintain public improvements within the park.	Consistent: See response to Economic Goal 1.

### ***Public Benefit***

As previously stated, updating the SeaWorld Master Plan will not change any of the underlying land use designations or MBPMPU policies. The major public benefit will occur from increased and updated attractions and facilities in SeaWorld for public use, recreation and enjoyment. In addition, continued SeaWorld success creates the potential for increased City lease revenues.

As one of the City's top tourist destinations, SeaWorld's ongoing development and success will support and sustain the City's significant hospitality, tourism and hotel industry, generating additional sales tax and hotel occupancy tax revenues for the City. Additionally, a portion of SeaWorld's rent is allocated to the Mission Bay Park Improvement Fund and helps to subsidize regional parks such as Balboa Park.

SeaWorld currently provides family-oriented education, entertainment and recreation. In order to improve and provide facilities to meet the public's existing and future needs and desires, the project would support and enhance SeaWorld's other multiple features that provide additional public benefit, described as follows.

- ***Education:*** SeaWorld is the only place in California to learn first-hand about killer whales, penguins, walruses, endangered sea turtles and rescued sea lions in one location. SeaWorld will continue to provide in-depth environmental educational experiences through day and resident camps, school trips, and sleep-overs and tours. SeaWorld will continue to implement its educational programs to encourage park visitors to learn about marine life and environmental protection.
- ***Animal Rescue and Rehabilitation:*** SeaWorld is able to rescue, rehabilitate and return more marine mammals and birds than any other facility in the area, and will be able to continue to do so upon implementation of the project.

- ***Enhancing Waterfront Orientation:*** The project will include bulk plane setback policies so that new projects advance the goal of enhancing waterfront orientation and reducing the visual impact of development from public views.
- ***Sustainability:*** SeaWorld provides public benefit through advancing San Diego's long-term sustainability and climate change goals. SeaWorld has a unique sustainability mission in the rescue and care of marine life and the environmental education of people from all over the world. Upon implementation of the project, SeaWorld will continue to explore ways to reduce energy demand, water demand, solid waste reductions and transportation demand management measures.
  - ***Energy:*** SeaWorld is a unique energy user and conducts the most energy-intensive activities during off-peak hours. SeaWorld will continue to retrofit lighting across the park to energy efficient lighting.
  - ***Water:*** To date, utilizing salt water for activities such as water cleaning, restrooms and other demands has reduced water consumption in the Park by 22%. SeaWorld will explore opportunities for more salt water use in the future.
  - ***Waste:*** SeaWorld will continue to explore opportunities to reduce organic waste such as donating extra fish to animal rescue centers and implementing innovative recycling programs.
  - ***Transportation:*** SeaWorld will implement transportation demand management measures such as hotel shuttles, private buses, coordination with MTS bus services, offering employee bus passes, providing electric vehicle charging stations and bicycle facilities, and promoting alternative transportation through the website and marketing materials.

### ***Public Facilities***

The proposed project is currently served by the San Diego Police Department, the San Diego Fire Rescue Department, specifically Fire Station 20. The project is an existing Park and therefore utilities, such as sewer, water and solid waste are currently available and adequate. The proposed project would not result in a more intense development than was originally planned and therefore these public services and facilities would be adequate to serve the project.

### ***Conclusion***

The proposed project would set forth the long-range conceptual development program, development parameters, and project review procedure for the future development and renovation of the Park. The proposed project is consistent with the major goals and objectives of the City of San Diego's General Plan, the MBPMPU, and would provide public benefit that would facilitate more users of Mission Bay Park. The proposed project would not result in a

more intense development than was originally planned and therefore these public services and facilities would be adequate to serve the project.

We respectfully request that the Planning Commission approve initiation of our requested Land Use Plan/LCP amendment in order to update the SeaWorld Master Plan. Thank you in advance for your thoughtful consideration. We look forward to working with you toward the successful completion of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Darlene K. Walter". The signature is fluid and cursive, with the first name "Darlene" being more prominent than the last name "Walter".

Darlene K. Walter, PMP  
Design & Engineering  
SeaWorld San Diego (Project Applicant)

## RELATIONSHIP TO 2002 MASTER PLAN

In 2002, following SeaWorld's Initiative to amend the City's Coastal Height Overlay Zone, the SeaWorld Master Plan was updated to establish a long-range conceptual development program, development parameters, and project review procedures for the future renovation of the theme park. Since that time, most of the near-term site specific proposals of the 2002 SeaWorld Master Plan Update (2002 Master Plan) have been built.

The 2020 SeaWorld Master Plan (2020 Master Plan) eliminates the former Tier 1, Tier 2 and Special Project categories; and defines each planning area with a description of existing uses, allowed uses, general development criteria and project specific development criteria for all future development within the SeaWorld leasehold. Under the 2002 Master Plan, the former Tier 1, Tier 2 and Special Project categories were identified as follows:

- **Tier 1** projects were near-term conceptual projects with specific use and design criteria.
- **Tier 2** projects were defined as candidates for renovation, expansion, or redevelopment over a span of many years.
- **Special Projects** were defined as long-range projects with specific use and design criteria.

The Tier 1, Tier 2 and Special Projects categories are no longer needed for the following reasons:

- **Tier 1:** All but one of the former Tier 1 projects have been built. The remaining project (Special Events Center Expansion) has been reclassified as a previously approved, proposed conceptual development within Area 1.
- **Tier 2:** Most of the former Tier 2 sites have been redeveloped or partially redeveloped. All but two of the Tier 2 projects have been 30 feet or under in height. With the exception of pre-defined project site boundaries and a clarification to the shoreline setback, all applicable development criteria for Area 1 projects have been retained. The greater siting flexibility offers additional options to mitigate potential visual impacts on a project-by-project basis. All projects must be reviewed by the California Coastal Commission (CCC).
- **Special Projects:** All former Special Projects have been retained in the 2020 Master Plan as proposed conceptual developments within the planning area in which they will be located.