

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 21, 2001  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 5:15 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-not present  
Commissioner Kathleen Garcia-present  
Commissioner Andrea Skorepa-present  
Commissioner Geralda Stryker-present  
Betsy McCullough, Planning Department-not present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
Mark Steele and Andrea Skorepa were recognized by Tom Story on behalf of Mayor Murphy's office, Gail Goldberg and Tina Christiansen for their dedicated service on the Planning Commission.

ITEM-2: **REQUESTS FOR CONTINUANCE.**  
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
None.

ITEM-4: **DIRECTOR'S REPORT:**  
Gail Goldberg introduced new Planning Department staff

ITEM-5: **COMMISSION COMMENT:**  
None.

ITEM-6: **APPROVAL OF THE MINUTES OF JUNE 7, 2001.**

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE MINUTES OF JUNE 7, 2001.  
Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown recusing as they were not present at this hearing and Commission Butler not present.

ITEM-7: **BRAGG CRANE RELOCATION RE-ZONE, MISSION VALLEY PLANNED DISTRICT PERMIT, AND VARIANCE NO. 99-0852, LOCATED ON THE NORTH SIDE OF CAMINO DEL RIO NORTH, IMMEDIATELY UNDERNEATH INTERSTATE 805.**

Judy Johnson presented Report to the Planning Commission No. P-00-214 and advised of the status of this project since it was last heard on May 17, 2001.

Public testimony was closed at the May 17, 2001 hearing.

**COMMISSION ACTION:**

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THIS PROJECT. Second by Anderson. Passed by a 4-2 vote with Chairperson Steele and Commissioner Garcia voting nay and Commissioner Butler not present.

ITEM-8: **SEAWORLD MASTER PLAN UPDATE.**

Mike Westlake and Tim Rothins presented Report to the Planning Commission No. P.-01-114 and reviewed the SeaWorld Master Plan Update dated March 23, 2001.

Testimony in favor by Dennis Burks, Kathy Donnelley, Reint Reinders, Marc Schaefer, Clarissa Reyes, Scott Burnett, Joseph Preciado, John Chalker, Diana Isaacs, Willard Isaacs, David Brown, Danielle Oki, Jeffery Gordon, Scott Tillson, and Lorraine Trup.

Testimony in opposition by Al Strohlein, Jim Peugh, Ariadna Wall, R. Jarvis Ross, Jacquie Evans, Ruth Ledermann, Scott Andrews, Kathleen Blavatt, Jamie Hundley, Helen Jamieson, Marie Blockford, Gregg Robinson, Cady Robinson, Susan Orlofsky, John McNab, Carolyn Chase, Regna Campbell, Ruth Sewell, Barbara Lawson, Herbert Lawson, Molly Rhodes, Sr. Margaret Castro, Billy Paul, Gail Harrington, Cynthia Conger, Judith Swink, Rachel Forester, Joanne Pearson, Dan Beeman, Justin Booth, Devon Mortimer, Frank Gormlie.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE SEAWORLD MASTER PLAN UPDATE AS RECOMMENDED BY STAFF WITH THE EXCEPTION OF THE PEDESTRIAN/BICYCLE PATHWAY, AND WITH THE FOLLOWING REVISIONS:

THE DESIGN GUIDELINES REFERENCE THAT THEY SUPPLEMENT AND NOT SUPERCEDE THE MISSION BAY PARK MASTER PLAN GUIDELINES AND/OR CITY ORDINANCES, SUCH AS LANDSCAPE OR NOISE ORDINANCE, AND THAT THE APPLICANT ADD SPECIFIC GUIDELINES FOR SUSTAINABILITY AND ENERGY CONSERVATION SO THEY BECOME AN ASSESSMENT CRITERIA WHEN FUTURE PROJECTS ARE REVIEWED.

SPECIFIC TIER I PROJECT APPROVALS, AREA 1 - LIMIT THE BULK AND MASS OF THE SPLASH DOWN RIDE TO NO MORE THAN 25% OF THE FOOTPRINT ABOVE 40 FEET. NO GLARE IS ALLOWED ONTO THE BAY. CONCEPTUAL DESIGN OF THE SPLASHDOWN RIDE (FIGURE II-5) IS NOT A FINAL DESIGN, AND THAT THE FINAL DESIGN WILL CONFORM TO THE MASTER PLAN'S ARCHITECTURAL DESIGN GUIDELINES THAT STATE, "THE PARK ARCHITECTURE SHOULD BE CONTEMPORARY, RESPONSIVE TO THE AQUATIC ENVIRONMENT AND AVOID EXCESSIVE OR EXAGGERATED THEMATIC STYLES. THE INTENT IS TO PRECLUDE FROM MISSION BAY PARK A "THEME PARK" ARCHITECTURE."

AREA 1, C-1 FRONT GATE RENOVATION. THE ICON BE LIMITED TO 60 FEET IN HEIGHT AND THAT THE FOOTPRINT BE LIMITED TO 400 SQUARE FEET. THE FOOTPRINT OF ICON AT D-1 SHALL ALSO BE LIMITED TO 400 SQUARE FEET. ADD THE DESIGN CRITERIA LANGUAGE FOR BUILDINGS WITHIN SITE D-1 (PAGE II-19) TO APPLY TO SITE C-1 (PAGE II-17) SO THAT BUILDINGS SHALL BE 30 FEET IN HEIGHT WITH ALLOWANCE FOR ROOF ARTICULATION TO A HEIGHT OF 40 FEET TO AVOID A FLAT ROOF EFFECT.

TRAFFIC AND TRANSPORTATION - THAT SEAWORLD PARTICIPATES WITH MTDB ON THE AUTOMATED PEOPLE MOVER, AND THAT A PEDESTRIAN LINK BE PROVIDED DIRECTLY TO THE FRONT GATE OF SEAWORLD. DIRECT STAFF AND SEAWORLD TO COOPERATE ON THE IMPLEMENTATION OF THE CAPITAL IMPROVEMENT PROJECT TO IMPROVE THE CIRCULATION TO REDUCE THE TRAFFIC IMPACTS.

APPROVAL PROCESS. 1) INCORPORATE STAFF'S RECOMMENDATION FOR PUBLIC NOTICING FOR BOTH LEVELS 1 AND 2; 2) MODIFY THE APPROVAL PROCESS SO THAT PROJECTS GREATER THAN 30 FEET ARE CONSIDERED AS PART OF LEVEL 2, AND FOR LEVEL 2 PROJECTS THAT PLANNING COMMISSION REVIEW IS INSERTED FOLLOWING THE PARK & RECREATION BOARD RECOMMENDATIONS PRIOR TO CITY COUNCIL.

ON PAGE V-2 UNDER IMPLEMENTATION, LAST SENTENCE, PARAGRAPH FOUR, ADD "LEVEL II" AND THE WORD "COUNCIL" THAT SENTENCE SO IT READS, "LEVEL II PROJECTS MAY NOT BE SUBMITTED TO THE COASTAL COMMISSION UNLESS THE CITY COUNCIL .....".

REDUCE THE NUMBER OF PROPOSED HOTEL ROOMS TO A RANGE OF 300 TO 505 ROOMS, AND REDUCE THE HEIGHT OF THE HOTEL (AND GARAGE) TO A RANGE OF 30 TO 60 FEET.

THE CITY'S LANDSCAPE ORDINANCE SHALL APPLY TO ALL PARKING LOTS AND PARKING STRUCTURES.

MAINTAIN THAT AT LEAST 70% OF TOTAL ATTRACTIONS (INCLUDING NEW PARK ATTRACTIONS, BUT EXCLUDING THE HOTEL) HAVE AN EDUCATIONAL/ANIMAL CONSERVATION ELEMENT.

RECOMMEND THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT NO. 99-0618. ADOPTION OF THE MITIGATION, MONITORING, AND REPORTING PROGRAM, AND APPROVAL OF THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS.

Second by Anderson. It was requested that Chairperson Anderson attend the City Council meeting to convey the Planning Commission's recommendations on SeaWorld. It was also requested that when this hearing goes before the Council that the applicant address SeaWorld's living wage policy. Passed by a 6-0 vote with Commissioner Butler not present.

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PEDESTRIAN/BICYCLE PATHWAY AS RECOMMENDED BY STAFF. Second by Stryker. Passed by a 5-1 vote with Commissioner Skorepa voting nay and Commissioner Butler not present.

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY DEDICATE A PORTION OF THE INCREMENTAL REVENUE THAT COMES FROM THE IMPROVEMENTS IN SEAWORLD TO IMPROVEMENTS IN MISSION BAY PARK. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 5:15 p.m.

