

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	July 21, 2016	REPORT NO. PC-16-068
HEARING DATE:	July 28, 2016	
SUBJECT:	HOUSE OF PACIFIC RELATIONS – NEW INTERNATIONAL COTTAGES: PROCESS FIVE	
PROJECT NUMBER:	434746	
REFERENCE:	Report to Planning Commission No. PC-15-006https://www.sandiego.gov/sites/default/files/legacy/planning- commission/pdf/pcreports/2015/15006.pdf and Planning CommissionResolution PC-4650 (Attachment 1) Initiation of Amendments to the Balboa Park Master Plan and Central Mesa Precise Plan; andPark and Recreation Board Report No. 103 dated June 6, 2016 https://www.sandiego.gov/sites/default/files/prbr160616103houseofpacificre 	
OWNER/APPLICANT:	Owner: City of San Diego, Applicant: House of	Pacific Relations

SUMMARY:

<u>Issue</u>: Should the Planning Commission recommend approval of the House of Pacific Relations – New International Cottages Project located in the Central Mesa area of Balboa Park?

Staff Recommendation(s):

1. **RECOMMEND ADOPTION** of the Mitigated Negative Declaration for the House of Pacific Relations – New International Cottages Project, Project No. 434746, and **ADOPTION** of the Mitigation, Monitoring and Reporting Program; and

2. **RECOMMEND APPROVAL** of amendments to the General Plan, Balboa Park Master Plan and Central Mesa Precise Plan.

Community Planning Group Recommendation:

On July 2, 2015 the Balboa Park Committee voted unanimously (7-0-1) to recommend approval of the proposed amendments to the General Development Plan* (GDP), Balboa Park Master Plan and Central Mesa Precise Plan with recommendations (see Attachment 11). Those recommendations have been incorporated into the proposed GDP. Recommendations did not impact plan amendments.

* The term General Plan refers to the City of San Diego General Plan. The term General Development Plan (GDP) refers to a conceptual graphic plan that guides the development of park projects.

Other Recommendations:

On July 1, 2015, the Historical Resources Board's Design Assistance Subcommittee advised Historical Resources Staff that the proposed project appears to be consistent with the Secretary of the Interior's Standards for the Preservation of Historic Properties.

On August 12, 2015, the Park and Recreation Board's Design Review Committee voted (5-1-0) to recommend approval of the proposed GDP and plan amendments with conditions. Those conditions were of a specific nature and will be incorporated into the construction drawings at building permit issuance.

On June 16, 2016, the Park and Recreation Board voted unanimously (6-0-0) to recommend approval of the proposed GDP and plan amendments without conditions.

On June 23, 2016, the Historical Resources Board voted unanimously (7-0-0) to recommend adoption of the proposed update to the General Development Plan (GDP), the proposed amendments to the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP), and the Final Mitigated Negative Declaration (MND) related to Cultural/Historical Resources to allow the expansion of the House of Pacific Relations through the construction of 5 new cottage buildings to house 9 member nations.

Environmental Review:

The City of San Diego conducted an Initial Study in compliance with the California Environmental Quality Act (CEQA) which determined that the proposed project could have a significant environmental effect on Historical Resources (Archaeology/Tribal Cultural Resources). Subsequent revisions in the project proposal create the specific measures identified in Section V - Mitigation, Monitoring and Reporting Program (MMRP) of Mitigated Negative Declaration (MND) No. 434746. The project as revised now avoids or mitigates the potentially significant effects previously identified, and preparation of an Environmental Impact Report (EIR) was not required. Implementation of the MMRP will reduce potential <u>Fiscal Impact Statement</u>: The design and construction of the Project will be funded by member nations of the House of Pacific Relations, a 501(c)(3) non-profit organization. The cottages will be donated to the City of San Diego upon completion, and the City will be responsible for long term maintenance.

<u>Code Enforcement Impact</u>: None with this action.

<u>Housing Impact Statement</u>: The proposed project would primarily consist of five new cottage buildings to be used as exhibit space and would not result in the removal of existing dwelling units, the creation of new dwelling units, or a net gain in dwelling units within the area. The entire project is located on dedicated park land.

BACKGROUND

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

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

The Balboa Park Master Plan (BPMP) was adopted by City Council on July 25, 1989 (Resolution No. R-274090). Subsequent amendments to the BPMP have been adopted by City Council on December 9, 1997 (R-289537); on May 4, 1998 (R-290039-1); on April 13, 2004 (R-299084-1); on September 21, 2004 (R299666); and on July 9, 2012 (R-307555-1). The Master Plan addresses the entirety of Balboa Park and provides general guidelines for development, maintenance and management.

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

A large portion of Balboa Park's Central Mesa is included in the federally designated National Historic Landmark District (District). As such, any improvements within the District must meet the Secretary of the Interior's Standards for Rehabilitation. Determination of compliance is made by the City of San Diego Historic Resources staff and the Historic Resources Board. The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures. The cottages are fairly small in size and, while being similar in architectural style, each has its own unique details.

The Hall of Nations building, originally named the Kansas State building, was constructed for the 1915 Panama-California International Exposition. The building is now a part of the International Cottages complex and is used by numerous House of Pacific Relations members for meetings and other events; it is primarily used on a rotational basis by member nations that do not have a permanent cottage of their own.

The CMPP identifies expansion of the International Cottages by 4,000 square feet. The graphic indicates eight structures with a size of approximately 500 square feet each. This is consistent with the small size of the original cottages. Four new cottages have been constructed to date, consuming the 4,000 square foot allowance provided in the CMPP. These include the House of Hungary, the House of Iran, the House of Puerto Rico and the House of Spain.

Membership in the House of Pacific Relations is greater than the number of cottages available. Nations without a cottage of their own meet in the Hall of Nations building on a rotating basis. The House of Pacific Relations proposes to amend the BPMP and CMPP to allow for construction of additional cottages to house their membership that have the means and desire to construct a cottage of their own.

DISCUSSION

Project Description:

The House of Pacific Relations proposes to amend the BPMP and CMPP to provide additional cottages for their membership. The proposal includes four new duplex cottages and one single cottage, for a total of five new buildings. These five new buildings would house nine additional member nations. The total square footage of the proposed cottages is approximately 5,365 square feet; exterior courtyards would be shared space and open to the general public daily, and therefore not included in the square footage of the cottages.

One duplex cottage and one single cottage would be added just north of the Hall of Nations building and House of Iran. The two new buildings and two existing buildings would form a central gathering space that can be accessed by each building. Due to the elevation of the Hall of Nations building the central courtyard will include stairs, a ramp, low accent wall and planters to take up grade. The existing pavement would be replaced, and an additional walkway would be added to provide access to Pan American Road East. Accessible parking is available in the Organ Pavilion parking lot and the path of travel from the parking lot to the new cottages would be accessible.

Three duplex cottages would be added south of the existing House of the United States and House of Ukraine cottages. The three new buildings and two existing buildings would form a central courtyard that would be primarily accessible by the new cottages. The new cottages would be connected to the existing complex by an existing passageway between the House of the United

States and House of Ukraine. A second new access walkway would be added to the west of the House of Ukraine. Accessible parking is available in the Palisades parking lot and would be accessed by a new walkway between the northwest corner of the parking lot and the Balboa Park Club.

The proposed cottage buildings have been designed to be compatible in scale and detail with the original cottages while being differentiated enough as to not be confused as original structures.

New landscaping would be installed around the new cottages. The landscaping would reflect a Mediterranean style, using drought tolerant ornamentals with a focus on ease of maintenance and security. New walkways and courtyards would be integral colored concrete.

Community Plan Analysis:

The Project applicant and their design team worked with Park and Recreation staff and the Historic Resources Board's Design Assistance Subcommittee (DAS) on the siting and design of the proposed new cottages. The final recommendation of the DAS is noted herein under Other Recommendations. Environmental Analysis Staff rely on the recommendations of the DAS and Historic Resources Staff to determine consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties during CEQA review.

Due to the revised site design of the proposed new cottages, vehicular circulation is not being impacted. New walkways to existing accessible parking facilities are utilizing existing road crossings, providing pedestrian safety. New walkways will enhance pedestrian access throughout the International Cottages complex.

The design of the five new cottage buildings adheres to the Spanish style of the original 1935 cottages without mimicking them. The scale, massing, wall color, and materials approximate the look of the original cottages, but the detailing has been differentiated. The following features of the original 1935 cottages have <u>not</u> been incorporated into the new cottages: Flush eaves, round windows, low walls, arched doors, enclosed patios, built-in seating, and recessed entries. The new cottages will incorporate multi-colored mission tile roofs, whereas the current cottages all have single color tiles. These subtle differentiations will allow the new cottages to comply with the Secretary of the Interior's Standards, Master Plan, and Precise Plan.

Environmental Analysis:

A large portion of the Central Mesa of Balboa Park lies within the federally designated National Historic Landmark District. Any development within this District must comply with the Secretary of the Interior's Standards for the Preservation of Historic Properties. The project was determined to be consistent with these Standards by Historical Resources staff.

Archaeology and paleontology have also been identified as potential environmental issues. The Project includes excavation for below-grade basements and for site utilities. The Final Mitigated Negative Declaration includes a Mitigation, Monitoring and Reporting Program (MMRP) for archaeological and paleontological resource monitoring.

Project-Related Issues:

The following issues were previously identified by staff during the plan amendment initiation phase:

- Historic resources protection
- Traffic circulation and pedestrian safety
- Maintenance and Security

As previously noted, the Project applicant worked with Park and Recreation Staff and the Historical Resources Board's Design Assistance Subcommittee to address all concerns. The cottages have been designed to be compatible with, yet not mimic, the original 1935 cottages. Pedestrian circulation has been improved and provides an accessible path from available parking to the proposed cottages. All maintenance and security concerns have been addressed.

Conclusion:

The proposed Project appears to be consistent with the goals of the Balboa Park Master Plan and Central Mesa Precise Plan. The proposed cottage expansion would minimize impacts to usable park land and would not displace current uses. The Project has been designed to be compatible with the existing cottage complex and is consistent with the Secretary of the Interior's Standards. The expanded cottage space will allow for additional display of the cultures of the House of Pacific Relations membership, which is open free to the public. Staff therefore recommends approval of the Project.

ALTERNATIVES

- 1. Recommend certification of the Final Mitigated Negative Declaration and approval of the proposed amendments to the General Plan, Balboa Park Master Plan and Central Mesa Precise Plan with conditions.
- 2. Do not recommend certification of the Final Mitigated Negative Declaration and do not recommend approval of the proposed amendments to the General Plan, Balboa Park Master Plan and Central Mesa Precise Plan.

Respectfully submitted,

Herman D. Parker Director Park and Recreation Department

PARKER/CPD

Charles Daniels Park Designer Park and Recreation Department

Attachments:

- 1. Planning Commission Resolution PC-4650 Plan Amendment Initiation Resolution
- 2. Aerial Photograph of Balboa Park
- 3. Aerial Photograph of the Project Site
- 4. Existing House of Pacific Relations CMPP Graphic Architecture
- 5. Existing House of Pacific Relations CMPP Graphic Landscape
- 6. Draft Environmental Resolution with MMRP
- 7. Draft Balboa Park Master Plan Amendments
- 8. Draft Central Mesa Precise Plan Amendments
- 9. Draft Plan Amendment Resolution
- 10. Ownership Disclosure Statement
- 11. Community Planning Group Recommendation

PLANNING COMMISSION RESOLUTION NO. PC-4650

INITIATING AN AMENDMENT TO THE GENERAL PLAN, THE BALBOA PARK MASTER PLAN AND THE BALBOA PARK CENTRAL MESA PRECISE PLAN

WHEREAS, on January 22, 2015, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering a request to initiate amendments to the General Plan, the Balboa Park Master Plan and the Balboa Park Central Mesa Precise Plan; and

WHEREAS, the proposed amendments would allow for expansion of the House of Pacific Relations cottage complex; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, and written documents presented for this project, and had considered the oral presentations given at the public hearing; NOW, THEREFORE:

BE IT RESOLVED by the Planning Commission of the City of San Diego, that the initiation of plan amendments in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Diego determines that the proposed plan amendment meets the three criteria for initiation as described in section LU-D.10 of the Land Use Element of the General Plan:

- 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
- 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 following land use issues have been identified with the initiation request. These standard plan amendment issues, as well as others that have been and/or may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Historic resources protection
- Traffic circulation and pedestrian safety
- Maintenance and Security

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Charles Daniels Park Designer Park and Recreation Department

Approved on January 22, 2015 Vote: 5-0-2

cc: Carmina Trajano, Legislative Recorder, Development Services Department

ATTACHMENT 2

BALBOA PARK AERIAL VIEW





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BALBOA PARK INTERNATIONAL COTTAGES COMPLEX





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28. House of Pacific Relations

Design Objective:

Add additional cottages while preserving the existing group of 1935 Exposition cottages intact.



Recommendations:

- Arrange new cottages on the site as shown.
- Retain the same scale, forms, details, trim, materials and colors as the existing cottages.
- Add a storage and changing room within the expansion.
- Limit the total square footage of expansion to 4,000 square feet.

29. House of Pacific Relations - House of Japan Cottage

Design Objective:

Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.

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Precise Plan – Specific Recommendations

1. House of Pacific Relations

Design Objective:

Present the wooded secluded quality of the village, enhance pedestrian enjoyment of the area and provide pedestrian access to the proposed additional cottages.



Recommendations:

- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic House of Japan and relocate the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Place with decorative concrete to visually define them as pedestrian walkways.

ATTACHMENT 6

RESOLUTION NUMBER R-

ADOPTED ON _____

DRAFT

WHEREAS, on July 15, 2015, the House of Pacific Relations submitted an application to the Development Services Department for an update to the General Plan, amendment to the Balboa Park Master Plan, and amendment to the Central Mesa Precise Plan for the proposed House of Pacific Relations – New International Cottages project (Project); and

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

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 434746 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et

ATTACHMENT 6

seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that THE CITY CLERK is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: JAN GOLDSMITH, CITY ATTORNEY

By:

Deputy City Attorney

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM HOUSE OF PACIFIC RELATIONS – NEW INTERNATIONAL COTTAGES PROJECT NO. 434746

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with AB 3180 (1989) during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. The City of San Diego, Park & Recreation Department and the Development Services Department are jointly responsible for ensuring that this program is carried out. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Planning Department, 1010 2nd Avenue, Suite 1200, East Tower, M.S. 413, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.434746 are further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

- Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Public Utilities Department (PUD) Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
- 2. In addition, the ED shall verify that <u>the MMRP Conditions/Notes that apply ONLY</u> to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
- 3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The CITY PROJECT MANAGER (PM) of the Public Utilities Department is responsible to arrange and perform this meeting by contacting the City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the PM, MMC and the following monitors:

Qualified Archaeologist, Native American Monitor, Historic Preservation Architect or Architectural Historian

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the PM at the Public Utilities Department (858) 292-6300
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **the PM and MMC at (858) 627-3360**
- 2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) 434746, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the PUD ED and MMC. The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note: The PM must alert MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the following responsible agency: N/A

- 4. MONITORING EXHIBITS: The Qualified Biologist shall submit, to MMC, a monitoring exhibit on an 11x17 reduction of the appropriate biological site plan, marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
- 5. OTHER SUBMITTALS AND INSPECTIONS: The PM/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	Document submittal Associated Inspection/Approvals/Note	
General	Monitor Qualification Letter	Prior to Construction
General	Monitoring Exhibit	Prior to Construction
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. HISTORICAL RESOURCES (ARCHAEOLOGY/TRIBAL CULTURAL RESOURCES)

I. Prior to Permit Issuance or Bid Opening/Bid Award

- A. Plan Check
 - 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the PUD Environmental Designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to Environmental Designee
 - 1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¹/₄ mile radius.
- B. PI Shall Attend Precon Meetings
 - Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)

The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.

- 3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

- b. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
- c. MMC shall notify the PI that the AME has been approved.
- 4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
- 5. Approval of AME and Construction Schedule

After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and_grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered <u>that</u> may reduce or increase the potential for resources to be present.

- 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 - 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
 - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources Pipeline Trenching and other Linear Projects in the Public Right-of-Way

The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes_to reduce impacts to below a level of significance:

- 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

- 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are NOT Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.

a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Submittal of Draft Monitoring Report
 - The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

- 2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
- 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
- 4. MMC shall provide written verification to the PI of the approved report.
- 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV Discovery of Human Remains, Subsection C.
 - 3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 - 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.

- 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

An Amendment to the

Balboa Park Master Plan

For the House of Pacific Relations International Cottages Expansion June 25, 2015

> Prepared by: Estrada Land Planning




BALBOA PARK CENTRAL MESA PRECISE PLAN

Proposed Amendment Strike-out/Underline Format

For the House of Pacific Relations International Cottages Expansion June 25, 2015

> Prepared by: Estrada Land Planning

·BALBOA PARK · CENTRAL MESA PRECISE PLAN

Analysis - Archiecture

Proposal Analysis

No significant impacts are anticipated due to this kpansion because it is located within its existing leasehold in an inconspiration. It should not significantly affect parking requirements or news.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has allocated an additional 4,000 square feet to House of Pacific Relations to accorrenodate member groups who do not currently have cottage space. The proximinary design included the relocation of the United States cottage to all tw for an expanded central lawn area and single grouping of cottages consisting of historic and newly constructed a hitecture.

Analysis of Initial Poposal

An evaluation of the plat by the National Park Service recommended leaving the United mates cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Prop. sal

Comments from the National Park Service were incorporated and the new cottages were situated in a yearby area. The existing road alignment through the Villar would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Ar Ilysis of Alternative Proposal

Treaddition of new cottages to the existing grouping would have significantly fected the historical composition of the fillage. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moder to. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redev opment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studies as well as new studio buildings attached to the existing structures.

105

2

Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has had allocated an additional 4,000 square feet to the House of Pacific Relations. to accommodate member groups who do not currently have cottage space. That allocation has been fulfilled, requiring this Precise Plan Amendment. An additional five5 buildings are proposed that will contain nine9 countries. 3Three buildings will be located in the open area south of the existing cottages and two2 buildings will be located north and east of the Hall of Nations. Courtyard areas will be located within each of these building clusters creating an internal enclave that will be shared buy the new countries. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.

Analysis of Initial Proposal

An evaluation of the plan by the National Park Service recommended leaving the United States cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Proposal

Comments from the National Park Service were incorporated and the new cottages were situated in a nearby area. The existing road alignment through the Village would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Analysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly affected the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moderate. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studios as well as new studio buildings attached to the existing structures.

Analysis - Architecture

Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan had allocated an additional 4,000 square feet to House of Pacific Relations That allocation has been fulfilled requiring this Precise Plan Amendment. An additional 5 buildings are proposed that will contain 9 countries. 3 buildings will be located in the open area south of the existing cottages and 2 building will be located north and east of the Hall of Nations. Courtyard areas will be located within each of these building clusters creating an internal enclave that will be shared bu the new countries.

Spanish Village

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Groundcovers

Lawn

Paved Pedestrian Areas







PROPOSED AMENDMENT TO · BALBOA PARK · CENTRAL MESA PRECISE PLAN











Precise Plan - Architecture

28. House of Pacific Relations

Design Objective:

Add additional cottages while preserving the existing group of 1935 Exposition cottages intact.



Recommendations:

- Arrange new cottages on the site as shown.
- Retain the same scale, forms, details, trim, materials and colors as the existing cottages.
- Add a storage and changing room within the expansion.

. Limit the total equare feelings of supervises to 1,000 equare fact.

-29. House of Pucific Relations - House of Jupan College

Design Objective:

Remove the non-historic House of Japan addition and relocate the organization

Precise Plan - Specific Recommendations





Provide new pedestrian walkways to proposed new cottages as shown on the plan.

- Remove the non-historic House of Japan and relocal, the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Nace with decorative concrete to visually define them as pedestrial, walkways.

Precise Plan - Specific Recommendations

1. House of Pacific Relations

Design Objective:

Present the wooded secluded quality of the village, enhance pedestrian enjoyment of the area and provide pedestrian access to the proposed additional cottages.



PLAN

Recommendations:

- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic House of Japan and relocate the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Place with decorative concrete to visually define them as pedestrian walkways.

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Precise Plan - Specific Recommendations



Precise Plan – Specific Recommendations

2. Organ Pavilion Pedestrian Overpass*

Design Objective:

Separate vehicular and pedestrian circulation by constructing a pedestrian overpass, which links the Prado and Palisades. Bring the roadway underneath to connect the Prado with Presidents Way through or around the new parking garage.



4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway. <u>Convert Pan American</u> <u>Read East from a two-way road into a promenade (Pan American Road) ast</u> <u>Propenade</u>) used exclusively by pedestrians and an intra-Park tram.



paving surfaces in color and texture. Canopy Trees: Phoenix dactylifera

<u>Phoenix dactylifera – Medjool Palm</u> <u>Eucalyptus melliodora – Honey Scented Gu</u> <u>Eucalyptus cornuta – Yate</u>

17

4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway. <u>Convert Pan American</u> <u>Road East from a two-way road into a promenade (Pan American Road East</u> <u>Promenade) used exclusively by pedestrians and an intra-Park tram.</u>



Recommendations:

- Configure <u>an at-grade</u> the walkway <u>between</u> to meet the parking garage plaza <u>and the Palisades Plaza</u>. at grade then descend to Palisades Plaza.
- Convert Pan American Road East from a two-way road into a promenade used exclusively by pedestrians and an intra-Park tram.
- Provide for pedestrian circulation to House of Pacific Relations.
- Plant informal groves of trees with lawns and groundcover underneath to continue the existing landscape theme of the area.
- Plant formal allees of Palm trees set within the lawns on the north and rectilinear planters on the south.

 Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.
 Canopy Trees: <u>Phoenix dactylifera – Medjool Palm</u>

Eucalyptus melliodora – Honey Scented Gum Eucalyptus cornuta – Yate

5. Palisades Plaza and Lawns*

Design Objective:

Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive recreation.



5. Palisades Plaza and Lawns*

Design Objective:

Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive recreation.







RESOLUTION NUMBER R-

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AMENDMENTS TO THE GENERAL PLAN, BALBOA PARK MASTER PLAN AND THE CENTRAL MESA PRECISE PLAN.

WHEREAS, on July 15, 2015, the House of Pacific Relations submitted an application for amendments to the General Plan, Balboa Park Master Plan, and Central Mesa Precise Plan (Plan Amendments) to construct nine (9) new cottages to the existing International Cottages site in the Central Mesa of Balboa Park, within the Balboa Park National Historic Landmark District; and

WHEREAS, on January 22, 2015 the Planning Commission by Resolution PC-4650 initiated amendments to the General Plan, Balboa Park Master Plan and the Central Mesa Precise Plan; and

WHEREAS, on ______, the City Council of the City of San Diego held a public hearing for the purpose of considering the Plan Amendments; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

1

ATTACHMENT 9

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts 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 Documents No. RR-_____ and RR-_____, which are incorporated by reference.

BE IT FURTHER RESOLVED, that the Council adopts an amendment to the General

Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

Corrine L. Neuffer Deputy City Attorney

roject Title:	Project No. (For City Use Only)
House of Pacific Relations - New International	
Part II - To be completed when property is held	by a corporation or partnership
_egal Status (please check):	
Corporation Limited Liability -or- Gene	ral) What State? Corporate Identification No. 95-6080878
as identified above, will be filed with the City of Sa the property. Please list below the names, titles a otherwise, and state the type of property interest (n a partnership who own the property). <u>A signatu</u> property. Attach additional pages if needed. Note: pownership during the time the application is being	
Corporate/Partnership Name (type or print): House of Pacific Relations	Corporate/Partnership Name (type or print):
Owner X Tenant/Lessee	Owner Tenant/Lessee
Street Address: 2125 Park Blvd	Street Address:
City/State/Zip: San Diego, CA 92101	City/State/Zip:
Phone No: Fax No: (619)234-0739	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): George Novinger	Name of Corporate Officer/Partner (type or print):
Title (type or print): Assistant Treasurer/Executive Board Member	Title (type or print):
Signature: Date: Date: 07/07/2	Signature : Date: 016
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Cwner Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

House of Pacific Relations Membership

House of Chamaross

House of China

House of Colombia

House of Czech and Slovak Republics

House of Denmark

House of England

House of Finland

House of France

House of Germany

House of Hungary

House of India *

House of Iran

House of Ireland

House of Israel

House of Italy

House of Korea *

House of Lebanon *

House of Lithuania

House of Mexico *

House of Norway

House of Palestine *

House of Panama *

House of Peru *

House of the Philippines *

House of Poland

House of Puerto Rico

House of Scotland

House of Spain

House of Sweden

House of Turkey *

An asterisk (*) indicated a member nation that will be constructing a new cottage under this project.

MINUTES

City of San Diego Park and Recreation Board BALBOA PARK COMMITTEE July 2, 2015

Meeting Location:

Balboa Park Club 2150 Pan American Road San Diego, CA 92101

ATTENDANCE:

Members Present

Members Absent

Kenneth Davenport – Vice Chair Jeri Dilno David Kinney – Chair Andrew Kahng Luanne Kanzawa Don Liddell Micah Parzen David Strickland

Kenneth Davenport – Vice ChairJohanna S. SchiavoniJeri DilnoMichael SingletonDavid Kinney – ChairRob Steppke

Mailing Address:

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

Staff Present Susan Lowery-Mendoza, Balboa Park Michael Ruiz, Balboa Park 2015 Casey Smith, Balboa Park

CALL TO ORDER

Chairperson Kinney called the meeting to order at 6:06 p.m. and thanked the Committee members for attending the meeting the night before the holiday.

APPROVAL OF MINUTES OF JUNE 4, 2015

MOTION: MOVED/SECONDED MS. KANZAWA/MR. DAVENPORT

A motion was made by Ms. Kanzawa and seconded by Mr. Davenport, to approve the June 4, 2015 meeting minutes. The motion was approved (5-0-3), with Ms. Dilno, Mr. Kinney and Mr. Strickland abstaining.

REQUESTS FOR CONTINUANCES – None

NON AGENDA PUBLIC COMMENT

- Ms. Daniele Lama, liaison for House of Pacific Relations (HPR), reported the following:
 - A tree limb fell near the House of Hungary during the Philippine American Celebration.
 - There have been homeless encampments on the House of Israel and House of Ireland patios and volunteers have to clean up after them.
 - On July 18, 2015, Mayor Faulconer the Mayor of the City of Panama, Mr. Jose Blandon will be present at a Sister City Signing Ceremony in the Balboa Park Club from 2:00 p.m. – 3:00 p.m.
- Mr. Andy Horwitz thanked Michael Ruiz, District Manager, the Friends of Balboa Park and the eleven cultural partners for the success of the Make Music Day held on June 21, 2015
- Mr. Jim Hughes, Friends of Balboa Park provided an update on the following projects:
 - The Balustrade project
 - The Guardhouse Project
 - The Botanical Building garden fountain heads

CHAIRPERSON'S REPORT

- Chairperson Kinney reported the following:
 - At the last Park and Recreation Board meeting, Park and Recreation Department staff provided an impressive presentation on their plans to reduce water use. He requested that the presentation also be made to the Balboa Park Committee.
 - Also at the Park and Recreation Board meeting, the community plan recreation elements for Golden Hill, Uptown and North Park park equivalencies was presented. Mr. Kinney also requested that the presentation be made to the Balboa Park Committee.
 - On July 21, 2015, there will be a ribbon cutting ceremony for the Old Globe Way project.

STAFF REPORT

City Council Third District, Council Member Todd Gloria No report

Susan Lowery-Mendoza, District Manager, Balboa Park Facilities and Special Events

- City Facility Maintenance staff and I met with the BPCP Sustainability group to facilitate a grant opportunity to install low water use toilets and urinals at three Balboa Park facilities: SD Museum of Man, SD Hall of Champions (Federal Building) and Centro Cultural de la Raza. This includes replacing urinal fixtures, toilet fixtures and rebuilding the faucets aerators. Their efforts along with the City's will ensure that Balboa Park is making the best effort to save water during this time of drought.
- Foundation and Ceiling repair continue at the Hall of Nations. It is expected that the facility will reopen late August.
- Elevator modernization will begin at the Casa del Prado in August.
- Summer programming is continuing. The rain showers the last two evenings fortunately did not cancel the Twilight Concerts in the Park.

Casey Smith, District Manager, Balboa Park Operations

- Adopt-A-Plot Projects this month
 - 1. San Diego Horticulture Society, Holmquist Design and City staff landscaped and mulched the planter bed in front of the Casa Del Prado Theatre.
 - 2. The San Diego Rotary re-planted the four square beds in Alcazar Garden.
- City staff has updated the irrigation adjacent to the balustrade and has installed drought tolerant plant material.
- City staff coordinated a clean-up of Palm Canyon.
- City staff, along with staff and volunteers from the Veterans Museum, is in the process of renovating the landscaping around the building. Overgrown plant material has been removed, turf will be removed and the irrigation will be updated. New plant material will be drought tolerant and low maintenance.
- The landscaping around the miniature railroad was renovated. New drought tolerant plants were installed and irrigation was upgraded.
- Irrigation on the Park Blvd Medians was turned off in mid-April due to the Governors Mandate. City staff has retrofitted the irrigation and installed Netafim drip rings to ensure that the trees are watered. Staff is finalizing landscape plans.

Balboa Park Committee July 2, 2015 Page 3

- Staff finished installing Netafim drip lines to the pines trees on the west mesa near the playground and the Nutmeg restroom.
- Staff is working with the Balboa Park Conservancy on changes to the Cycad bed as part of the Botanical Building renovation project.
- Zoo Parking Lot Project City staff continues to work closely with the contractor and staff from the Zoo
 on a regular basis. Portions of asphalt on Village Place were resurfaced in June. The ribbon cutting
 event is tentatively scheduled for July 21.
- Over the past month we have had two eucalyptus tree failures. One on Balboa Drive near Redwood Circle and one at Morley Field near Bud Kearns Pool. Both tree failures resulted in private property damage to vehicles. The failure on Balboa Drive was the result of a fungus, the tree did not present any outward visible signs of infection and had a healthy canopy. The failure at Morley Field was the result of the June 30 storm.

Water Reductions

- City staff continues to work diligently to identify ways to reduce water usage in the park to realize at least a 16% water savings compared to our 2013 usage beginning on June 1. In May, the Department and our Division reduced usage by approximately 21%. Our June usage stats will be available by the end of next week and staff will continue to provide updates to committee via the monthly staff report.

Park Rangers

 Rangers continue to work with SDPD, the Homeless Outreach Team and Psychological Evaluation Response Team (PERT) on a regular basis.

Michael Ruiz, District Manager, 2015 Centennial Celebration - Balboa Park Centennial Update

The 2015 Centennial is very busy in the summer:

- The Centennial Music Series started in June and continues through the end of August and includes
- Twilight in the Park Program celebrates 35 years with special Centennial music programming.
- Centennial International Summer Organ Festival
- This was the first time Make Music Day occurred in San Diego and the Park for the Centennial. It was a
 great success on June 21st bringing 50 local music performers to the Park and in collaboration with
 several museums.
- Just for the Centennial we've created Music in the Park series providing free music through the summer in the Plaza de Panama.
- Thursday nights in July brings the first ever Outdoor International Film Series free to the Spreckels Organ Pavilion. In collaboration with three local film festivals in San Diego and funding by SDGE, we are making this unique series available for the Centennial.
- The San Diego Maker Faire comes to Balboa Park for the first time on October 3rd and 4th as the Signature Fall event for the Centennial.
- Ending the year with December Nights the first weekend in December for the Centennial finale.

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CULTURAL PARTNERSHIP PROGRAM UPDATES -

Mr. Micah Parzen reported the following:

- The first-ever San Diego Maker Faire, scheduled for October 3- 4, 2015 had officially been endorsed by the City as the fall signature Centennial Event. Mayor Faulconer and Councilmember Gloria made it official at a press conference on June 15, 2015 where both greeted the crowd in a giant walking pod robot.
- BPCP's 2015 All park Luau took place on June 17. More than 800 park employees and volunteers enjoyed an afternoon of Hawaiian barbeque, ukulele music, hula dancing and tiki hut photo booth. Mrs. Betty Peabody was awarded with the Heart of the Park Award. The One Park One Team Awards were presented to David Kinney, Susan Lowery-Mendoza, Tony Cucuzzella with Junior Theatre and Sheldon Margolis and Rod Melendez from the Veterans Museum.
- Ms. Luanne Kanzawa reported the following:
- BPCP and the City of San Diego were awarded the Grand Energy Champion Award at the 10th Annual SDG&E awards luncheon on June 18, 2015.
- The U.S. EPA Administrator McCarthy and Mayor Faulconer recognized the Timken Museum of Art and Tim Kuhn with the 2014 EPA Battle of the Buildings Energy Star Award for reducing their energy use by more than fifty percent.
- The Reuben H. Fleet Science Center received the Director's Recycling Award from the City of San Diego's Environmental Services Department for their exceptional waste diversion efforts and e-waste recycling program.
- The Balboa Park Learning Institute is finalizing the Park-wide Orientation and Way Finding Course that will be delivered via the Learning Management System.

ACTION ITEMS

Consent

101. None

Adoption

201. House of Pacific Relations International Cottages General Development Plan and Plan Amendments. Presenters: Charles Daniels, Park Designer; Vicki Estrada, Estrada Land Planning; David Marshall, Heritage and Planning.

Mr. Daniels noted that the Department is requesting two actions in regards to the House of Pacific Relations proposed expansion:

A recommendation on the proposed General Development Plan and a recommendation on the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan. He explained the differences of the plans and the process involved which started with plan amendment initiation, workshops with Balboa Park Committee, and Historical Resources Board Design Assistance Subcommittee (DAS). The Park and Recreation Board will hear the item once a draft environmental document is prepared. Final approval is made by City Council. He then presented an overview of the project, comments by DAS and Park and Recreation and the staff recommendation. He introduced Vicki Estrada to present the site design. The cottage expansion locations were identified and shown on the General Development Plan along with the sidewalks, and shared courtyard. David Marshall, Heritage Architecture and Planning discussed the architecture and general character of the cottages and the recommendation of the DAS. There are five new buildings, about 600 sq. ft. per cottage, with basements for storage, a kitchen and a shared restroom.

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Committee Comments:

- Mr. Davenport asked about the timeline of construction. Construction will take approximately 10 14 months.
- Mr. Parzen noted it is a wonderful project and he hopes it will be a springboard to revitalize the cottage area.
- Ms. Kanzawa asked about a sign identifying House of Pacific Relations. A sign is not part of the project, but the group is encouraged to do so.
- Mr. Stickland is disappointed that some of the treatments were removed on the cottages by DAS and that the roof lines are boring.
- Would like to see the planting plan.
- What will happen when other groups want cottages?
 Ms. Eugenie King, President of HPR spoke about the amount of work needed to form a house, immigrant populations in San Diego and the evolution of ethnic cultures with houses.
- Mr. Davenport inquired about the legal identity of the cottages and the requirement to prove they have the funding. Ms. King replied that HPR is the umbrella organization with a 501(c) (3), each house has non-profit status, and the nine new cottage committee also has their own non-profit status. Mr. Daniels responded that they are required to show proof of funds.

MOTION: MOVED/SECONDED MR. STRICKLAND/MR. DAVENPORT

A motion was made by Mr. Strickland and seconded by Mr. Davenport, to recommend approval of the proposed General Development Plan (GDP) and recommend approval of the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan, including the recommendations made by HRB and staff for the nine new cottages. The motion was approved (7-0-1) with Mr. Kinney abstaining.

Mr. Kinney asked to keep the Committee informed of the progress and schedule.

Special Events

301. Heart and Stroke Walk, American Heart Association/American Stroke Association. Presenter: Lindsay Darnell, Heart Walk Coordinator

Ms. Darnell explained that September 19, 2015 will be their 24 walk in Balboa Park and reviewed the timeline of the event and the proposed route. They have historically had their event by the Zoo, but now they are being asked to relocate due to the interference with the Zoo employee parking and the Zoo's entrance area.

Committee Comments:

- Concerned about the drought and the impact on turf areas. Replanting cannot be done with the water restrictions. Hardscape should be used for events. To impact the large turf area used by all San Diegans shouldn't be done.
- It is a different lawn area, not a new event.
- It is shifting the burden to another lawn
- Request that the stage be placed on Balboa Drive
- Make the festival area smaller
- Turf is in poor condition already, consider moving the stage to Balboa Drive
- There are impacts to the museums and park visitors, the event is on a Saturday.
- Consider making a donation to Balboa Park since park is used as a resource
- Park and Rec. should look closely at their fees for large events in Balboa Park, to recover costs

MOTION: MOVED/SECONDED MR. DAVENPORT/MR. KAHNG

A motion was made by Mr. Davenport and seconded by Mr. Kahng, to approve this proposal as presented, to move the event to the new location.

Discussion – Mr. Parzen asked the organizer too consider making a donation to a non-profit in the park as the event will impact other non-profits operating the in the park.

The motion was approved (5-2-1) with Mr. Strickland and Mr. Liddell opposed and Mr. Kinney abstaining.

302. Hospitality Events Seated Dinner: Meredith Bell, "H" Events

Ms. Bell stated that the dinner would take place on Thursday, October 1, 2015 from 6:00 p.m. to 10:00 p.m. on a day where the Botanical Building is closed for 1600 - 1800 people. Participants would arrive and depart on charter bus, the area would be fenced at 2:00 p.m.

Committee Comments:

- This is a new event for the park
- Concern about turf damage with the 1000's tables and chairs.
- It takes extra water to repair turf damage and wear and tear that we don't have
- There isn't a policy regarding new events on turf, a systematic approach is needed
- Innovative idea, but the drought is an issue
- Impact on youth user group access to the Casa del Prado
- Consider other locations on hardscape

MOTION: MOVED/SECONDED MR. LIDDELL /MR. KAHNG

A motion was made by Mr. Liddell and seconded by Mr. Kahng, to deny the event proposal as presented. The motion was approved (4-3-1) with Mr. Kinney abstaining.

WORKSHOP ITEMS - None

INFORMATION ITEMS

501. Balboa Park Conservancy Update. Presenter: Thomas Herrera-Mishler, Executive Director and CEO

Mr. Herrara-Mishler stated that he is delighted to join the Balboa Park team and has been learning from Mr. Kinney during his two weeks on the job. He has had the opportunity to meet with various stakeholders and is excited about the combination and nexus of arts, culture and landscape in the park. There is an opportunity to make the park better and he plans on bringing private sector to maximize the value of the park.

SUB-COMMMTTEE REPORTS

- 601. Land-Use and Policy None
- 602. West Mesa Subcommittee -

<u>COMMITTEE MEMBER'S REPORTS</u> –

Golden Hill Planning Group – Mr. Strickland noted that the Golden Hill fountain was cleaned up for the event.

ADJOURNMENT

The meeting adjourned at 8:32 p.m.

Next Scheduled Meeting: Thursday, August 6, 2015 6:00 P.M. Balboa Park Club 2150 Pan American Road West San Diego, CA 92101

Respectfully submitted,

Susan Lowery-Mendoza District Manager