

CENTRAL MESA PRECISE PLAN  
PLAN AMENDMENT

AUGUST, 2001

ADOPTED BY RESOLUTION NUMBER R-

PREPARED BY:

WHEELER WIMER BLACKMAN & ASSOCIATES  
3838 CAMINO DEL RIO NORTH  
SAN DIEGO, CA. 92108  
619/282-9922

DOCUMENT NO. RR-296206  
FILED MAR 19 2002  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

# ACKNOWLEDGMENTS

## **San Diego City Council**

Dick Murphy, Mayor

Scott Peters, District 1

Byron Wear, District 2

Toni Atltins, District 3

George Stevens, District 4

Brian Maienschein, District 5

Donna Frye, District 6

Jim Madaffer, District 7

Ralph Inzunza, District 8

## **San Diego Park and Recreation Department**

Marcia C. McLatchy, Director

Mike Behan, Deputy Director, Metro Parks Division

Debbie Van Wanseele, Deputy Director, Northern Parks Division,

Robin Shifflet, Project Manager

## **Wheeler Wimer Blackman & Associates**

W. Gayne Wimer, Project Manager, Principle Architect

Jeff Garth, Project Architect



## PURPOSE OF THE AMENDMENT

The purpose of this Precise Plan Amendment is to amend the 1992 Central Mesa Precise Plan to reflect the proposed West Arcade Project which is to be a gift to the City from the Committee of 100, when completed. Because some aspects of the proposed project 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 West Arcade Project's proposed addition. Goals, policies, guidelines and recommendations that were inconsistent with the West Arcade Project have been amended.

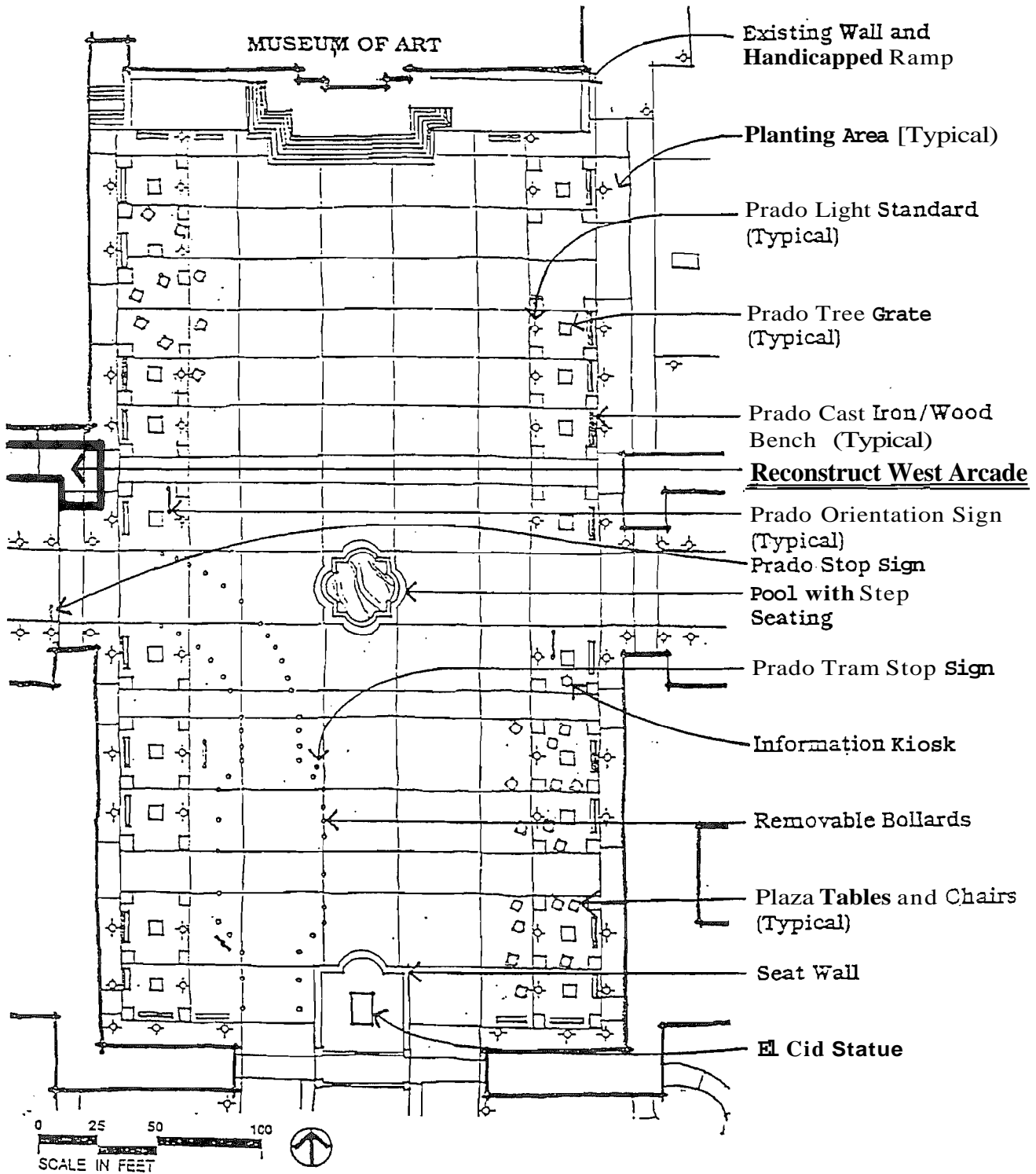
In conjunction with the approved 1992 Central Mesa Precise Plan, this document gives definition and guidance to the future development of Balboa Park. It will function as a working document which will guide the development and restoration of Balboa Park. The Central Mesa Precise Plan and this Amendment 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 West Arcade Project. 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.



BALBOA PARK - CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations



PLAZA DE PANAMA

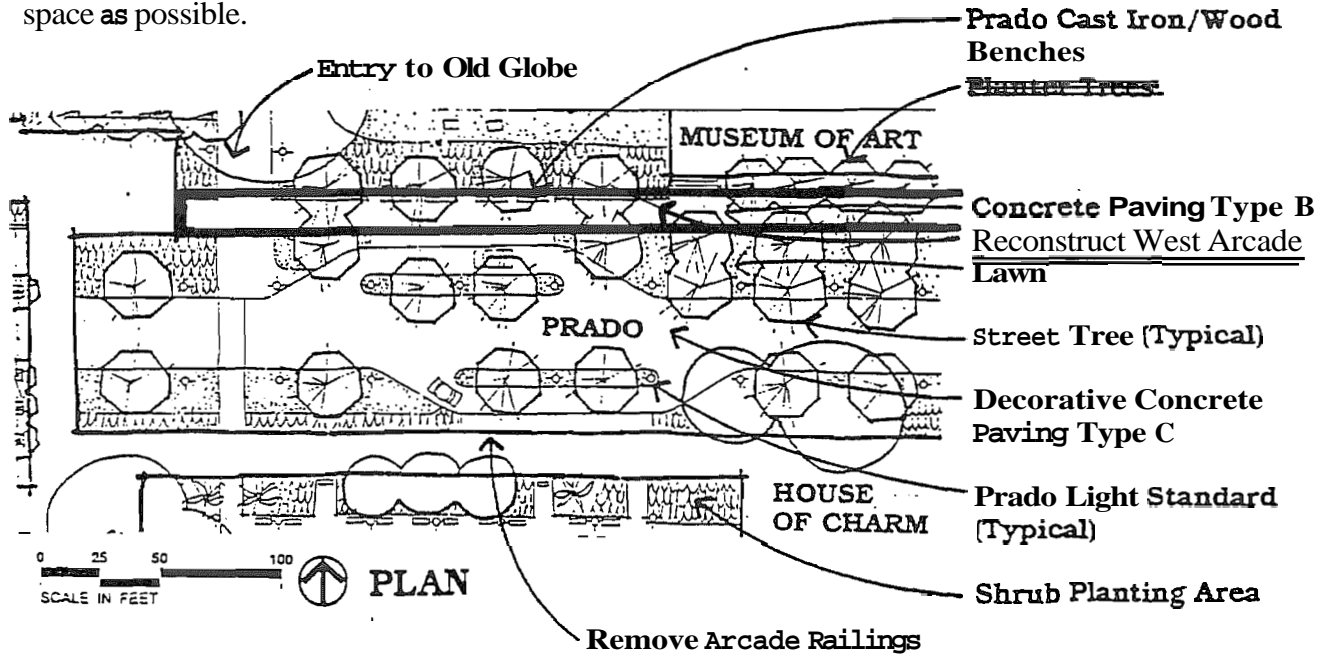
PLAN (Page 290 of the 1992 precise plan)



## 2. The Prado Streetscape (Page 284 of the 1992 precise plan)

### Design Objective:

Modify the West Prado in order to provide for automobile turnout lanes while re-establishing as much of the historical character of this processional space as possible.



### Recommendations:

- Partial reconstruct the West Arcade, built in 1915 as a part of the Science and Photography building, located on the North side of the Prado.
- Replace asphalt with decorative concrete paving to match existing East Prado paving surface.
- Install a pedestrian drop-off lane on each side of the vehicular circulation lanes as shown on the plan.
- Include a loading zone in each drop-off lane.

Add sidewalk access to **drop-off** areas according to plan. Remove Arcade railings where needed to provide access.

- Incorporate new planting after rehabilitation of arcades and the House of Charm have been completed. Utilize accent shrubs and ground cover that will remain below two feet in height and are **consistant** with landscape guidelines and historic themes. Retain all significant trees per the Balboa park horticulturalist. (See appendix for specific horticultural recommendations.)
- Remove junipers **from** the Museum of Art planter and replace with Small accent shrubs, climbing vines, and small trees.

Street Tree: Alectryon excelsum- N.C.N.

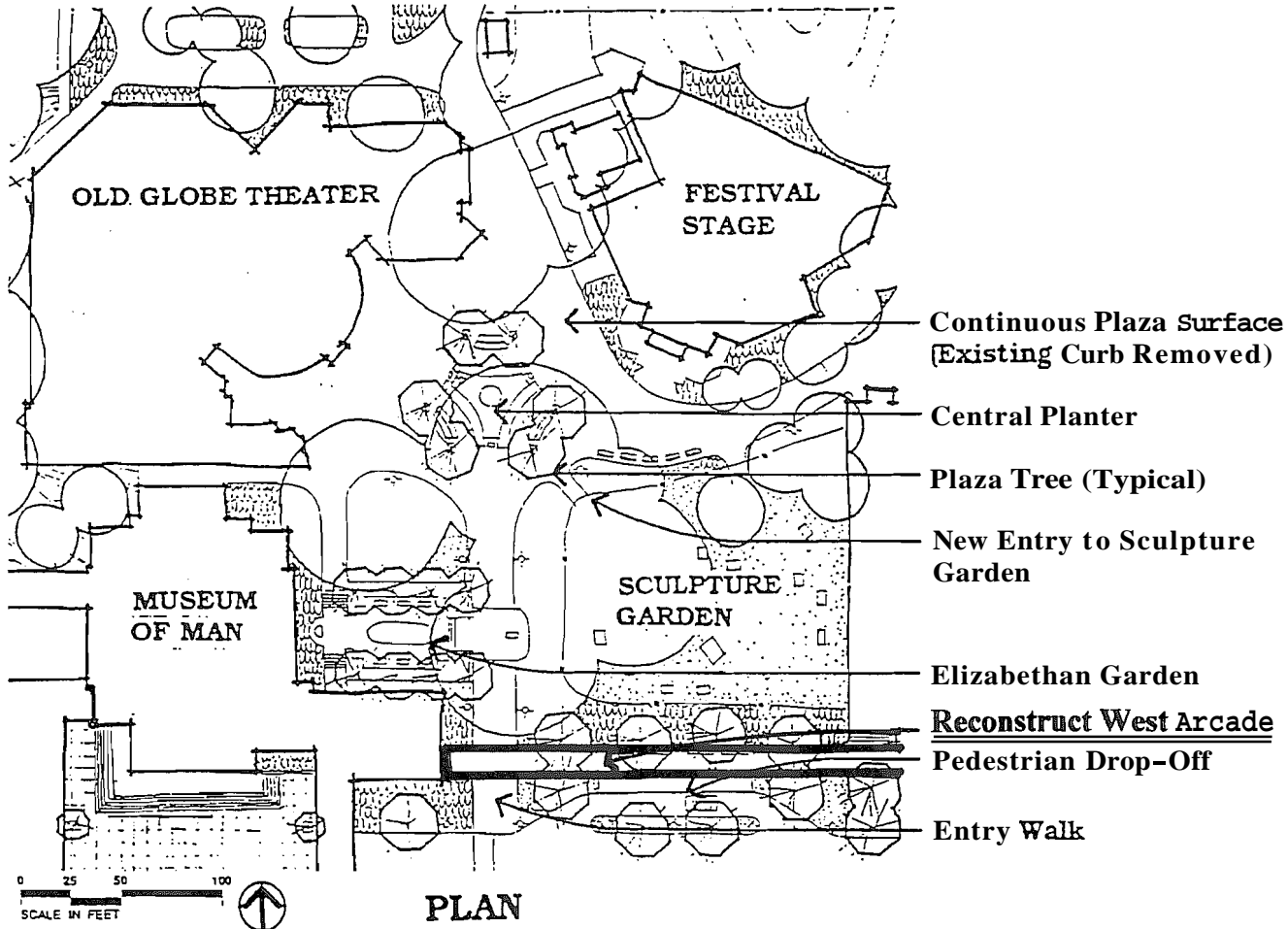
Planter Tree (Museum of Art): Eriobotrya deflexa-Bronze loquat



#### 4. *Old Globe Plaza* (Page 286 of the 1992 precise plan)

##### *Design Objective:*

Provide a new ramped entry and pedestrian plaza for the Old Globe Theater complex.



##### *Recommendations:*

- Utilize scored concrete as a paving surface throughout the plaza.
- Remove the existing curb on Old Globe Way to create a continuous paving surface throughout the plaza.
- Provide wide raised planter walls and benches for seating.
- Confine all permanent institution signage within leasehold area.
- Install a new freestanding restroom building on the northwest side of the Lowell Davies Festival Stage that is architecturally compatible with surrounding Elizabethan architecture.
- Add new entry to the Sculpture Garden from the plaza.
- Provide an arch opening through the Arcade to allow for visibility and fire access to the Globe Theater.

#333a  
ROBIN SHIFFLET  
MS-35

(R-2002-1137)

RESOLUTION NUMBER R- 296205

ADOPTED ON MAR 19 2002

WHEREAS, the City of San Diego Development Services Department reviewed the proposal for construction of a west arcade on the north side of the Prado in Balboa Park extending from the Museum of Man on the west to the Plaza de Panama on the east [the West Arcade Project]; and

WHEREAS, the City of San Diego proposes an amendment to the Balboa Park Central Mesa Precise Plan to add language that will allow construction of the West Arcade Project; and

WHEREAS, on October 18,2001, the Park and Recreation Board recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; and

WHEREAS, on November 29,2001, the Historical Resources Board recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; and

WHEREAS, on December 6,2001, the Planning Commission of the City of San Diego recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; 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 City Council on MAR 19 2002; and

WHEREAS, the City Council considered the issues discussed in Negative Declaration, LDR No. 41-0536; NOW, THEREFORE,

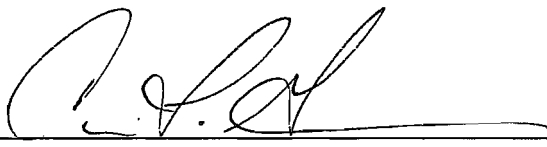
BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Negative Declaration, LDR No. 41-0536, on file in the office of the City Clerk, has been

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 declaration 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 the Balboa Park Central Mesa Precise Plan amendment to allow construction of the West Arcade Project.

BE IT FURTHER RESOLVED, that the Council finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore the Negative Declaration is approved.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: CASEY GWINN, City Attorney

By   
Carrie L. Gleeson  
Deputy City Attorney

CLG:mm  
02/28/02  
Or.Dept:Park&Rec  
R-2002-1137  
Form=ndlr.frm

#3336

ROBIN SHIFFLET

(R-2002-1138)

MS-35

PARK

RESOLUTION NUMBER R- 296206

ADOPTED ON MAR 19 2002

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AN AMENDMENT TO THE BALBOA PARK CENTRAL MESA PRECISE PLAN TO ADD CONSTRUCTION OF THE WEST ARCADE AT THE PRADO IN BALBOA PARK

WHEREAS, the City of San Diego proposes an amendment to the Balboa Park Central Mesa Precise Plan to add language that will allow construction of a west arcade on the north side of the Prado in Balboa Park extending from the Museum of Man on the west to the Plaza de Panama on the east [the West Arcade Project]; and

WHEREAS, the amendment to the Balboa Park Central Mesa Precise Plan provides for the West Arcade Project to be built in the same location as the arcade that was originally constructed in 1915; and

WHEREAS, the Committee of 100, a non-profit organization formed in 1967 to save Spanish Colonial architecture in Balboa Park, is raising funds for the construction of the West Arcade Project and proposes to build the West Arcade as a gift to the City of San Diego; and

WHEREAS, the Committee of 100 provided the funds for the design and construction of the East Arcade in 1992; and

WHEREAS, the original west arcade was demolished in 1965 without the benefit of historical review and the West Arcade Project will reconstruct, to the extent possible, the sheltered circulation link from the California Plaza to the Plaza de Panama; and

WHEREAS, on October 18,2001, the Park and Recreation Board of the City of San Diego recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; and

WHEREAS, on November 29,2001, the Historical Resources Board of the City of San Diego recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; and

WHEREAS, on December 6,2001, the Planning Commission of the City of San Diego recommended City Council approval of the Balboa Park Central Mesa Precise Plan amendment; and

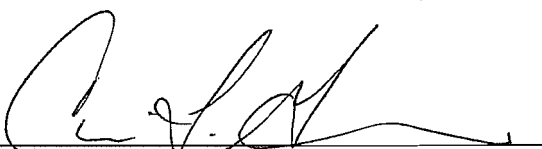
WHEREAS, the City Council has considered all maps, exhibits, and written documents contained in the file for this amendment on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts an amendment to the Balboa Park Central Mesa Precise Plan to provide for construction of a west arcade on the north side of the Prado, in the location where it was originally constructed in 1915.

A copy of the amendment is on file in the Office of the City Clerk as Document No.

RR- 296206.

APPROVED: CASEY GWINN, City Attorney

By   
Carrie L. Gleeson  
Deputy City Attorney

CLG:mm  
02/28/02  
Or.Dept:Park&Rec  
R-2002-1138  
Form=r&t.frm