

CENTRAL MESA PRECISE PLAN AMENDMENT

March, 1998

Prepared by:

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SAN DIEGO, CALIFORNIA

ATTACHMENT 17

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PURPOSE OF THE AMENDMENT

The purpose of this Precise Plan Amendment is to amend the 1992 Central Mesa Precise Plan to reflect the proposed expansion of the Natural History Museum within the Park. Because some aspects of the proposed expansion are not consistent with the 1992 Central Mesa Precise Plan, the Park and Recreation Department has directed that the Precise Plan be amended. **This amendment specifically addresses the expansion of the Natural History Museum. Goals, policies, guidelines and recommendations that were inconsistent with the expansion of the Natural History Museum have been amended. This amendment will be processed with a simultaneous amendment of the goals, policies, guidelines and recommendations of the Balboa Park Master Plan, as needed.**

In conjunction with the approved 1992 Central Mesa Precise Plan, this document gives definition and guidance to the future development of Balboa Park. It will function as a working document which will guide the development and restoration of Balboa Park. The Central Mesa Precise Plan and this Amendment will contribute to the cultural, educational, recreational, and social life of the entire San Diego region.

The Central Mesa Precise Plan Amendment is structured to aid the City Council, City Manager, City staff, Park institutions and citizens in their efforts to successfully implement improvements to the Park. It will serve as a guide and organizational aid for citizen's groups and individuals to plan, develop, maintain and protect legitimate uses for Balboa Park. To aid the reader, this Amendment is organized in the same order as the approved 1992 Central Mesa Precise Plan. This Amendment contains text and graphics that have been revised from the approved 1992 Central Mesa Precise Plan due to the proposed Natural History Museum Expansion. To assist in the flow of this document, certain *unrevised* sections of the approved 1992 Central Mesa Precise Plan were also included. Beginning on page 2, all text which has been added to the original 1992 Precise Plan is shown underlined; all text which has been deleted from the original 1992 Plan is shown struck-out. Italics are used where an explanation of formatting or other information is necessary. In addition, to help orient to the Precise Plan, the 1992 Precise Plan page numbers for that section are placed adjacent to the section heading.

Analysis

LAND USE ANALYSIS (Page 35)

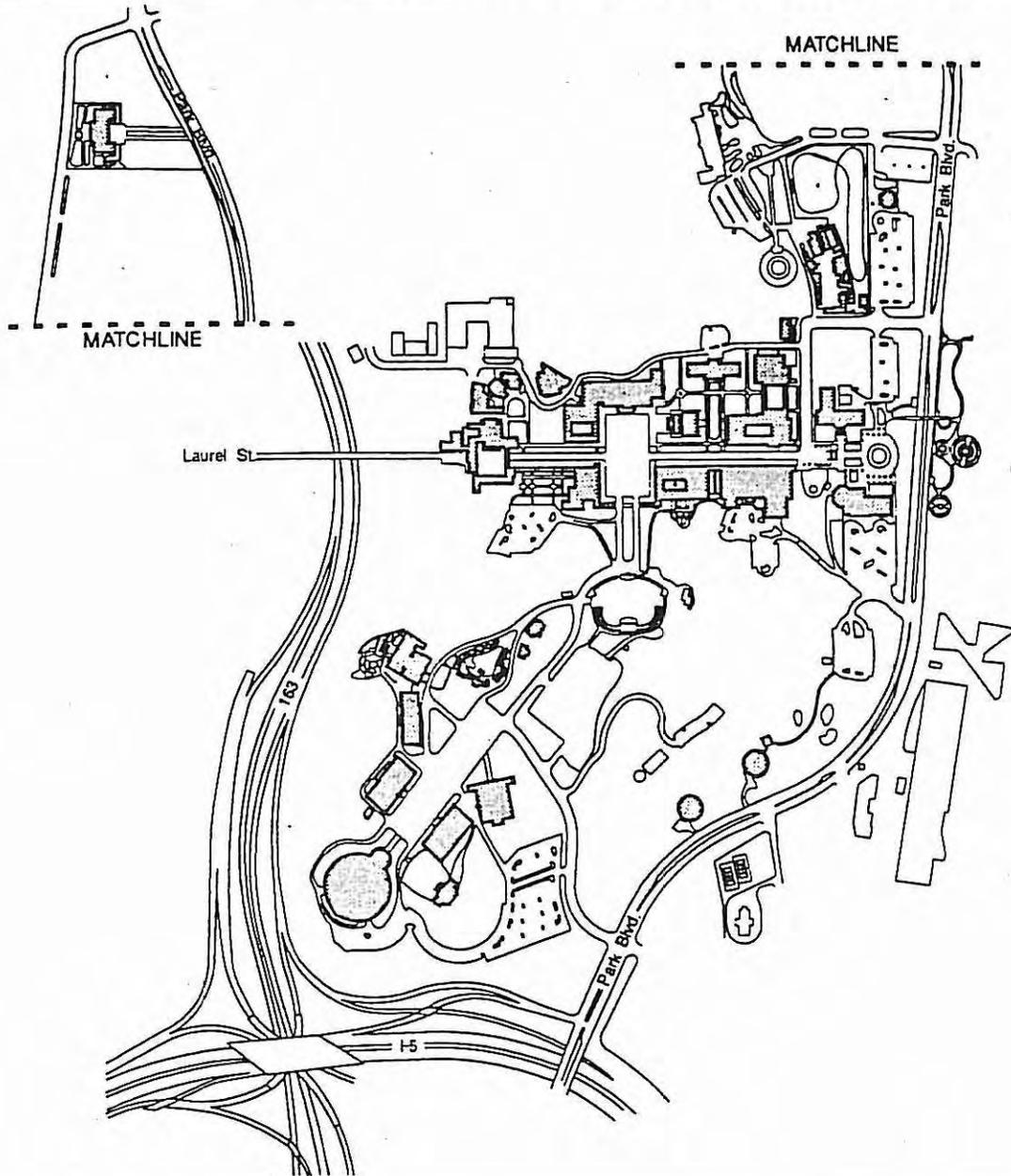
Land Use Descriptions

Buildings (Page 42)

The structures of the Central Mesa provide its ability to function as a great cultural center. Most buildings date from the 1915 and 1935 Expositions and possess National Historic Landmark status. Buildings on the Central Mesa are used for cultural and recreational purposes. They also provide spaces for administration, storage, and for community activities such as meetings and presentations. Buildings comprise approximately 18 acres. This figure includes future building expansions within existing leaseholds such as the Automotive Museum and the Natural History Museum. See Figure 11. *The Precise Plan anticipated the expansion of the Natural History Museum within its existing leasehold. The Precise Plan anticipated that Central Mesa buildings, including the expanded Natural History Museum, would total 17 acres or 740,520 square feet. The Natural History Museum could be expanded by 39,435 square feet and result in a 5% increase in total Central Mesa building square footage pursuant to the leasehold boundary established in May 1998.*

Figure 11 has been revised to reflect an increase in existing building square footage from 17 to 18 acres.

Figure 16 has been revised to reflect a total leasehold size of 0.96 acre as opposed to the 0.87 acre presented in the Precise Plan as adopted in 1992. The total acreage of existing leaseholds has been increased from 30 acres to 31 acres and the footprint of the leasehold has been revised to reflect the 0.96 acre.



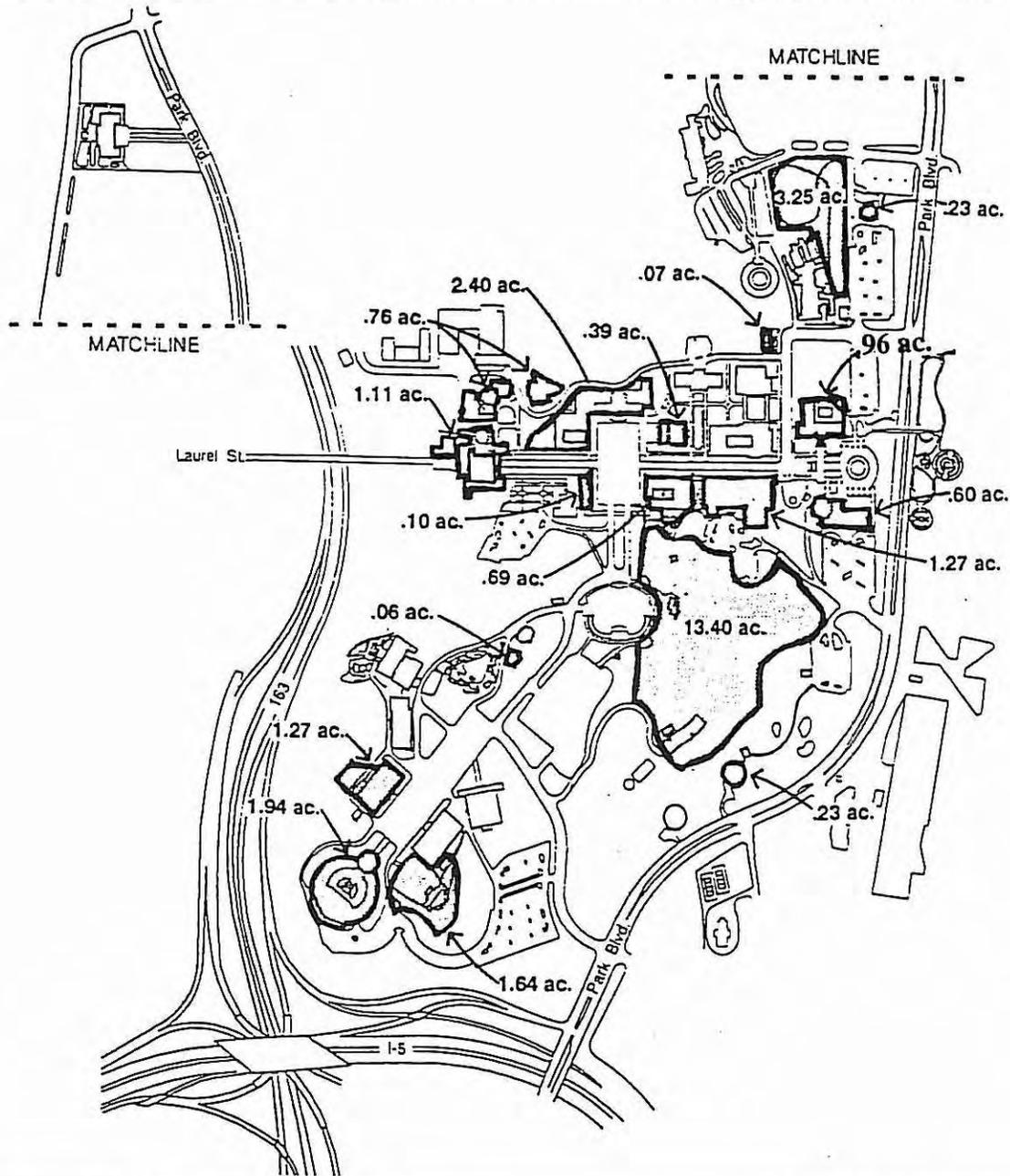
Existing Buildings 13 June 1991 **Figure 11**

 Existing Buildings - 18 acres


ESTRADA Land Planning

Central Mesa Precise Plan Amendment Central Mesa Precise Plan - Revised Figure 11.

revised by ARCHITECTS Bundy & Thompson May, 1998



Existing Leaseholds

Existing Leaseholds - 31 acres

13 June 1991 **Figure 16**

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Central Mesa Precise Plan Amendment Central Mesa Precise Plan - Revised Figure 16.

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ARCHITECTURAL ANALYSIS (Page 75)

Building Expansion Proposals (Page 101)

Natural History Museum (Page 103)

Expansion Proposal

The Natural History Museum would like to add building space within its present leasehold area to complete a portion of the original planned structure which was not built due to funding limitations at the time of construction. The addition would consist of approximately 89,435 square feet of space to be used for public areas, research, collections, administration and library uses. Additional public space would be available in the existing building by relocating non-public uses to the new wing. The addition would increase the building footprint by approximately 19,748 square feet. *Approximately 32,337 square feet of this addition would be underground.*

Proposal Analysis

The Natural History Museum building was constructed in 1933 and has considerable historic significance. The fact that the current building configuration was originally intended to be temporary and that a proposed addition was anticipated at that time, greatly reduces the significance of potential historical impacts.

~~Proposed changes to the building would have minimal negative impact as long as symmetry between the existing west elevation and the proposed east elevation are preserved. Visual impact on public areas will be significant. The extent to which the proposed expansion does not encroach on existing public open space is insignificant. but potential conflicts could result with increased visitor use of the proposed restaurant and auditorium on the north side with the passive uses of the adjacent lawn area. No potential conflicts with the passive uses of the adjacent lawn area on the north side are anticipated. Impacts on parking, circulation and existing vegetation would be low.~~

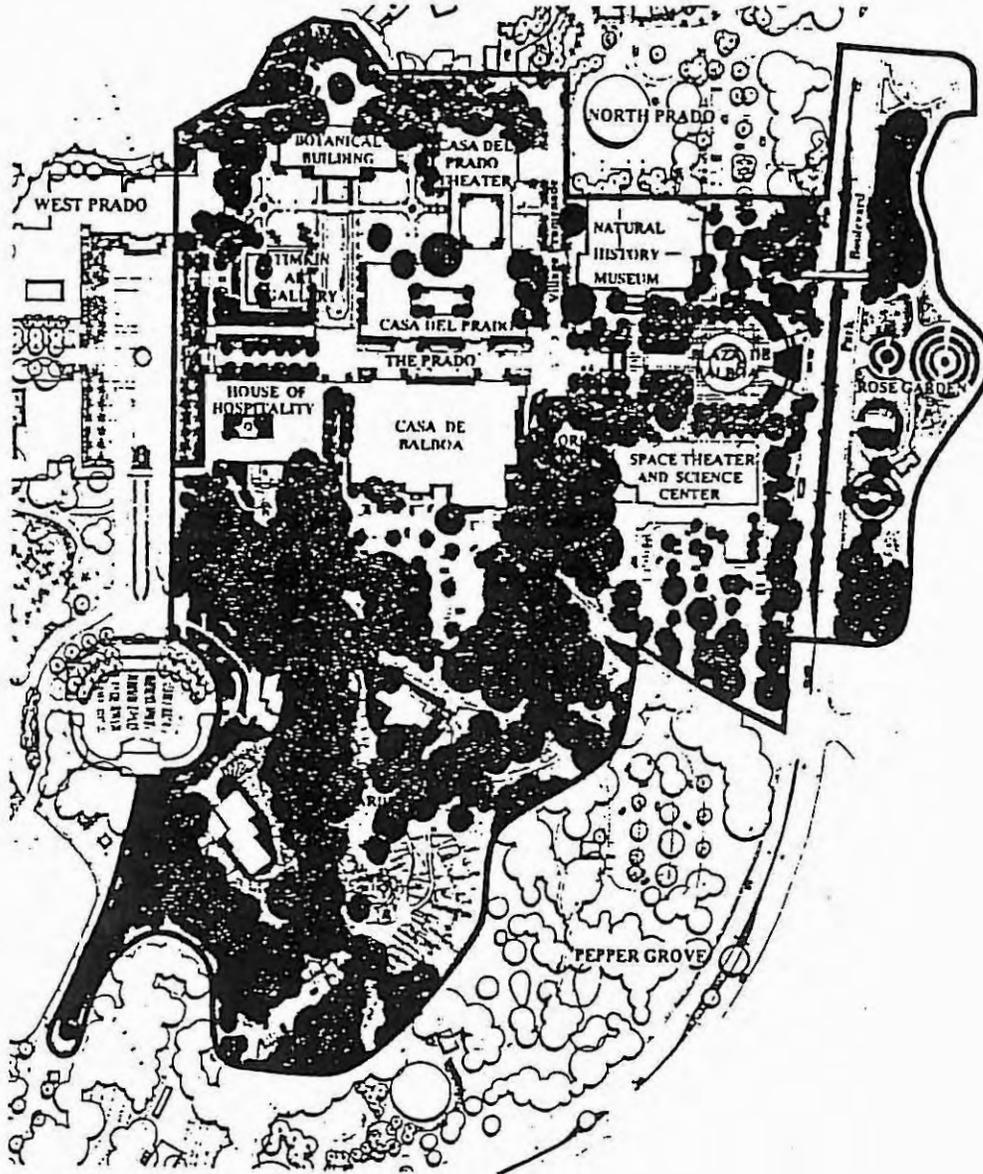
The Precise Plan

GOALS (Page 144)

Architecture

Rehabilitate and modify the architecture of the Central Mesa in a manner which preserves its historic and aesthetic significance while providing for functional needs. The architecture of the Natural History Museum will be rehabilitated and modified in a manner which will preserve the historic and aesthetic significance of the existing building and site in a manner that will provide for the Museum's functional needs into the next century.

Figure 30 has been revised to reflect the actual building expansion footprint.



East Prado 13 June 1991 Figure 30

 Trees	 Lawn
 Groundcovers	 Paved Pedestrian Areas




ESTRADA Land Planning

Central Mesa Precise Plan Amendment

Central Mesa Precise Plan - Revised Figure 30.

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LAND USE (Pages 171-173)

The goal of Central Mesa land use is to provide a wide variety of cultural activities within a public park environment.

Emphasis is placed on increasing open public park land where possible. Existing relationships between architecture and landscape and between cultural uses and public park activities give the Central Mesa its unique character. Each use adds significance to the other and the need for each will increase as the city grows.

In order to preserve both cultural opportunities and an open public park environment, the following objectives should be adopted:

- Land for public park uses should be recovered from areas of the Central Mesa now used for parking, roads and restricted uses. Because there is a finite amount of land in the Central Mesa, future attendance growth in the park will require a greater amount of public open space to maintain the same quality park experience that exists today. Recovering land for public park uses will help provide a significant Park environment for future visitors to the Central Mesa.
- Park land to be converted for building expansions, roads, parking areas, or restricted uses should be minimized to preserve the historic resource and maintain existing relationships between the natural and built environment. The park land to be converted for the Natural History Museum expansion will be limited to two landscaped areas, totalling approximately 5,000 square feet, on the northern and eastern edges of the Museum site. The landscaped areas are at the northeast quadrant of the site, behind the existing historic resource and consist primarily of buffer landscaping between existing improvements and two sidewalks, and approximately 200 square feet of open turf area and are not visible from the two streets fronting on the historic resource's primary elevations.
- Cultural institutions, organizations, and activities in the Park should be encouraged and supported. Cultural use of the Central Mesa benefits the public and contributes greatly to its significance and character. Cultural use of Central Mesa facilities should include both community group use and use by institutions and organizations with long-term leases.
- A long range mechanism for the expansion of cultural activities to locations outside of Balboa Park should be established. When institutions and organizations outgrow their facilities they should be encouraged to expand their programs to Centre City. Cultural expansion outside the Park will facilitate long term unrestricted growth, preserve a park environment in the Central Mesa, and provide a wider range of cultural opportunities for a growing regional population.

- Outdoor public spaces should be designed to accommodate a wide variety of cultural activities and public park uses. In San Diego’s mild climate a great number of cultural activities can occur outdoors. Locating appropriate cultural events in multiple use outdoor facilities will expand cultural opportunities while preserving a public park environment.

- Visitor use of the Central Mesa should be more evenly distributed. Underutilized areas of the Park, such as the Palisades, Spanish Village and Pepper Grove should be utilized in a way that will attract visitors and relieve high visitor levels on the Prado. Evening and weekday use along with winter season activities should be emphasized to relieve peak attendance pressure. Even use of the Park will further increase public safety as desirable activities displace those that are undesirable.

The following table summarizes existing and proposed land uses for the Central Mesa. The changes that will occur as a result of implementing the Precise Plan are also shown.

LAND USE SUMMARY (Page 172)

LAND USE (in acres)	EXISTING	PROPOSED	CHANGE
Open Public Park Land	89	110.89	+21.89
Restricted Use Areas	33	19	-14
Roads and Parking Areas	54	45	- 9
Buildings	17	18	+ 1

Objective:

Expand open public park land.

Recommendations:

- Recover open public park land wherever possible. See Figure 35 for proposed open park land.
- Replace roads, parking areas and restricted use areas, such as the archery range, with open public use park land wherever possible. The Organ Pavilion Parking Structure will be constructed prior to converting the Plaza de Panama and Palisades parking areas to plazas per the Balboa Park Master Plan.
- Mitigate land to be converted to building expansions, roads, parking areas and restricted use areas with an equal or greater area of recovered park land. The land area to be converted to building expansion by the Natural History Museum expansion project primarily consists of buffer landscaping around existing improvements. It has limited utility as "open public park" land, therefore no mitigation is required.
- Discourage park uses and policies that restrict free public use of the Park.

Objective:

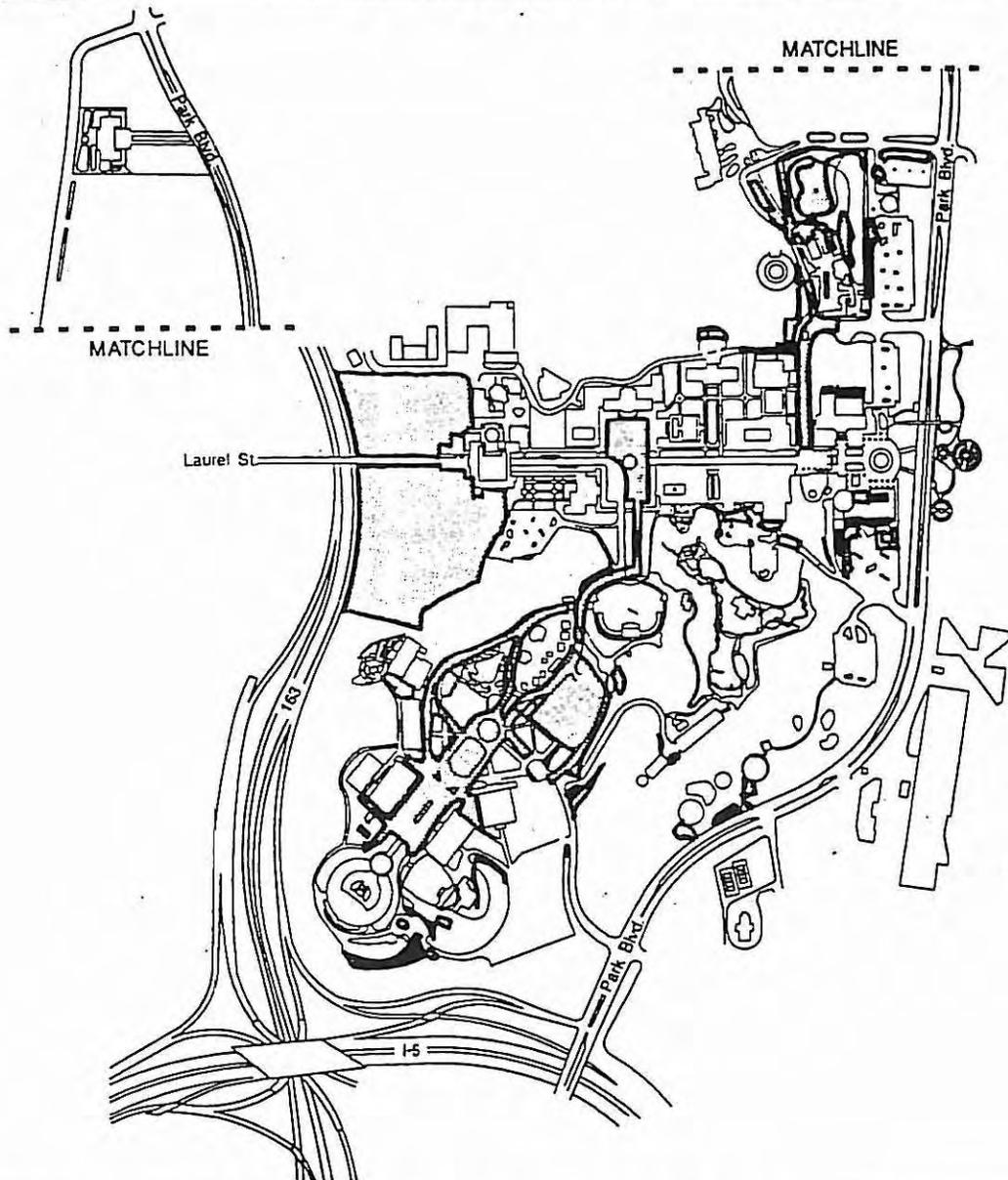
Minimize all building expansions.

Recommendations:

- Expand historic buildings only to reconstruct missing historic features, with the exception of the Natural History Museum expansion which is specifically addressed in this Precise Plan.
- Allow minimum expansion of non-historic buildings to enhance their relationship with historic structures with a minimal disruption to existing open space. (Building expansion proposals are discussed in the Analysis section.) ~~See Figure 37 for proposed buildings.~~
- Preserve existing building footprints wherever possible by increasing the efficiency of interior floor plans. Increased efficiency of the interior floor plan of the existing Museum will be achieved with the Museum's expansion project, but that factor alone would not provide the Museum with the amount of space needed to carry out its scientific and educational missions in the future.
- Assess the feasibility of locating administrative and storage space off-site in order to increase exhibit space within existing building footprints.
- Explore the creation of shared use facilities in existing buildings or proposed building reconstructions.

See Figure 37 for building expansion footprints.

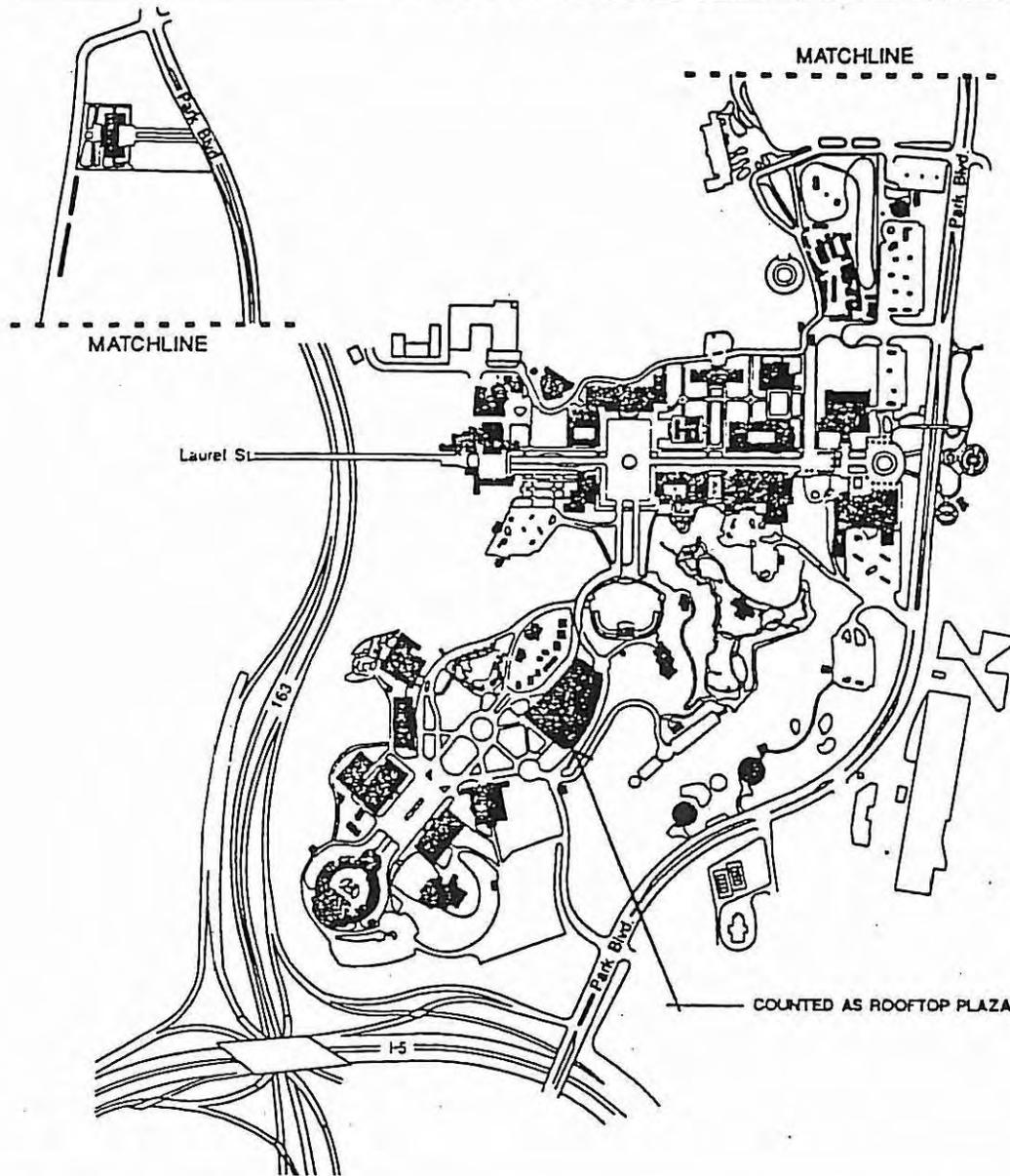
Figure 36 has been revised to reflect the 5,000 square feet of Open Public Park Land converted to other uses.



Recovered and Converted Open Public Park Land		13 June 1991	Figure 36
	Open Public Park Land Recovered from other Uses - 25 ac.		
	Open Public Park Land Converted to other Uses - 2.89 ac.		
Net Gain of Open Public Park Land - 21.89 ac.			
		<i>ESTRADA Land Planning</i>	

Central Mesa Precise Plan Amendment Central Mesa Precise Plan - Revised Figure 36.

revised by ARCHITECTS Bundy & Thompson May, 1998



Proposed Buildings

 Proposed Buildings - 18 acres

13 June 1991 



ESTRADA Land Planning

Central Mesa Precise Plan Amendment Central Mesa Precise Plan - Revised Figure 37.

revised by ARCHITECTS Bundy & Thompson May, 1998

ARCHITECTURE (Page 205)

The goal of this section is to rehabilitate and modify the architecture of the Central Mesa in a manner which preserves its historic and aesthetic significance while providing for functional needs.

The existing structures built for the 1915 and the 1935 Expositions are both historically and architecturally significant and should be reconstructed or rehabilitated. Although the Natural History Museum was not built for either of the two Expositions, it was built in 1933 between the two Expositions. Its architectural style is Spanish Colonial or Spanish Renaissance, consistent with the architectural design theme of the 1915 Exposition. Not only should the individual structures be preserved, but the entire ensemble in its original composition should be preserved and restored wherever possible. It is the historic relationship between the built and the outdoor environment that is the hallmark of the two Expositions. Because each structure affects its site context to such a great degree, it is vital to the preservation of the historic district that every effort be made to preserve and restore original Exposition building footprints and elevations wherever possible. For this reason, emphasis has been placed on minimizing architectural additions unless they are reconstructions of significant historical features.

GENERAL DESIGN GUIDELINES (Page 211)

1. All architectural improvements on structures listed on the National Register of Historic Places within the Central Mesa National Historic Landmark area (except for the north entry of the Natural History Museum) must strictly adhere to the Secretary of the Interior's Standards for Historic Preservation Projects the Treatment of Historic Properties. *The Secretary of the Interior's Standards for the Treatment of Historic Properties include the Secretary of the Interior's Standards for Rehabilitation, which are applicable to the Natural History Museum expansion project.*
21. All future improvement plans for projects within the Central Mesa National Historic Landmark area should be sent to the National Park Service for a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties. All proposed improvement projects should be submitted to the Historical Site Board for recommendation of approval or denial.

18. Natural History Museum (Page 221)

Design Objective:

Construct the proposed alternative building expansion and interior modifications while preserving and restoring historically significant features according to the general architectural design guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

A revised version of the Design Objective illustrated on page 221 of the Precise Plan is included in this Amendment. The revision reflects the revised footprint of the expansion.



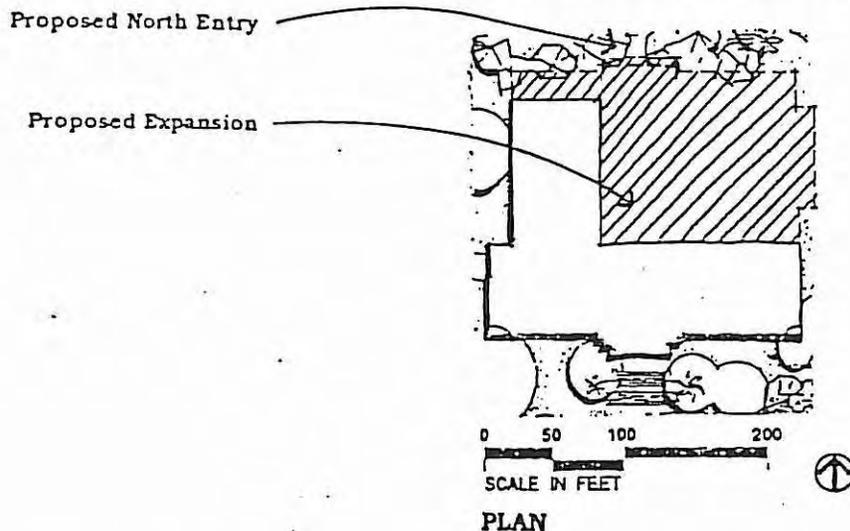
Recommendations:

- Retain the existing building footprint.
- Provide a basement to contain service and storage.
- Restore historic interior treatments from the 1915 and 1935 Expositions wherever possible.
- If possible all service areas should be located inside the building footprint.
- Provide access to service areas with a new basement entry on the south elevation.
- Restore the series of window and door openings on the northwest and north first floor elevations where the information and visitor center will be located.

18. Natural History Museum

Design Objective:

Construct the proposed alternative building expansion and interior modifications while preserving and restoring historically significant features according to the general architectural design guidelines.



Recommendations:

- ~~Mirror the existing west elevation building setbacks in the new east addition.~~
- Create a north entry that ~~preserves the building's symmetry~~ and relates to the adjoining lawn on a pedestrian scale.

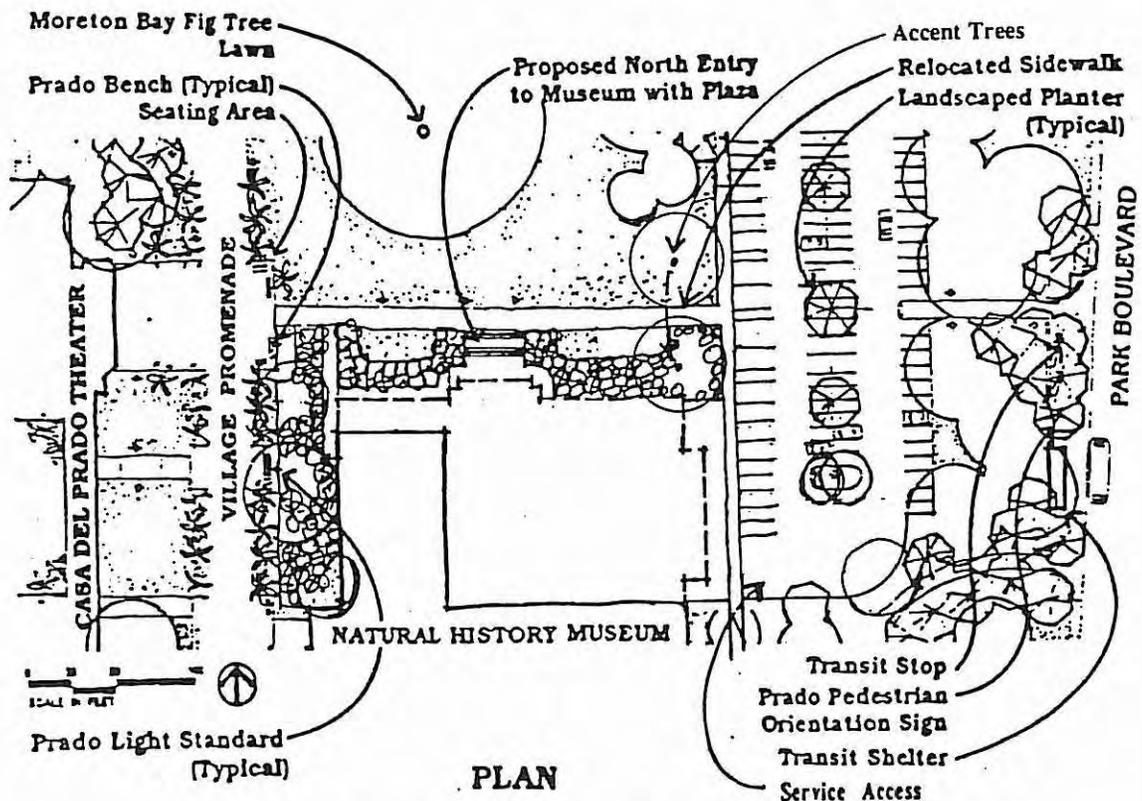
SPECIFIC RECOMMENDATIONS

Revised versions of the Design Objectives illustrated on pages 317 and 318 the Precise Plan are included in this Amendment. The revisions reflect the revised footprint of the expansion, the enlarged parking lot and the relocated service access.

1. Village Promenade/Park Boulevard Pedestrian Link

Design Objective:

Emphasize the entry experience to the North Prado for the pedestrian arriving on public transportation from Park Boulevard.



Recommendations:

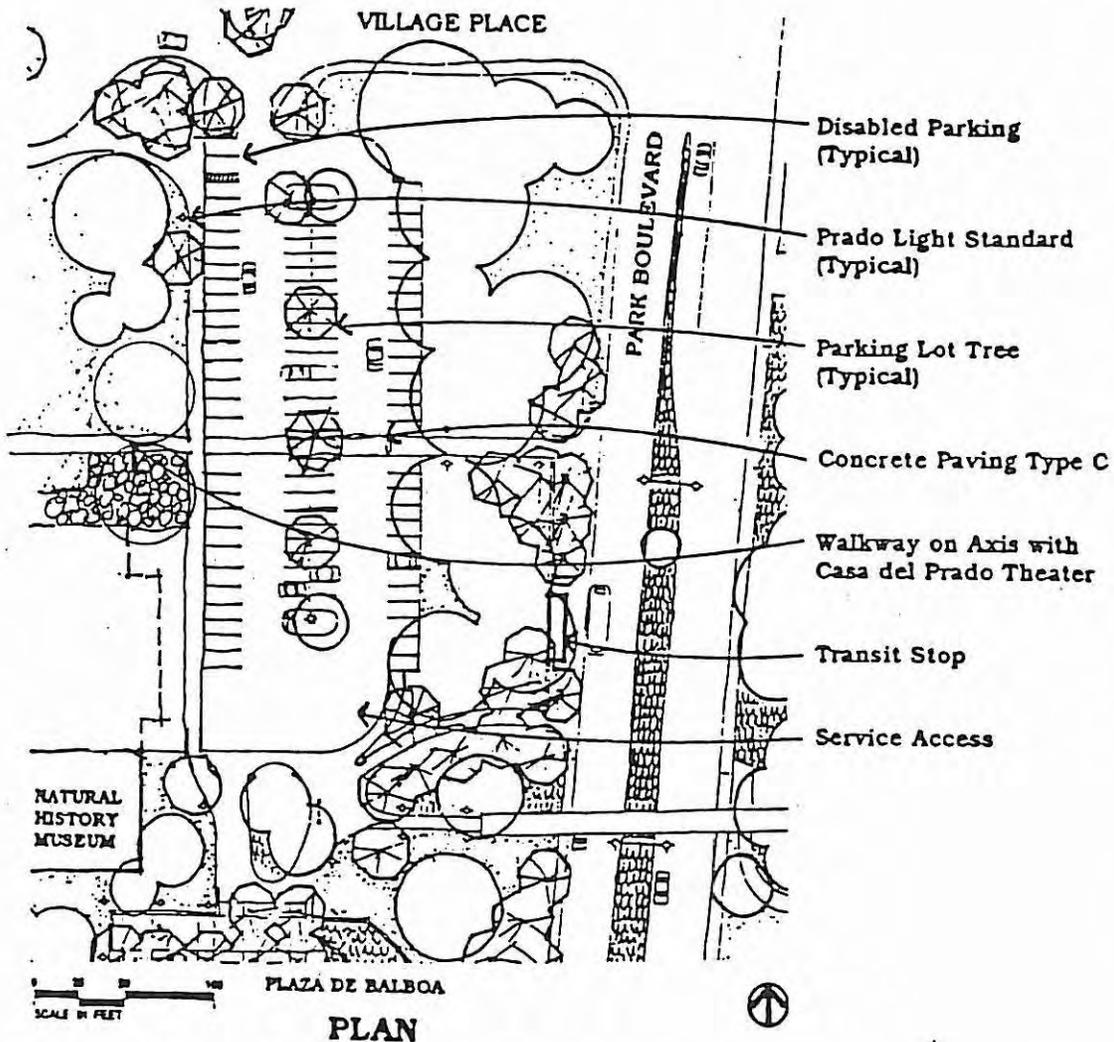
- Replace the existing sidewalk from the Natural History Museum parking lot to the Casa de Balboa Theater with a new walkway on axis with the entry to the Theater. This walkway will connect the Theater entry plaza with the transit stop on Park Boulevard.
- Construct the walk of type C concrete. The color should complement surrounding architecture.
- Extend the concrete paving through the Natural History Museum parking lot and flank the walkway with landscaped planters when it intersects parking rows.
- Include a seating area across from the Casa del Prado Theater as shown on plan.



2. Natural History Museum Parking Lot

Design Objective:

Add disabled parking, a pedestrian walkway and trees to the parking lot.



Recommendations:

- Add planting that harmonizes with surrounding existing vegetation.
- Incorporate trees in this area such as the following:
Parking lot tree: *Podocarpus gracilior* - Fern Pine

IMPLEMENTATION (Pages 399-400)

Approval Process

As individual projects are proposed for the Balboa Park Central Mesa, they should be reviewed by the following boards and commissions.

- Historical Site Board
- Commission for Arts and Culture
- Central Balboa Park Association
- Balboa Park Committee
- Design Review Facilities Committee
- Park and Recreation Board
- Planning Commission
- ~~Public Facilities and Recreation~~ Natural Resources and Culture Committee of the City Council

Amendments to the Precise Plan

During implementation of the Precise Plan there will from time to time be a need for a certain amount of deviation from the designs shown when changes in site conditions or user needs arise. For this reason the Precise Plan is intended to allow a certain degree of flexibility in the development of construction drawings.

If, however, a substantial deviation from the goals, objectives, recommendations or design guidelines is proposed it will require a Precise Plan Amendment in order to be implemented. The Precise Plan amendment review and approval process will involve all of the same boards and commissions as the Precise Plan Approval project itself.

- Historical Site Board
- Commission for Arts and Culture
- Central Balboa Park Association
- Balboa Park Committee
- Design Review Facilities Committee
- Park and Recreation Board

- Planning Commission
- ~~Public Facilities and Recreation~~ Natural Resources and Culture Committee of City Council
- City Council

GENERAL DESIGN GUIDELINES (Page 259)

1. Historic Preservation

- The Secretary of the Interior's Standards for ~~Rehabilitation located in the Appen—~~
~~dx~~ the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes should be adhered to in all landscape modifications and restorations.

RESOLUTION NUMBER R-290038

ADOPTED ON MAY 4, 1998

WHEREAS, on June 6, 1997, the San Diego Society of Natural History submitted an application to the Development Services for a Resource Protection Ordinance Permit and amendments to the Balboa park Master Plan and the Central Mesa Precise Plan for the expansion of the Natural History Museum; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on May 4, 1998; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Environmental Impact Report No. 96-7562; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is certified that Environmental Impact Report No. 96-7562, 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 report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said 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 a Resource Protection Ordinance Permit and amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the Natural History Museum.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, a copy of which is attached hereto and incorporated herein by reference, with respect to the project.

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 and incorporated herein by reference.

APPROVED: CASEY GWINN, City Attorney

By _____
Richard A. Duvernay
Deputy City Attorney

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(R-98-1154)

RESOLUTION NUMBER R-290039

ADOPTED ON MAY 4, 1998

WHEREAS, the San Diego Society of Natural History [Applicant] submitted an application to The City of San Diego to amend the Balboa Park Master Plan to allow encroachment into open space for the proposed expansion of the Natural History Museum [Museum]; and

WHEREAS, Applicant also desires to amend the Central Mesa Precise Plan [Precise Plan] to permit an increase in the building footprint, overall square footage, and a deviation from the east facade configuration as identified in the Precise Plan; in addition, the amendment would allow an expansion beyond the perceived leasehold boundary; and

WHEREAS, on April 23, 1998, the Planning Commission of The City of San Diego conducted a public hearing for the purpose of providing a recommendation to the City Council on the application; and

WHEREAS, on May 4, 1998, the Council of The City of San Diego conducted a public hearing and considered all maps, exhibits, and written documents contained in the file for the project on record with The City of San Diego, and considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it approves the amendments to the Balboa Park Master Plan and the Central Mesa Precise Plan, copies of which are on file in the office of the City Clerk as Document Nos. RR-290039-1 and RR-290039-2.

APPROVED: CASEY GWINN, City Attorney

By _____
Douglas K. Humphreys
Deputy City Attorney

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RESOLUTION NUMBER R-290040

ADOPTED ON MAY 4, 1998

WHEREAS, the San Diego Society of Natural History, Permittee, filed an application with The City of San Diego for a permit to expand the Natural History Museum, a significant historic resource, by 89,435 square feet on portions a 0.96-acre leasehold bounded site located at 1788 El Prado, Balboa Park, in the Balboa Park Master Plan and the Central Mesa Precise Plan area; and

WHEREAS, on April 23, 1998, the Planning Commission of The City of San Diego (the "Planning Commission") recommended approval of Resource Protection Ordinance Permit No. 96-7562; and

WHEREAS, the matter was set for public hearing on May 4, 1998, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that this Council adopts the following findings with respect to Resource Protection Ordinance Permit No. 96-7562:

a. The proposed development will not adversely affect the City of San Diego's Progress Guide and General Plan.

The proposed expansion of the Natural History Museum will not adversely affect the City of San Diego's Progress Guide and General Plan because the project is consistent with the Balboa Park Master Plan and Central Mesa Precise Plan as amended. The Progress Guide and General Plan calls for the preservation of historic sites and the Natural History Museum is listed on the National Register of Historic Places. The project is preserving the historic site by

applying the Secretary of the Interior's Standards for the Treatment of Historic Properties to the design of the project as much as is feasible.

b. The proposed development will conform to the community plan for the area and any other applicable plans, policies and ordinances.

The proposed expansion of the Natural History Museum conforms with the Balboa Park Master Plan and the Central Mesa Precise Plan as amended, which allows for the expansion of the Museum and an addition to the existing building and to the established leasehold area. The proposed addition conforms to the size and design recommendations contained in the Central Mesa Precise Plan as amended.

c. The proposed development will be sited, designed, constructed and maintained to minimize, if not preclude, adverse impacts on environmentally sensitive lands.

The proposed addition to the Natural History Museum, except for the north entry, has been designed to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Application of these Standards will minimize adverse impacts to property identified on the National Register of Historic Places.

d. The proposed development will be sited and designed to prevent adverse impacts on any environmentally sensitive lands and resources located in adjacent parks and public open-space areas and will provide adequate buffer areas to protect such resources.

The Natural History Museum is located within the Prado area of Balboa Park and is within a National Landmark Historic District. The project has been designed to have a minimal adverse impact to the park and historic district by complying, as much as feasible, with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed addition, except for the new north entry, will avoid adverse impacts to the other buildings within the historic district by incorporating a similar scale, style and stucco building material as the other buildings in the area. It would not be feasible to incorporate a similar scale or reduce the amount of incongruous building materials being used on the new north entry because the project would not be funded by the project's backers if this was accomplished. The general public would thereby be deprived of the extraordinary benefit of having an expanded educational and scientific program at the Natural History Museum.

e. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or flood and fire hazards.

The expansion of the Natural History Museum is proposed to be constructed in an area that has been previously graded and so will not be altering natural landforms. The project will incorporate a drainage system and is not located near any severe slopes or areas subject to flooding. The project site is not located near geologically sensitive areas or naturally vegetated areas and so will not result in any undue risks from geological and erosional forces and/or flood and fire hazards.

f. Feasible measures, as defined in this section, to protect and preserve the special character or the special historical, architectural, archaeological or cultural value of the affected significant prehistoric or historic site or resource have been provided by the applicant.

The existing Natural History Museum building is listed on the National Register of Historic Places. By following the Secretary of the Interior's Standards for the Treatment of Historic Properties, the special character or historical value of the historic resource will be preserved. Except for the design of the new north entry, the proposed addition conforms with these standards.

All feasible measures have been incorporated into the design of the project to conform, as much as possible, to the Secretary of the Interior's Standards and thereby protect the historic resource. It is not feasible to design the new north entry to strictly adhere to the Secretary of the Interior's Standards because the financial backers of the project would not fund the project with any design other than the one proposed (see Attachment A, incorporated herein by reference). The four-year design development process coincided with an extensive fund raising campaign, led by the San Diego Society of Natural History Board of Trustees, to develop private financial support for the Museum expansion. This campaign resulted in \$13 million in pledges contingent upon City Council approval of the proposed design.

The expansion of the Natural History Museum will provide an extraordinary benefit to the general public by providing increased educational and scientific research opportunities. This extraordinary benefit to the general public outweighs the benefit to the public of completely preserving the character of the historic resource by strictly adhering to the Secretary of the Interior's Standards for Rehabilitation on the design of the north entry.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Resource Protection Ordinance Permit No. 96-7562 is hereby granted to the San

Diego Society of Natural History, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: CASEY GWINN, City Attorney

By _____
Richard A. Duvernay
Deputy City Attorney

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05/11/98
Or.Dept:Clerk
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