

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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 SAN DIEGO, CA 92108-1725
 (619) 521-8036



Staff: LRO-SD
 Staff Report: 8/26/99
 Hearing Date: 9/14-17/99

Fr 10b

AMENDMENT REQUEST STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-86-396-A3

Applicant: Thomas Lochtefeld

Original: Demolition of roller rink building and annexes to Mission Beach Plunge,
 Description: reconstruction of indoor swimming pool room, and construction of eight
 (8) new buildings, totaling 70,000 sq.ft. of floor area, and other
 improvements (described in more detail on pages 3-4 of the staff report).

Proposed Installation of water theme features within existing commercial
 Amendment: development/amusement park (Belmont Park) consisting of a primary
 show wave, a half-pipe walk-through tunnel wave, children's wave with
 "Swirl Pool", "Point Break" wave and a training wave on each of the roof
 top decks of Building #s 5 and 6 and other minor miscellaneous water
 features on 6.7 acre beachfront site.

Lot Area	290,000 sq. ft.
Building Coverage	110,000 sq. ft. (38 %)
Pavement Coverage	85,000 sq. ft. (29 %)
Landscape Coverage	64,200 sq. ft. (22 %)
Unimproved Area	30,800 sq. ft. (11 %)
Parking Spaces	340
Zoning	Open Space - Recreation
Plan Designation	Belmont Amusement Park
Ht abv fin grade	24 feet

Site: 3146 Mission Boulevard, Mission Beach, San Diego, San Diego County.
 APN 760-217-0700

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed project, subject to special conditions addressing future development such that any future changes to leasehold space or new construction shall require review and approval from the Commission as an amendment to the permit in order to assure that adequate on-site parking is maintained and no adverse impacts to parking/public access for beach visitors will occur. In addition, another

condition requires submittal of a final signage plan to assure the visual amenities of the site will be preserved. The proposed development involves adding a water theme feature to an existing commercial center and amusement park. Currently, the commercial center is underutilized, with almost 18,000 sq.ft. of the 70,000 sq.ft. center vacant. The proposed water feature is expected to provide a catalyst to draw patrons to the existing businesses and restaurants in the center. Based on the information provided by the applicant, the proposed water features will enhance the attractiveness of the center and help to stimulate its popularity. While parking is a concern in this beach community, Commission staff has determined that adequate on-site parking is available to accommodate the existing center with the addition of the proposed water features.

Substantive File Documents: Certified Mission Beach Precise Plan and Planned District Ordinance; Certified City of San Diego LCP Implementing Ordinances; Belmont Park "Water Theme Features" Traffic Analysis Summary by Urban Systems Associated, Inc. dated 6/16/99; CDP #6-82-543, 6-86-396, 6-86-396-A and 6-86-396-A2.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit amendment for the proposed development, subject to the conditions below, on the grounds that the development, as amended, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Special Conditions.

The permit is subject to the following conditions:

1. Future Development. This permit is for construction of water feature elements at Belmont Park. Any future development proposals for the site including changes to the leasehold space, additions to the existing buildings or construction of new development shall require review and approval by the Coastal Commission or its successor in interest, as an amendment to this permit.

2. Sign Program. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit a comprehensive sign program, documenting that only monument signs, not to exceed eight (8) feet in

height, or facade signs are proposed. No tall, free-standing pole or roof signs shall be allowed. Said plans shall be subject to the review and written approval of the Executive Director.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit amendment unless the Executive Director determines that no additional amendment is required.

3. Prior Conditions of Approval. All other terms and conditions of Coastal Development Permit No. 6-86-396, as amended, not specifically modified herein, shall remain in full force and effect.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Site History/Project Description. There have been two past coastal development permits approved for the subject site. The first permit, CDP #6-82-543 approved on 1/28/83, was for the renovation and construction of an existing park and recreation facility which consisted of creation of a large, open space play lawn area, picnic areas, two large parking lots, restroom facility, landscaping and walkways. This area is immediately south of Belmont Park.

The second permit, CDP #6-86-396, was approved in 1986, which is the permit proposed to be amended. Under that permit, the Belmont Park was extensively renovated. Those improvements consisted of the following: demolition of a roller rink building and annexes to Mission Beach Plunge, reconstruction of indoor swimming pool room, and construction of eight (8) new buildings, totaling 70,000 sq.ft. of floor area, housing locker rooms, showers, mechanical equipment, athletic facilities, community meeting room, restaurants, food and beverage concessions and retail shops. The improvements further consisted of renovation of existing restroom and lifeguard facilities and construction of additional public restrooms and police shore patrol room, and construction of associated parking and landscaping improvements. Offsite improvements included construction of a pedestrian overpass over Mission Boulevard, resealing and re-striping the Bonita Cove parking lots, and upgrading existing bus stops on Mission Boulevard and West Mission Bay Drive.

There have also been two material amendments to CDP #6-86-396, described above. The first amendment, approved on 6/10/88, amended the permit to allow construction of external stairways and rooftop dining decks on three of the approved commercial buildings (Buildings #4,5 & 6), replacement of a water feature with a carousel in the interior of the project, the addition of a ferris wheel adjacent to the roller coaster leasehold on the Mission Boulevard frontage, and the delay of the construction of the pedestrian overpass pursuant to City Council action.

The second amendment was approved on 5/9/89 to amend Special Condition #3 of the previously approved permit to eliminate the pedestrian overpass and utilize the equivalent funding for: a right turn lane from northbound Mission Boulevard to eastbound W. Mission Bay Drive; Mission Boulevard median improvements; traffic signal improvement at the Mission Boulevard/W. Mission Bay Drive intersection and new signalization at the entrances to the Bonita Cove and Belmont Park parking lots on Mission Boulevard; and landscaping improvements in the Bonita Cove area. The amendment also allowed continued use of the premises until the alternate traffic improvements were to be constructed.

The subject proposal involves an amendment to CDP #6-86-396 to allow the installation of water theme features in Mission Beach (Belmont) Park which consists of an existing amusement park and commercial/retail center on a 6.7 acre oceanfront site. The applicant, as lessee, proposes to amend the previously-approved permit for the subject site by the installation of additional amusement/recreational improvements at Belmont Park in outdoor court yards, plazas and rooftops of existing buildings consisting of water-theme features that are sheet wave devices designed for body boarding and surfing on what resembles a moving wave and often referred to as "wave loch flow rider". The combined footprint of all aquatic recreation enhancements total to 9,200 sq.ft. In detail, the proposed water theme features for the subject site are as follows: installation of a primary show wave in the west plaza located west of the Plunge Building between buildings #5 and 6; a half-pipe walk-through tunnel wave and children's wave with "Swirl Pool" in the north plaza which will replace an area that currently has trampolines; a "Point Break" wave in the east plaza just south of the roller coaster which will replace an abandoned "remote-a-boat" pond; and, a training wave on the rooftop decks of Building #s 5 and 6.

The proposal will also include removal of a non-functional fountain in the west plaza and installation of a water-misting screen in the north plaza. In addition, the smoked glass enclosures in the northwest corner of Building #6 will be removed and replaced with a perimeter portico formed from the historic arch molds. Within the portico, fire pits and dining table fountains are proposed. A viewing area for the primary show wave in the west plaza adjacent to the boardwalk is also proposed. This area consists of construction of new second-floor balconies with seating and dining that will encircle the west plaza show wave and will include a pedestrian walkway that will connect the rooftop decks of both Building #s 5 and 6. However, this does not represent new restaurant use because the applicant has reduced the amount of restaurant use inside of Building #s 5 and 6 by the equivalent amount of gross floor area such that no new restaurant use occurs beyond what was previously permitted. Both Building #s 5 and 6 were permitted for restaurant use under the original permit, including rooftop dining. However, for a number of reasons, the restaurant leaseholds in these two buildings have not thrived. Presently Building #6 remains vacant while a portion of Building #5 presently contains restaurant use. The proposed improvements will also include the remodeling of the interior of Buildings #s 5 and 6 and installation of restaurant uses in both buildings as well as the rooftops of both buildings. However, these latter improvements do not constitute a

change in use since restaurant use was previously permitted in both these structures and on the rooftop decks.

Additionally, in the north plaza, an arch-shaped entry will be installed to resemble the archways that are located in the west plaza adjacent to the boardwalk. Above the archway will be an elevated viewing balcony connecting the rooftop decks of building #s 6 and 7 (reference Exhibit Nos. 2 and 3). A wall sign will be installed on the archway which will also mark the entry to a proposed wave tunnel inside of Building #6. Another feature of the project is to enhance pedestrian access through the project site from the boardwalk. An east/west pedestrian corridor is proposed through Building #6 which facilitates public access from the boardwalk through Building #6 to the north plaza area.

Belmont Park is an amusement park and commercial/retail center on land owned by the City of San Diego that includes ten buildings consisting of the Plunge Building (indoor municipal swimming pool) and includes amusement rides such as the roller coaster (Giant Dipper) which is a well-noted landmark for visitors at the northwest corner of the site, bumper cars, tilt-a-whirl, carousel, and various other carnival-type rides. Existing leaseholds in the park also consist of miscellaneous food establishments and retail shops including Pirate's Cove, a children's indoor play area. Several of the existing buildings are presently vacant. The site is located at the southwest corner of Mission Boulevard and Ventura Place immediately adjacent to, and east of, the boardwalk (Ocean Front Walk), Mission Beach and the ocean. Mission Beach Park was originally developed in 1925. Approximately 10 acres of the total 18.7 acre site was once the "Belmont Amusement Park" site. Only two structures remain from that earlier development: the Plunge Building and the roller coaster. Through the years, the site came into City ownership as four separate parcels; the most pertinent to the subject development is Parcel 1, granted to the City by the State Park System in 1939, after having been deeded to the State in 1934. The proposed development is situated on Parcel 1 (reference Exhibit No. 1).

Other uses on the site include a lifeguard tower and public restrooms at the northwest corner of the lot. There are also two parking lots on the subject site, the largest which fronts on Ventura Place contains 269 parking spaces. A smaller lot fronts on Mission Boulevard and contains 71 spaces. Mission Beach Park also includes a large public parking lot to the south of Belmont Park and an improved grassy picnic area with tables to the south of the parking lot (reference Exhibit No. 2).

The subject site is bisected in such a manner that the approximately western half of the site is located within an area of the Commission's original jurisdiction and the eastern half is located within the City of San Diego's permit jurisdiction, the latter of which is also within the Commission's area of appeal jurisdiction. However, the applicant is amending a previously-approved permit issued by the Commission prior to certification of the City's LCP and as such, all proposed improvement fall under the Commission's purview regardless of their location on the subject site. Therefore, since the portions of the site are within the Commission's area of original jurisdiction and portions are within

the City's permit jurisdiction, the Commission must review the amendment utilizing both the certified LCP and Chapter 3 policies of the Coastal Act as the standard of review.

2. Public Access. The following Coastal Act policies address the issue of public access to the shoreline:

Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities....

Section 30604

(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

In addition, upon reliance of these policies, plan goals addressing parking and traffic circulation were incorporated into the certified Mission Beach Precise Plan as follows:

"The provision of increased residential, commercial, and recreational parking in order to reduce the serious deficit that presently exists."

"The provision of increased parking in order to reduce the serious deficit that presently exists."

"The reduction of overall vehicular congestion plaguing Mission Boulevard."

a. Parking. Mission Beach is one of the most heavily used public beach areas in San Diego County. The subject site is located between the first coastal road and the sea.

There is an existing improved public access all along the oceanfront via the boardwalk (Ocean Front Walk) to the west of the site. The proposed improvements will not alter or impede public access. In fact, the proposed improvements incorporate features that will enhance public access by creating openings in a structure that fronts on the boardwalk such that access will be facilitated between the boardwalk and Belmont Park.

When the park was renovated in 1986, which included intense commercial development, the Commission applied the parking standards of the Beach Impact Area (BIA) which generally includes the 3-4 blocks immediately adjacent to sandy beach or coastal bluffs for most nearshore communities within the City boundaries bordering both Mission Bay and the Pacific Ocean. All of the subject site lies within the BIA. The BIA is most impacted by beach visitor traffic, as public recreational areas or viewpoints would be within reasonable walking distance. Therefore, more stringent parking standards are enforced throughout the BIA Overlay zone. The parking standards for the BIA applicable to the subject site are one parking space for every 200 sq.ft. of restaurant space and one parking space for every 400 sq.ft. of retail commercial and similar uses. All of the ratios are based on gross floor area. As such, any new improvements within the park facility must meet the required parking standards of the BIA.

Under CDP#6-86-396 earlier cited, the Commission required that on site parking must be maintained at the ratios of 1 parking space for every 200 sq.ft. (gross floor area) of restaurant use (including all sit-down eating facilities, regardless of size, plus any outdoor eating decks, courts or patios), and one parking space for every 400 sq.ft. (gross floor area) of all other commercial uses. The Plunge Building, Building #8 (the Plunge annex housing the showers, lockers, mechanical equipment and meeting room) and the interior areas exclusively used for utility hookups and metering purposes for the commercial structures were excluded from parking requirements. In addition to the parking required for all new uses, the 135 public beach parking spaces previously approved for this portion of Mission Beach Park (ref. Coastal Development Permit #6-82-543) were permitted to be located in the Bonita Cove parking area across Mission Boulevard. The parking spaces were required to be maintained free of charge and open to both beach visitors and development patrons alike, on a first-come, first-serve basis.

As conditioned in the original permit, the individual lease spaces had not yet been designed so it was unknown at the time of permit approval, how much lease area would eventually be devoted to restaurant use. Therefore, changes in leasehold space were permitted as long as the parking ratios cited above were met for all of the proposed uses on the site.

Presently, there are a total of 340 parking spaces on the subject site. Two-hundred-sixty-nine (269) spaces are located in the large parking lot fronting on Ventura Place and 71 spaces are located on the smaller parking lot fronting on Mission Boulevard. With regard to the proposed project, the applicant is amending the original CDP to create outdoor water features that constitute amusement/recreational rides which simulate surfing and body-boarding. The net footprint for all proposed water features is 9,200 sq.ft. As noted earlier, these areas will be outdoors in existing court yards and plazas throughout

Belmont Park and on the rooftops of two existing buildings. The project was designed with the idea that there would be no net increase in commercial/retail space or restaurant use space associated with the subject proposal. Both Building #s 5 and 6 will be remodeled and restaurant use is proposed in each building. As noted earlier, presently Building #6 is vacant and a portion of Building #5 presently contains restaurant use. The existing vacant buildings that formerly housed restaurant uses will be remodeled and restaurant use is proposed to be retained in these buildings as well as on the rooftop decks of the buildings. As noted previously, however, this is not a change in use since the previously approved amendment to the original permit allowed for both interior and exterior dining in association with both of these buildings.

The applicant has submitted a detailed parking summary that includes a current breakdown of all existing leasehold spaces and uses within Belmont Park, including the proposed project. Altogether, there is a total of 44,321 sq.ft. of retail use and a total of 25,679 sq.ft. of existing or vacant indoor restaurant use and 15,000 sq.ft. of outdoor area, inclusive of the proposed rooftop dining areas on Building #s 5 and 6. As such, the required parking for all existing leaseholds in Belmont Park, including the subject proposal, is as follows:

44,321 sq.ft. of retail/commercial use @ 1:400 = 111 spaces
40,670 sq.ft. of restaurant /dining use @ 1:200 = 203 spaces
TOTAL = 314 spaces

Therefore, with the current provision of 340 parking spaces, the applicant has an excess of 26 parking spaces. Since the proposed water features are recreational amenities similar to the roller coaster and other amusement rides at the park facility they do not in, and of themselves, require the need for additional parking for the site. The parking and traffic study that was conducted concluded that the proposed project would not be a significant trip-generator nor result in adverse impacts to traffic circulation. In addition, the applicant concludes that the use only enhances or serves to attract visitors to the existing business and does not trigger the need for parking. As such, no adverse impacts to existing parking for beach visitors should result from approval of the proposed development. The applicant has also indicated that if any non-commercial area should be converted to new restaurant floor area (including outside patio dining area), then a reduction of existing restaurant floor area would be performed elsewhere within the park facility in order to maintain the existing ratio of uses such that the uses do not exceed the amount of available on-site parking. In order to assure that any future changes in leasehold space within Belmont Park does not exceed the amount of on-site parking which may displace parking for beach visitors, Special Condition No. 1 advises the applicant that any future development on the site including changes in leasehold space or new construction will require Coastal Commission review and approval as either an amendment to the permit or a new coastal development permit.

Traffic circulation in this nearshore area is also a community concern that has been addressed in past coastal development permits for the subject site. The issue is further addressed below.

b. Traffic Circulation. Mission Beach is a narrow strip of land extending south as a peninsula to the entrance of Mission Bay. The community is accessed from Pacific Beach, located just north of Mission Beach, and by West Mission Bay Drive, which enters the community from Mission Bay Park to the east. There is only one major north-south road, Mission Boulevard, and one major intersection, Mission Boulevard and West Mission Drive. East of Mission Boulevard, West Mission Bay Drive becomes known as Ventura Place. The subject site (Belmont Park) is located at the southwest corner of that intersection. In past years, traffic circulation has been critical in this area, particularly during the summer. For this reason, any new proposal within the park facility must address the issue of increased intensity of use and whether or new improvements would significantly increase the number of vehicle trips into the area as well as the potential adverse impacts such development may have on traffic circulation in this nearshore, visitor-destination area.

The applicant has indicated that the newly proposed attractions will not result in significant increases in traffic or congestion in the area. The proposed improvements did not require any local discretionary approvals from the City. The City's "notice of exemption" stated that the proposed water features were regarded as recreational enhancements to Mission Beach (Belmont) Park. In order to further assess whether or not the proposed water features would be a trip generator or whether people using the water-oriented sports were currently at the park, the applicant had a traffic analysis summary performed. According to the study, although the Wave Loch Flow riders and related training waves will be available to the general public, the children's interactive water play feature is intended for plunge users already at the plunge and will not be available to non-plunge users. The water play feature provides new amenities for the existing plunge users.

The Wave Loch Flow Rider is available to both plunge and non-plunge users. Comparisons were made in the water park industry. Survey data indicates that the average time spent at a water recreation facility is 2-6 hours. The study conservatively assumes that the average use of the proposed water amenity 1-3 hours. As such, as noted in the study, if the average use of the water amenities is three hours, then with a maximum of 120 users at a time, the resulting traffic flow would be 40 users per hour. However, as further noted in the study, the market analysis of use patterns and mode of transportation at Belmont Park was determined to consist of 65% of visitors originating from outside of the park (i.e., local residents arriving from the boardwalk or other Mission Beach area). This means that of the 40 users per hour, 14 are deemed "new traffic" (not arriving from the boardwalk/beach) and would potentially require parking. The study further reveals that the proposed project's target demographic group is surfers and body-boarders age 12-24. The mode of transportation for this target demographic group is 40% public transportation, drop-offs, bicyclists and skateboards. As a result, 40% of this "new traffic" have no impact on automobile traffic or parking. The other 60% of the target audience arrives by vehicle, and thus requires parking. With regard to the patrons who arrive by vehicle, the study finds that an average of 3.2 people arrive per vehicle. Translating this to trip generation, the end result is 42 trips per day which equals

21 additional cars. The study concludes that this is not a significant traffic/parking impact.

The applicant has also emphasized that the proposed development is intended to enhance the attractiveness of the existing plunge building and is intended to attract a greater share of those visitors that already come to Belmont Park and surrounding Mission Beach area. The original attendance estimate for the plunge and the existing restaurant /retail use has never been achieved and the current leaseholds are currently underutilized. It is the goal of the project that the proposed water features will serve as an economic stimulant to improve the business livelihood of the park which, in turn, will provide revenue to the City. The applicant has also indicated that at any one time, no more than 15 people may queue for each wave during any one hour period. Use of all of the wave features is controlled by a reservation "check in" system. Generally, only one user at a time is allowed to ride on each wave. In this regard, the maximum number of people that may use the water features would be approximately 120 people per day. Thus, it is not expected that large numbers of people would throng to the facility since the proposed water rides can only accommodate a limited number of patrons per day.

In summary, there is more than adequate parking for all existing and proposed uses within the retail/commercial center and Belmont Park and the proposed water features do not trigger the need for more parking. In addition, the proposed improvements will enhance the existing businesses and not result in any increases to traffic circulation in the area. Overall, the proposed project will help to stimulate and revitalize the site which is an important visitor-serving use. Therefore, the proposed development, as conditioned, can be found consistent with all of the applicable Chapter 3 policies of the Coastal Act and the certified LCP.

3. Visual Resources/Community Character. Section 30251 of the Act states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas...

Upon reliance of this policy, plan recommendations related to protection of visual resources were developed and incorporated into the certified Mission Beach Precise Plan as follows:

"To enhance the quality of the physical environment of Mission Beach by upgrading the existing community and encouraging attractive development in the future."

"To eliminate both visual and non-visual nuisances in Mission Beach."

“Views to and along the shoreline for public area shall be protected from blockage by development and or vegetation.”

The subject site is located in the core of Mission Beach in a visually prominent area. As noted earlier, the site is immediately adjacent to the boardwalk fronting the beach and runs along the entire western boundary of the site. The intersection of West Mission Bay Drive and Mission Boulevard serves as the entrance to Belmont Park. Surrounding development includes residential uses to the south and picnic/play areas and a large public parking lot to the east across Mission Boulevard near Bonita Cove. To the north across Ventura Place is a mix of retail shops and restaurants. The proposed water theme features will be visually compatible in design and scale with the existing uses in Belmont Park. In addition, the proposed water theme features represent open-type recreational amenities as opposed to new structures and will not result in any public view blockage toward the ocean or other adverse visual impacts. As part of the project proposal, the applicant is remodeling the exterior and interior of Buildings #5 and 6 for restaurant use. These improvements will visually enhance the existing structures and improve the overall visual quality of the park facility along with the other water theme features. Many design features noted earlier such as fountains, etc., will also enhance the visual amenities of this beachfront site. It is intended that the proposed project will revitalize this area and improve the overall appearance of the amusement park. Since the improvements consist of installing ride features only, no additional landscaping was required by the City nor is any landscaping currently proposed. Belmont Park currently contains landscaping throughout the site which will be maintained and unaffected by the proposed project.

With regard to signage, the applicant has proposed wall signs associated with the new improvements. Special Condition No. 2 requires submittal of a final signage plan to assure that the proposed signage is consistent with the City's sign ordinance in order to preserve the visual amenities of the area. In summary, the proposed improvements will be visually compatible with the existing uses in the retail/commercial center and Belmont Park and will, in fact, improve the visual appearance of several buildings within the center/park. The proposed open-water features will not pose any adverse impacts to public views. Therefore, the Commission finds project approval, as conditioned, consistent with Section 30251 of the Act and the certified LCP.

4. Water Quality. Section 30231 of the Coastal Act states, in part:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms, and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff. . .

The proposed development consisting of installation of water theme features in Belmont Park initially raised questions related to potential impacts on water quality due the project's proximity to the ocean. The applicant has indicated that the water features are cleaned annually in a manner that is identical to a swimming pool filter system. The

water almost never needs to be disposed. The only time that the water may need to be disposed of and/or replaced is during maintenance activity of the wave machine(s) which is about once every five years. As such, the proposed project, as conditioned, will not have any adverse impacts on water, consistent with Section 30231 of the Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, as conditioned, such a finding can be made.

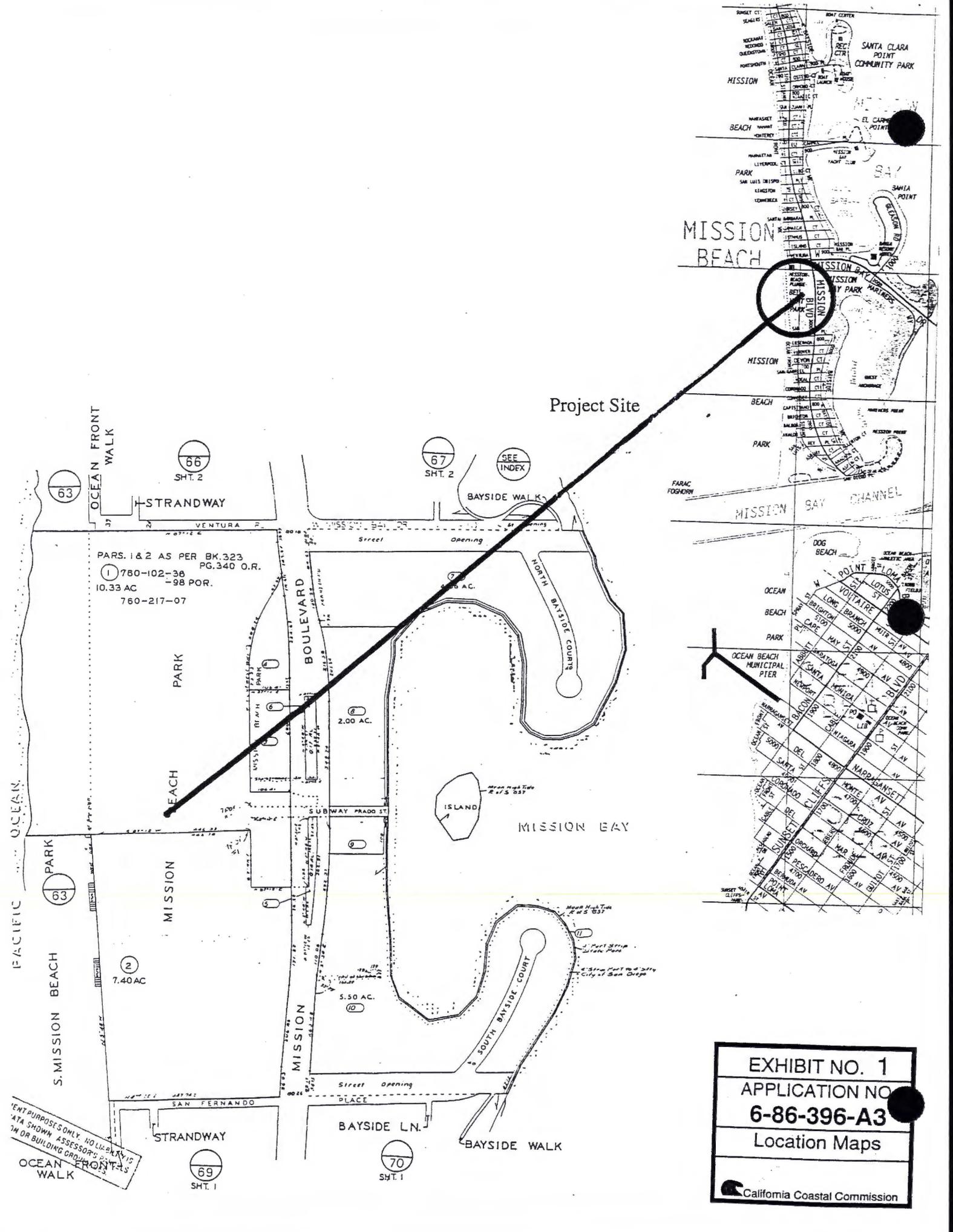
The subject site is located within the Mission Beach segment of the City of San Diego's certified LCP. The subject site is bisected in such a manner that the western half of the site is located within an area of the Commission's original jurisdiction and the eastern half is located within the City of San Diego's permit jurisdiction, the latter of which is within the Commission's area of appeal jurisdiction. However, the applicant is amending a previously-approved permit issued by the Commission prior to certification of the City's LCP. Therefore, since the portions of the site are within the Commission's area of original jurisdiction and portions are within the City's permit jurisdiction, the Commission must review the amendment utilizing both the certified LCP and Chapter 3 policies of the Coastal Act as the standard of review.

The site is currently zoned "OS" for Open Space and the plan designation is Public Park in the certified Mission Beach Precise Plan and Planned District Ordinance. According to the Mission Beach Land Use Plan (Precise Plan), where the City finds it appropriate, commercial-recreation uses can be found consistent with a park designation. The proposed water theme recreational features for the existing amusement park do not raise any conflicts with these designations and can be found consistent with all applicable policies of the Coastal Act. In addition, as an enhancement to existing recreational amenities at Belmont Park, the proposed development is also consistent with the visitor-serving uses in the area, consistent with the policies of the certified LCP and Coastal Act policies. Therefore, the Commission finds that approval of the amendment, as conditioned, should not result in any adverse impacts to coastal resources nor prejudice the ability of the City of San Diego to continue to implement its fully-certified LCP for the Mission Beach area.

6. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the public access and visual resource policies of the Coastal Act. Mitigation measures, including conditions addressing future change in use on the subject site and signage, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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63
 OCEAN FRONT WALK
 37
 STRANDWAY
 66 SHT. 2
 VENTURA P.
 PARS. 1 & 2 AS PER BK. 323 PG. 340 O.R.
 ① 780-102-38
 10.33 AC L-98 POR.
 760-217-07
 PARK
 BEACH
 63
 S. MISSION BEACH
 ② 7.40 AC
 MISSION
 MISSION BOULEVARD
 67 SHT. 2
 BAYSIDE WALK
 SEE INDEX
 NORTH BAYSIDE COURTS
 2.00 AC.
 ISLAND
 MISSION BAY
 SOUTH BAYSIDE COUNTY
 5.50 AC.
 69 SHT. 1
 STRANDWAY
 SAN FERNANDO PLACE
 BAYSIDE LN.
 70 SHT. 1
 BAYSIDE WALK

Project Site

MISSION BEACH

EXHIBIT NO. 1
 APPLICATION NO
6-86-396-A3
 Location Maps
 California Coastal Commission

INTENT PURPOSES ONLY. NO LIABILITY
 DATA SHOWN ASSESSORS' OFFICE
 74 OR BUILDING ORDINANCES

PALM TREES
 Reinforce Entry Statement
Coccothrinax
Phoenix rostrata
Washingtonia robusta

CANOPY TREES
 In Formal Patterns
Metrosideros excelsa

EVERGREEN PARKING LOT TREES
Metrosideros excelsa

Fountain
 Major Fountain

FORMAL FLOWERING TREES
Metrosideros excelsa
Ligustrum lucidum

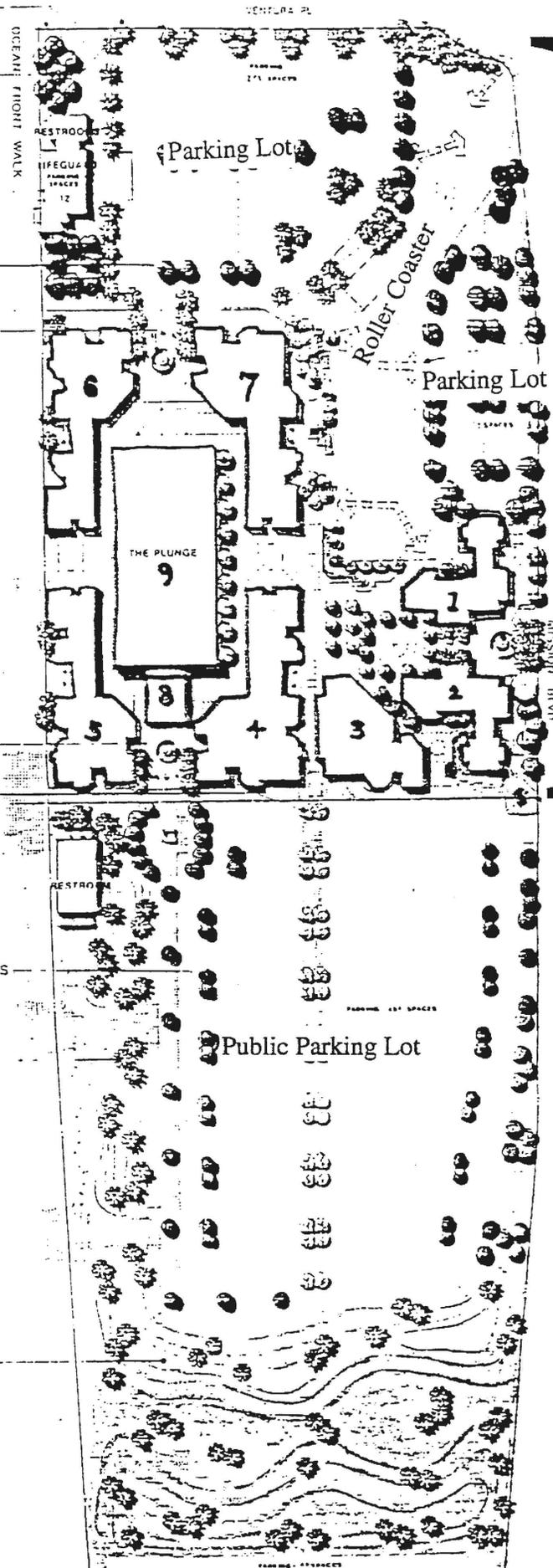
Ballards-Typical

EXISTING UPRIGHT EVERGREEN TREES
Metasequoia quinquenervia

EXISTING EVERGREEN PARKING LOT TREES
Metrosideros excelsa

EXISTING PALMS
Washingtonia robusta

EXISTING MOUNDED TURF



Belmont Park S

Major Fountain

PEDESTRIAN OVERPASS

Planting Against Building

LANDSCAPE PLANING NOTES: 1/11/68 BY VLB THROUGH 1/11/68 BY VLB

EXHIBIT NO. 2
APPLICATION NO.
6-86-396-A3
Site Plan of Existing Mission Beach Park
California Coastal Commission

Fr 106

**Project Description for Water Theme Features at
Mission Beach Park (Belmont Park)**



Prepared by: Thomas J. Lochtefeld
210 Westbourne Street
La Jolla, CA 92037-5343

Phone: 1-858-454-1777

Project Address: 3146 Mission Boulevard
San Diego, CA 92109-7779

Project Name: Water Theme Features for Mission Beach Park
(Belmont Park)

Application # 6-99-102

MISSION BEACH PARK (BELMONT PARK) WATER THEME FEATURES

Project Description

The Mission Beach (Belmont) Park commercial project was approved by the city council in 1986 (see Sheet 1** – Belmont Site Plan - for project location; approved uses and structures are noted as “Existing”). The project included approximately 70,000 square feet of leaseable commercial area plus the Plunge and related locker rooms and a community room. The Plunge Building (see Building #9 on Sheet 1) and two large boardwalk restaurant buildings (see Building #5 and #6 on Sheet 1) were built and opened for business in August 1988. For a variety of reasons, however, the anticipated economic activity was not achieved. Both restaurant sites have opened and closed several times and one remains closed today.

The subject enhancement plan proposes no new commercial uses. Therefore no new parking or traffic impacts are expected (see under separate cover a parking and traffic analysis prepared by Urban Systems Associates, Inc). What is proposed is simply the addition of water theme features that enhance the attractiveness of the existing Plunge and provide a marketing catalyst for the adjacent restaurants and associated north and west common area plazas.

The water theme features can be classed as either participatory or aesthetic (non-participatory). Two basic types of participatory water recreation enhancements are proposed: the first is a Swirl-pool feature; the second is a simulated surfing feature. Both of these participatory elements have a proven track record at municipal pool facilities located throughout the United States and abroad. The proposed aesthetic water features include: a water misting screen; fountain jets which traverse from rooftop to rooftop; a combined Wave Tunnel Entry / Wave House Water Sign; a fountain portico; and, fire-pit fountains. A more detailed description of each water theme feature is as follows:

The Swirl-pool feature is proposed at the north end of the Plunge [see Sheet 8 for plan overview; Attachment 1 for plan view detail; and Attachment 2 for an illustration). The Swirl-pool feature is proposed to replace the existing trampoline now occupying the site. The Swirl-pool feature will update and make the Plunge more attractive for family use as was originally intended when the project was approved by the city council in 1986. Participant access to the Swirl-pool feature will be from the north plaza, outside the Plunge building.

** Note: “Sheet 1 – 8” are full size drawings submitted under separate cover. “Attachments 1 - 8” are appended to this document.

The simulated surfing attraction known as “The Wave Loch Flow Rider®” [see Attachment 3 -- brochure] is proposed to be installed in five locations: 1) the common area plaza west of the Plunge; 2) the common area plaza north of the Plunge; 3) the common area plaza east of the Plunge adjacent the Coaster; 4) on the rooftop of Building #5; and 5) on the rooftop of Building #6.

The west common area plaza will host the “Wave Loch Show Wave” (shown in plan view on Sheet 8; cross-section on Sheet 3 and 4; and in elevation on Sheet 6). Attachments 4 and 5 show an artist’s concept of an operating Wave Loch Show Wave. The Wave Loch Show Wave is intended to update and make the Plunge more attractive for active adult use as was originally intended when the project was approved. The Wave Loch Show Wave may actually be surfed by the general public after receiving instruction on a training unit.

The north common area plaza will showcase the “Children’s Wave and Water Half Pipe” (shown in plan view on Sheet 8; cross-section on Sheet 5; and, elevation on Sheet 7;). Attachment 6 shows an artist’s concept of an operating Children’s Wave and Water Half Pipe. The Children’s Wave is specially designed for lessons. The Water Half Pipe is analogous to a snowboard or skateboard half-pipe, except that the ride surface is a sheet of water. More advanced riders will use the Water Half Pipe.

A smaller training wave is located on each of the rooftops of Buildings 5 & 6 (shown in plan view on Sheet 8 amended 8/22/99; and Attachment 6 (cross-section). The rooftop training Flow Riders are accessible to patrons from a set of existing stairs off the boardwalk.

Four rooftop-training waves had originally been proposed, two on building 5 and two on Building 6. Subsequent design development (handicap access) suggests relocation of two waves. An ideal Phase 2 wave location is in the common area plaza east of the Plunge adjacent the Coaster. Currently, the abandoned “remote-a-boat” pond occupies this location. It is proposed to substitute a Wave Loch Point Break water feature for the “remote-a-boat” water feature. The Wave Loch Point Break sheet wave has nearly identical capacity and footprint as the two originally proposed rooftop waves. Consequently, this shift of location will not change prior traffic or parking analysis.

Use of all of the above-described waves is controlled by a reservation “check-in” system. In general, only one user at a time is allowed to ride on each wave. Approximately fifteen riders are allowed to queue for each wave during any one-hour period.

To provide adequate viewing space for the Wave Loch Show Wave, we propose to allow rooftop seating and dining from the portions of the two restaurants adjoining the wave, and on walkways connecting the restaurants (shown in plan view on Sheet 8; cross-section on Sheet 3 and 4; and in elevation on Sheet 6; and illustrated in Attachments 4 & 5). To provide adequate viewing space for the Children’s Wave and Water Half Pipe, we propose view corridors connecting Buildings #6 and #7 (shown in plan view on Sheet 1;

and illustrated in Attachment 7). To provide adequate viewing for the Wave Loch Point Break, we propose a video wall to highlight performance maneuvers.

The north end of Building # 6 is covered by a dilapidated smoked-glass greenhouse-style enclosure. This area was previously approved for patio dining (See California Coastal Commission Application #6-86-396-A). In its current configuration, however, it cramps the boardwalk and does not provide a welcoming sense of entry to the restaurant. Accordingly, it is proposed that the smoked-glass enclosure be removed and replaced with a perimeter fountain portico formed from the historic arch molds (shown in plan view on Sheet 8; and illustrated in Attachment 8). Within the portico, proposed dining table style firepits / fountains are located. Both the fountain portico and the fire-pit fountains are aesthetic water theme features.

Additional aesthetic water theme features located in the north common area plaza are identified as follows: a proposed water misting screen that emanates from the north exterior wall of the Plunge Building (shown in plan view on Sheet 8; in cross-section on Sheet 5; and, in elevation on Sheet 7); fountain jets which traverse from roof-top to roof-top (illustrated in Attachment 7); and a combined Wave Tunnel Entry / Wave House Water Sign (shown in cross-section on Sheet 5; elevation on Sheet 7; and illustrated in Attachment 7).

No additional retail or restaurant space is proposed, and no increase to the existing commercial gross floor area (including outside patio dining area) will occur. By corollary, if any non-commercial area should become new restaurant floor area (including outside patio dining area), then, a one-for-one offsetting reduction of existing restaurant floor area would be required. The remodeled areas are intended to provide view corridors and rooftop connections between the existing building structures. The objective of building connectivity is to improve public access. It is understood and agreed that no additional restaurant or retail space is being added. However, in order to properly position the water features in the plazas and enhance public access, it may be necessary to make adjustments vis-à-vis a water feature and the existing commercial space, i.e., a minor portion of a restaurant or retail space may be converted into public access and viewing area, or likewise, a portion of the viewing area converted into dining or retail space. But overall, there will be no net increase of the commercial restaurant or retail gross floor area. To offset a shift in location of restaurant dining area, a ground level pedestrian corridor is proposed to open through Building #6 (shown in plan view on Sheet 8) to enable public access between Ocean Front Walk and the north plaza.

The water theme features described above are intended to attract a greater share of those visitors that already come to Belmont Park and surrounding Mission Beach area. The original attendance estimates for the Plunge and the existing restaurant/retail has never been achieved. The current leasehold facilities are under-utilized. Consequently, we envision that the proposed water theme features will serve as a needed economic stimulant to spur the Plunge and restaurant/retail into performing and paying rent to the City as originally contemplated.

Attachment 2: Swirl Pool



The Retro Rider™

This newest addition to the Flow Rider family of simulated surfing attractions features a gentle spilling wave. The Retro Rider is designed to meet the size and budget constraints of family entertainment centers and small aquatic facilities. It's unique high banked radius wave form provides a compact design allowing both indoor and outdoor facilities to feature a mini-wave attraction that carries maximum marketing clout.

Dimensions

- Flexible footprint, from 2,000 square feet.

Capacity

- 300 persons per hour.

Standard Electrical Requirements

- 460 3-phase
- 90 kW power consumption

Options

The Retro Rider can be incorporated into a connected river at no additional pump/energy cost.

Design Feature

- Requires only one person to operate.

Installations

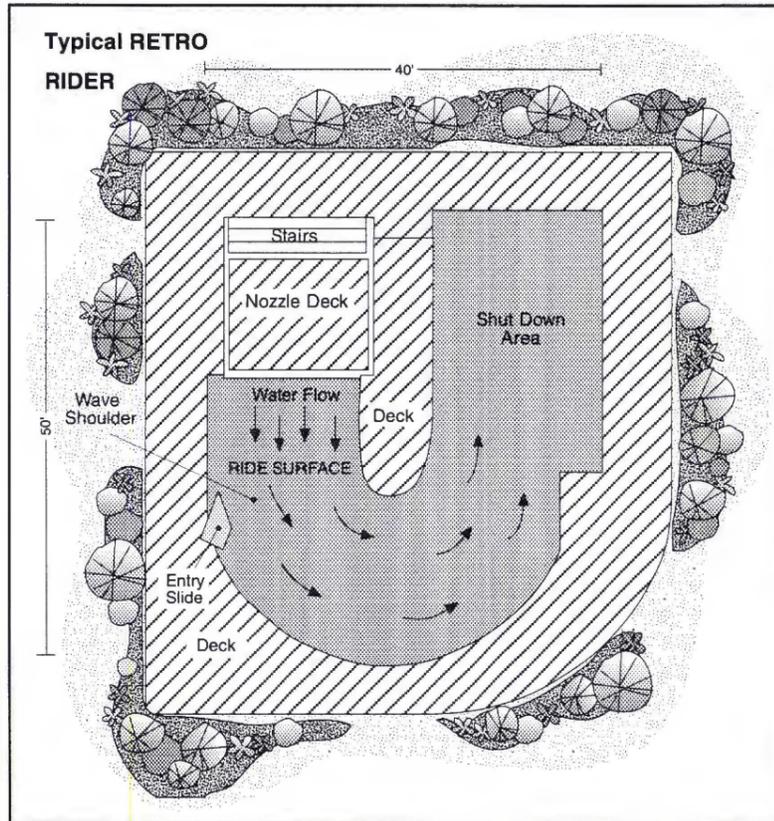
- Hyland Hills WaterWorld - Denver, Colorado (1996 opening)

Flygt® Pumps & Equipment

The Flow Rider proudly features Flygt submersible propeller pumps, motors and control panels. Flygt is the originator and world's largest manufacturer of heavy duty submersible pumps. Flygt pumps carry a five-year warranty. Maintenance is minimal. Quality and service are superb. Flygt Corporation is a subsidiary of ITT.

Safety

"The Flow Rider is one of the safest rides at our park. It is really unbelievable." – Gary Larson, President, Water Mania



ALL MODELS

Your purchase of any Flow Rider System includes:

- Flow generating equipment
- License to patented Sheet Wave Technology
- License to Flow Rider Trademark
- Detailed plans and specifications
- Construction/design supervision
- Flow Rider Bodyboards
- Detailed operation and maintenance manuals
- Training of employees in maintenance and operation of the attraction
- Flow Rider video and print film stock for advertising
- Safety audit prior to opening the ride to the public
- Access to Flow Rider retail goods and sponsored promotional events

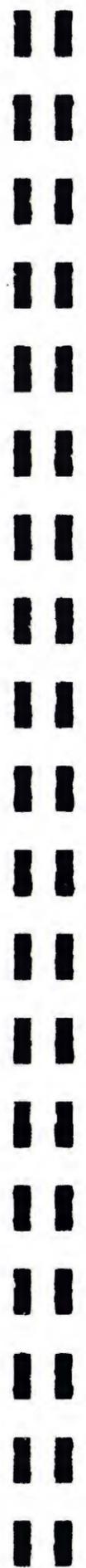


WAVE LOCH
Tel (702) 786-3434 Fax (702) 786-3444

U.S. Patent 4564190, 4,792,260, 4,905,987, 4,954,014, 5,171,101, 5,236,280, 5,271,692, 5,393,170, 5,401,117, 5,421,782 and 5,503,592
Other U.S. and foreign patents pending.



fun **damentals**

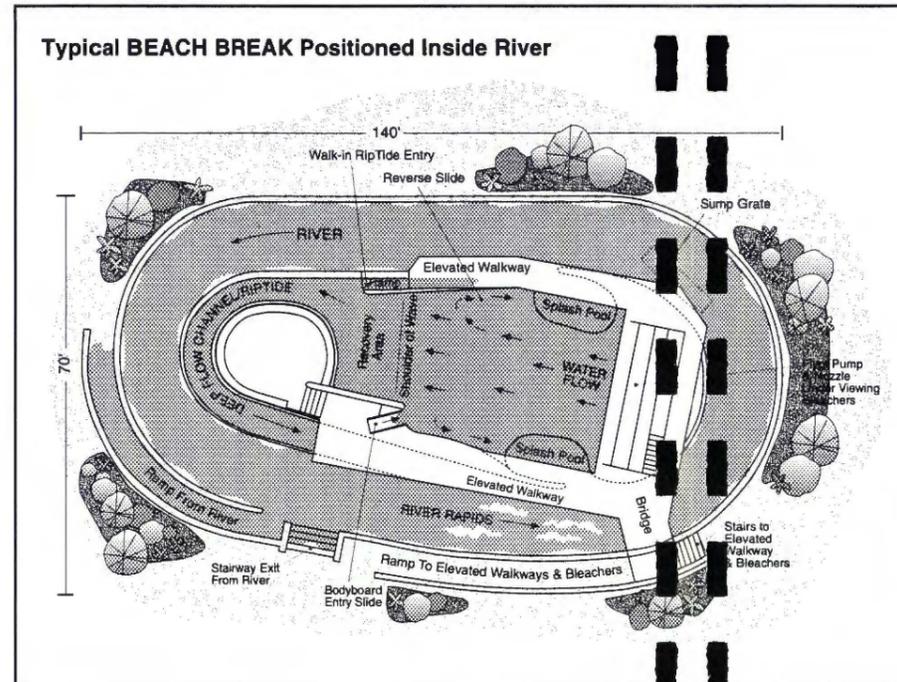


The Flow Rider® System

Sheet Wave Designs - The Flow Rider sheet wave is a skill and thrill attraction with nonstop marketing appeal. The first truly interactive skill ride to emerge in the water-park world. The Flow Rider sheet wave offers the thrill of surfing in a compact, flexible and safe design. Powered by Flygt® submersible propeller pumps, The Flow Rider's scientifically engineered nozzles generate a thin sheet of water that flows over a stationary, padded wave form. The resulting "wave-like" shape permits riders on body boards to slide down, carve a turn, and ride up the simulated wave surface. Variations in the shape, velocity and volume of water provide a wide range of skill and activity levels. Sheet wave design can range from the simple, unbroken shoulder flow (as featured on the BEACH BREAK FLOW RIDER) to the dynamic curling wave (as featured on the POINT BREAK FLOW RIDER). Between the two is THE RETRO RIDER, which produces a gentle spilling wave and occupies a minimum of space. A unique entry slide allows anyone to "catch a wave" and savor the excitement and thrill of bodyboarding, regardless of their ability or proximity to an ocean - and the ride is never the same twice. Each ride increases the rider's confidence and pleasure and keeps him or her coming back again and again. All of the sheet wave designs can stand alone or incorporate one or more of the following options.

Flow Rider® System Options - The sheet wave is the "engine" that drives the downstream Flow Rider system options. The ACTION RIVER is an exciting, high capacity family ride with flow sheers, boils, eddies, whirlpools, back-flows and hydraulic jumps. The DEEP FLOW CHANNEL/RIPTIDE RUN is a super-high capacity white water rapids run with flow twenty times as great as the conventional water slide.

Variations on The Flow Rider system are custom made to fit your facility requirements. Width of power flow, length of deep flow channel, length and width of action river can all be modified to fit your particular space or cost requirements. Bottom line, The Flow Rider Sheet Wave is the Best Water Ride on this Water Planet!



The Flow Rider Beach Break™ Two & Three Pump Systems

This sheet wave is ideal for beginning to intermediate bodyboarders. THE BEACH BREAK is available in a two pump or three pump design.

Dimensions

- Small, flexible footprint, starting as small as 2,500 square feet.

Capacity

- 300 to 1,200+ persons per hour. Flexibility of ride size and optional features allow a customized Beach Break to meet your individual capacity requirement.
- Three pump version circulates 30,000 US gallons (113,550 liters) per minute.
- Two pump version circulates 24,000 US gallons (90,840 liters) per minute.

Standard Electrical Specifications

- 460 3-phase
- 90-120 kW power consumption

Options

The Beach Break can incorporate any or all of the following features at no additional pump/energy cost:

- Deep Flow Channel/Riptide Run
- Action River

Design Features

- Requires only one person to operate.
- Three pump design advantage: Large ride surface area (approximately 1,200 square feet) provides superior ride experience.
- Two pump design advantage: Smaller ride surface area (990 square feet) requires less space and offers savings in infrastructure and operating cost.
- The Beach Break's consistent wave requires no operator adjustment.

Installations

- Water Mania - Kissimmee, Florida
- The Wave - Vista, California
- Orange One - Nishiwaki, Japan
- Lost Pharaoh - Redlands, California (1996 opening)
- Jozankei - Hokaido, Japan (1996 opening)
- Yong-In - Seoul, Korea (1996 opening)

"The decision to build the first Flow Rider was the biggest gamble that we ever made...it was also the best. The media attention alone has more than paid for the ride. But it's more than just great media, it's what the public wants. Within 40 miles of Schlitterbahn there are three other waterparks, two of which opened since the Flow Rider was installed. Because of rides like the Flow Rider, our attendance has continued to increase every year despite the competition." - Gary Henry, Chief Executive Officer, Schlitterbahn

The Flow Rider Point Break™

This version provides the widest range of skill and activity levels, from a 4-foot sliding hill of water to a 12-foot, curling "pipeline" wave. The best choice if you want a truly phenomenal action river and the ability to stage spectacular competitive exhibitions.

Dimensions

- Flexible footprint, from 7,500 square feet.

Capacity

- 300 to 2,400+ persons per hour. Flexibility of ride size and option features enables a customized POINT BREAK to meet your individual capacity requirement.

Standard Electrical Specifications

- 460 3-phase
- 200 kW power consumption and up

Options

The Point Break can incorporate any or all of the following features at no additional pump/energy cost:

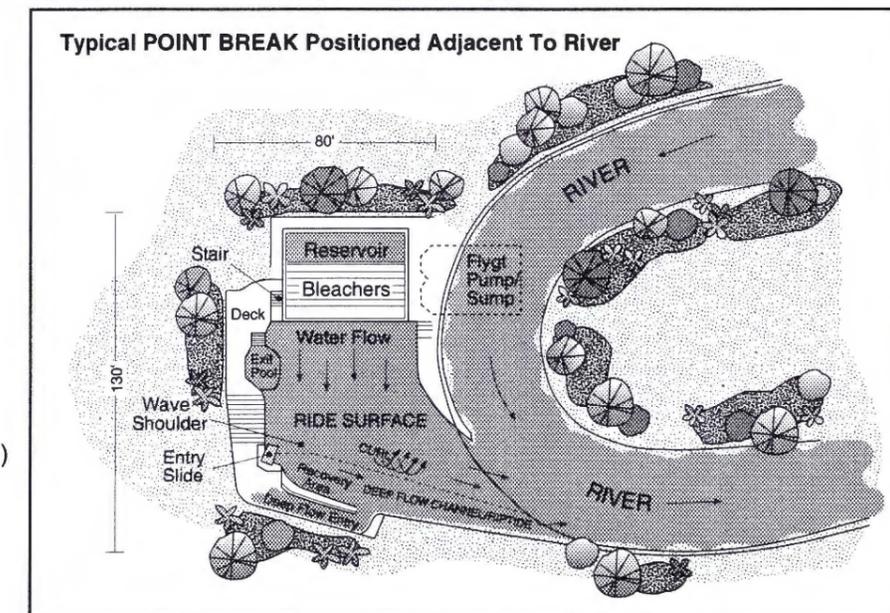
- Riptide Run/Deep Flow Channel
- Action River

Design Features

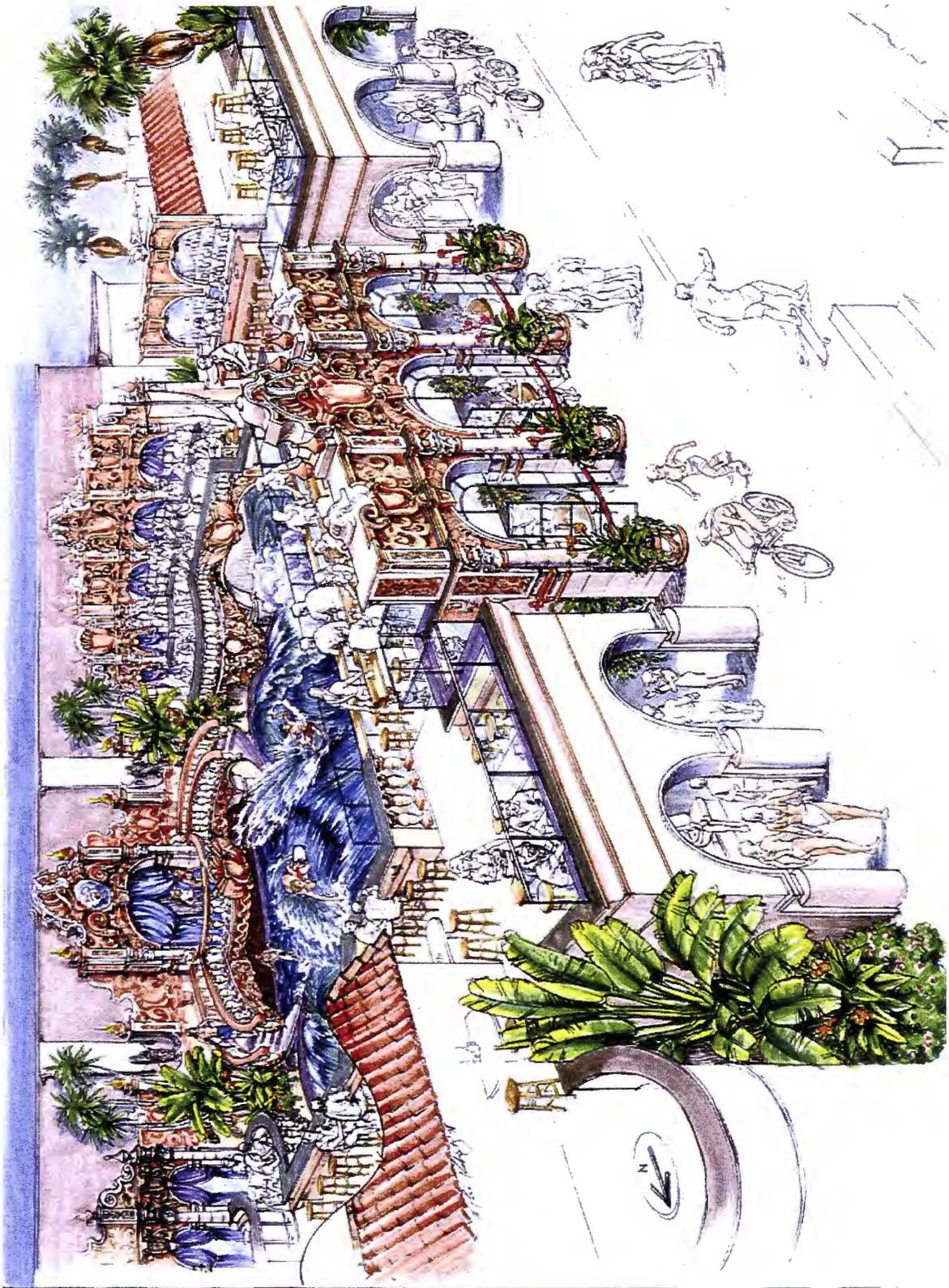
- Hydraulic Control Gates permit a wide range in wave shape and size
- Requires two persons to operate.

Installations

- Schlitterbahn - New Braunfels, Texas
- Telemark Sommarland - Bø, Norway
- El Rollo y Las Olas - Cuernavaca, Mexico
- Nagashima Spa Land - Tokyo, Japan (1996 opening)



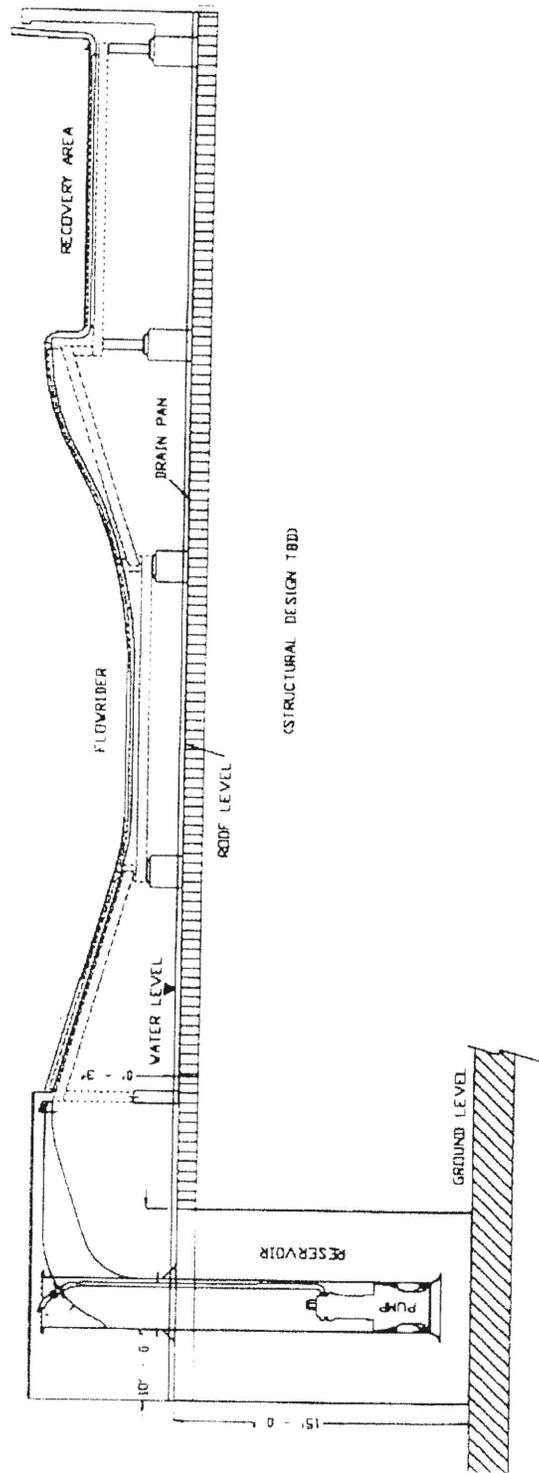
Attachment 4: Wave Loch Show Wave



Attachment 5: Wave Loch Show Wave

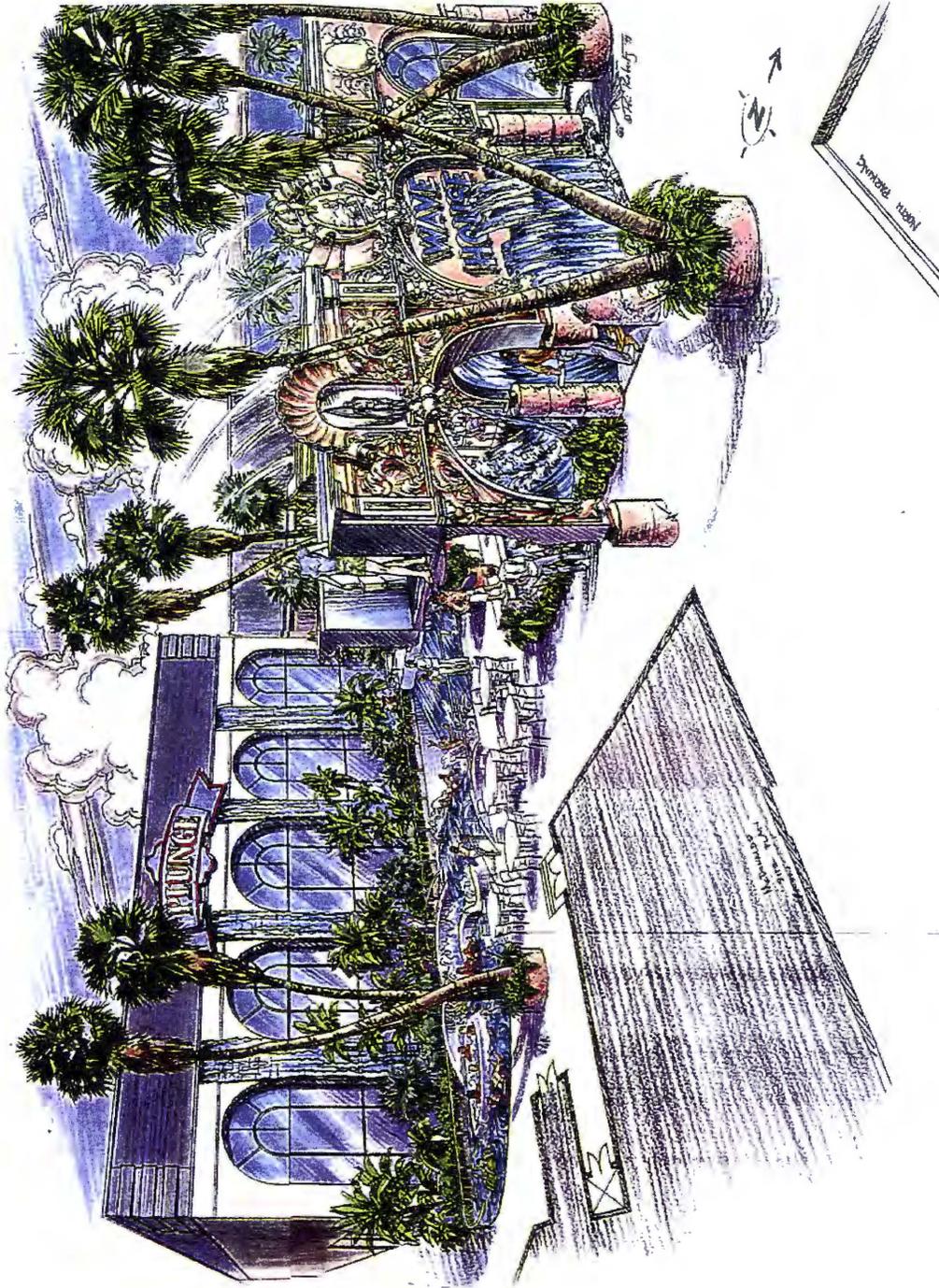


Attachment 6: Cross Section of Rooftop Training Waves



TRAINING WAVE SECTION

Attachment 7: Wave Tunnel Entry / Wave House Water Sign



Attachment 8: Table Style Fire pits / Fountains

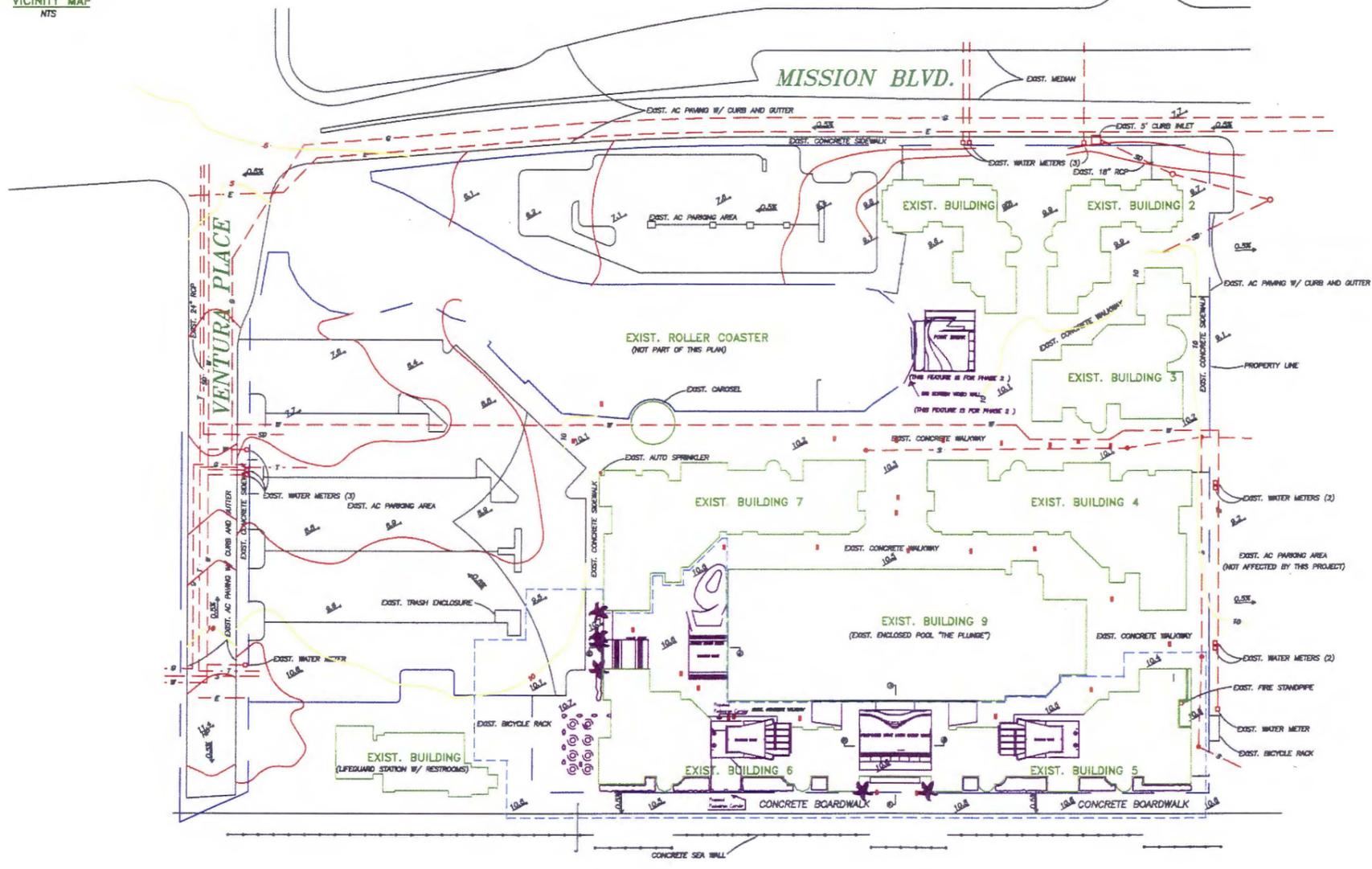
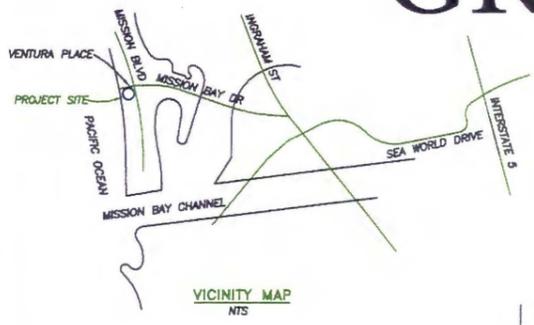


Belmont Park: An Aquatic Revitalization



www.waveloch.com
210 Westbourne Street
La Jolla, CA 92037-5343

GRADING-TOPOGRAPHIC PLAN



LEGAL DESCRIPTION
 THAT CERTAIN REAL PROPERTY IN PUEBLO LOT 1803 OF THE PUEBLO LANDS OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1924, BEING A PORTION OF THE UNNUMBERED TRACT LYING BETWEEN THE NORTHERLY LINE OF SAN FERNANDO PLACE AND THE SOUTHERLY LINE OF VENTURA PLACE, AS SHOWN ON SAID MAP.

BASIS OF BEARINGS
 CALIFORNIA COORDINATE SYSTEM, ZONE 8

BENCH MARK
 USGS MONUMENT IN MEDIAN ISLAND OF MISSION BLVD., 275' +/- SOUTHERLY OF SAN FERNANDO PLACE; ELEV. 7.211, MSL DATUM

GRADING NOTES

- 1) NO OFFSITE GRADING OR IMPROVEMENTS ARE PROPOSED
- 2) NO RETAINING WALLS ARE PROPOSED
- 3) THERE ARE NO MAJOR DRAINAGE FACILITIES WITHIN 300' OF THE PROJECT SITE
- 4) EXISTING ONSITE PRIVATE DRAINAGE FACILITIES WILL BE UTILIZED I.E. AREA AND ROOF DRAINS. NO ADDITIONAL RUN-OFF IS PROPOSED. HYDROLOGY AND HYDRAULIC CALCULATIONS WILL BE SUPPLIED AS REQUIRED.
- 5) THE HILLSIDE REVIEW OVERLAY ZONE IS NOT APPLICABLE.

GRADING DATA

- 1) TOTAL AMOUNT OF SITE TO BE GRADED: 0 AC.
- 2) PERCENT OF TOTAL SITE GRADED: 0%
- 3) AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0 AC.
- 4) PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 0%
- 5) AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 AC.
- 6) PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW AREA: 0%
- 7) AMOUNT OF CUT: 0 CY.
- 8) AMOUNT OF FILL: 0 CY.
- 9) MAXIMUM HEIGHT OF FILL SLOPES: 0 FEET N/A SLOPE RATIO
- 10) MAXIMUM HEIGHT OF CUT SLOPES: 0 FEET N/A SLOPE RATIO
- 11) AMOUNT OF IMPORT / EXPORT N/A
- 12) RETAINING / CRIB WALLS: NONE

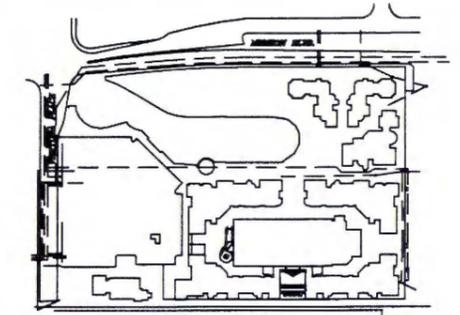
SPECIAL NOTES

THERE ARE NO EXISTING OR PROPOSED EASEMENTS

THERE ARE NO EXISTING OR PROPOSED BUS/TRANSIT STATIONS OR STOPS

LEGEND

MANHOLE	○
WATER METER	○
TELEPHONE LINE	---
ELECTRICAL LINE	---
GAS LINE	---
SEWER LINE	---
STORM DRAIN LINE	---
CURB INLET	□
WATER LINE	---
PROPERTY LINE	---
CONTOUR	---
SPOT ELEVATION	10.5
EXIST. SLOPE	2.0%
CONSTRUCTION LIMIT	---
DRAIN	---
PROPOSED PALM TREE	✱
PROPOSED POTTED PLANTER AREAS	○



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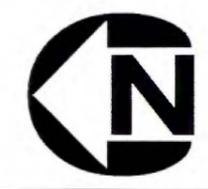
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 Water Theme Features for
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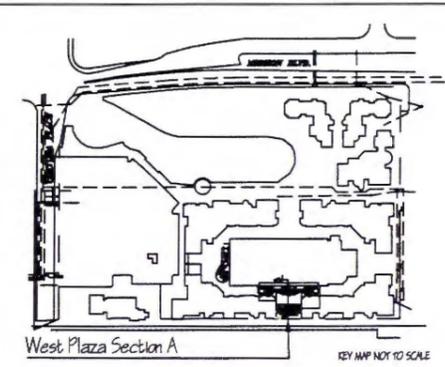
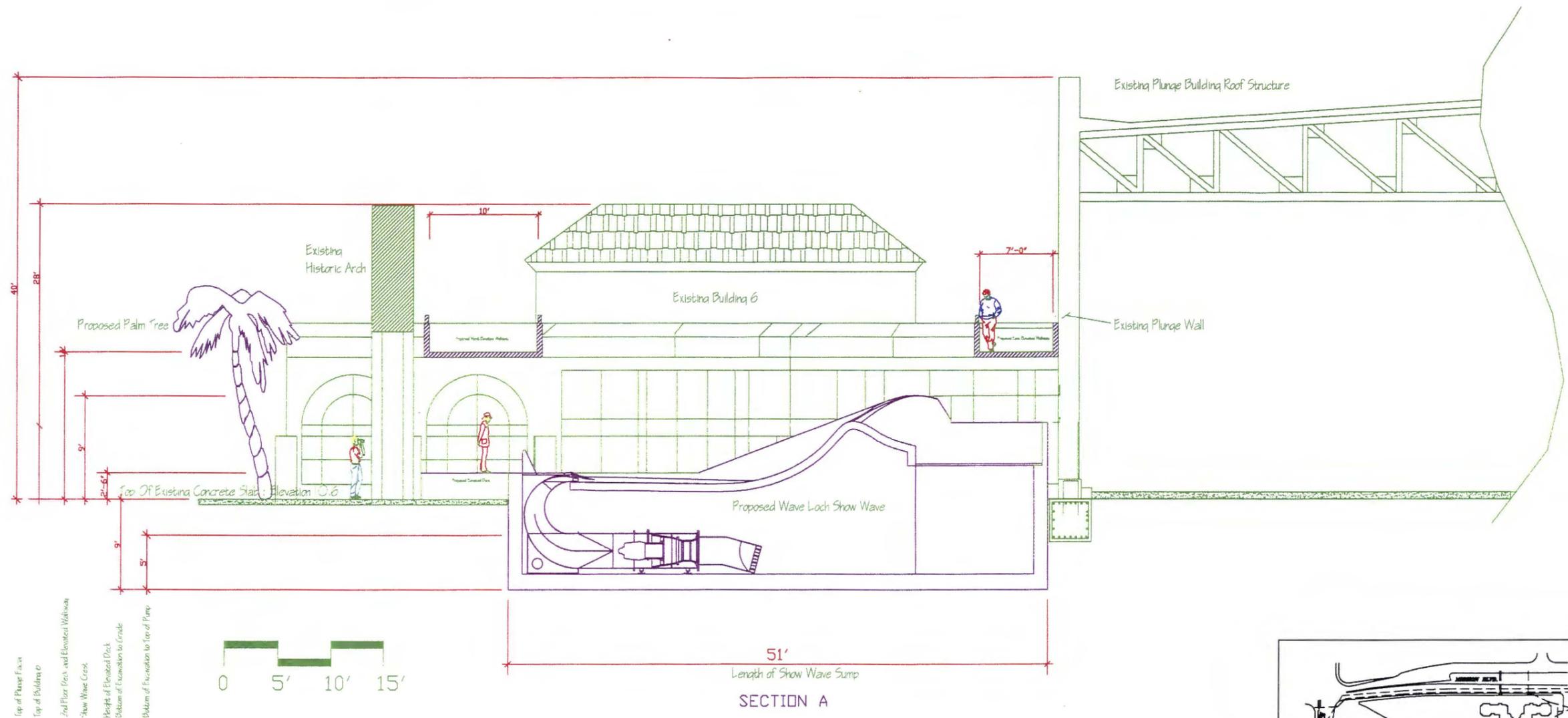
Revision 9:
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 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: Aug 22, 1999
 Original Date: June 4, 1999
 Sheet 2 of 8

Sheet Title:
 GRADING-LANDSCAPE-TOPO PLAN

DEP#:

BELMONT PARK
 Proposed Recreational Enhancements





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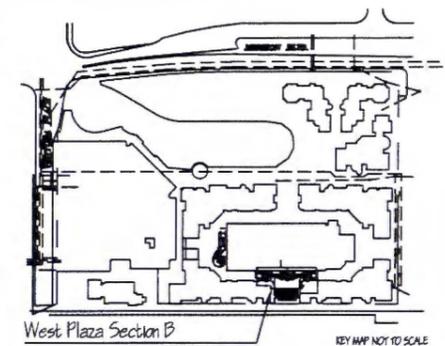
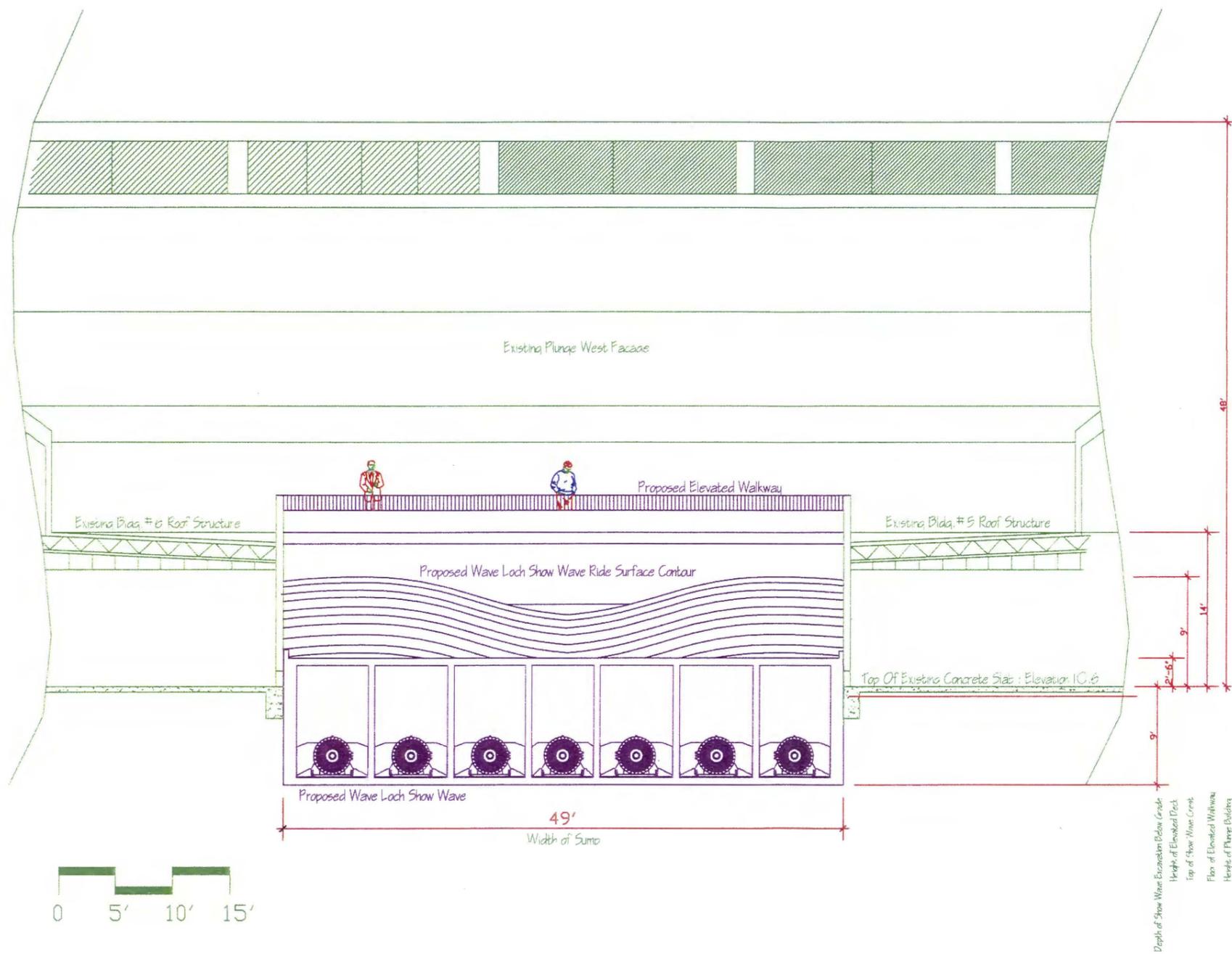
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 3146 Mission Boulevard
 San Diego, CA 92109-7779

Project Name:
 Water Theme Features for
 Mission Beach Park (Belmont Park).

Sheet Title:
 WEST PLAZA SECTION A

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 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: 6.4.99

Sheet 3 of 8
 DEP#:



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Project Name:
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Sheet Title:
 WEST PLAZA SECTION B

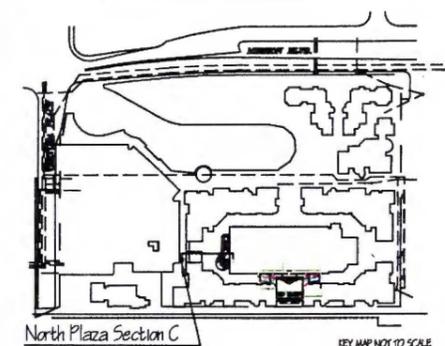
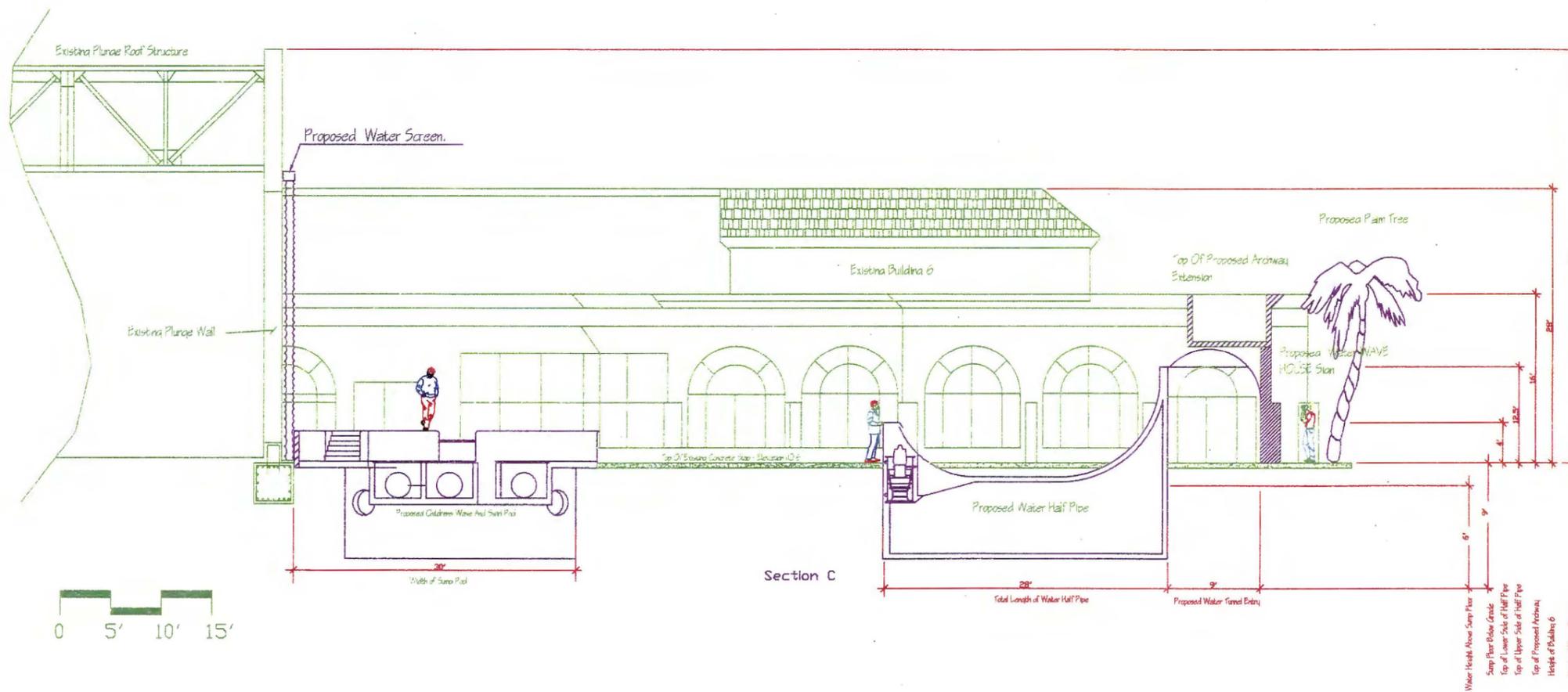
Revision 9:
 Revision 8:
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 Revision 5:
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 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: June 4 1

Sheet 4 of 8
 DEP#:

BELMONT PARK

Proposed Recreational Enhancements





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Project Address:
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Project Name:
 Water Theme Features for
 Mission Beach Park (Belmont Park).

Sheet Title: NORTH PLAZA SECTION C

Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: June 4 1998

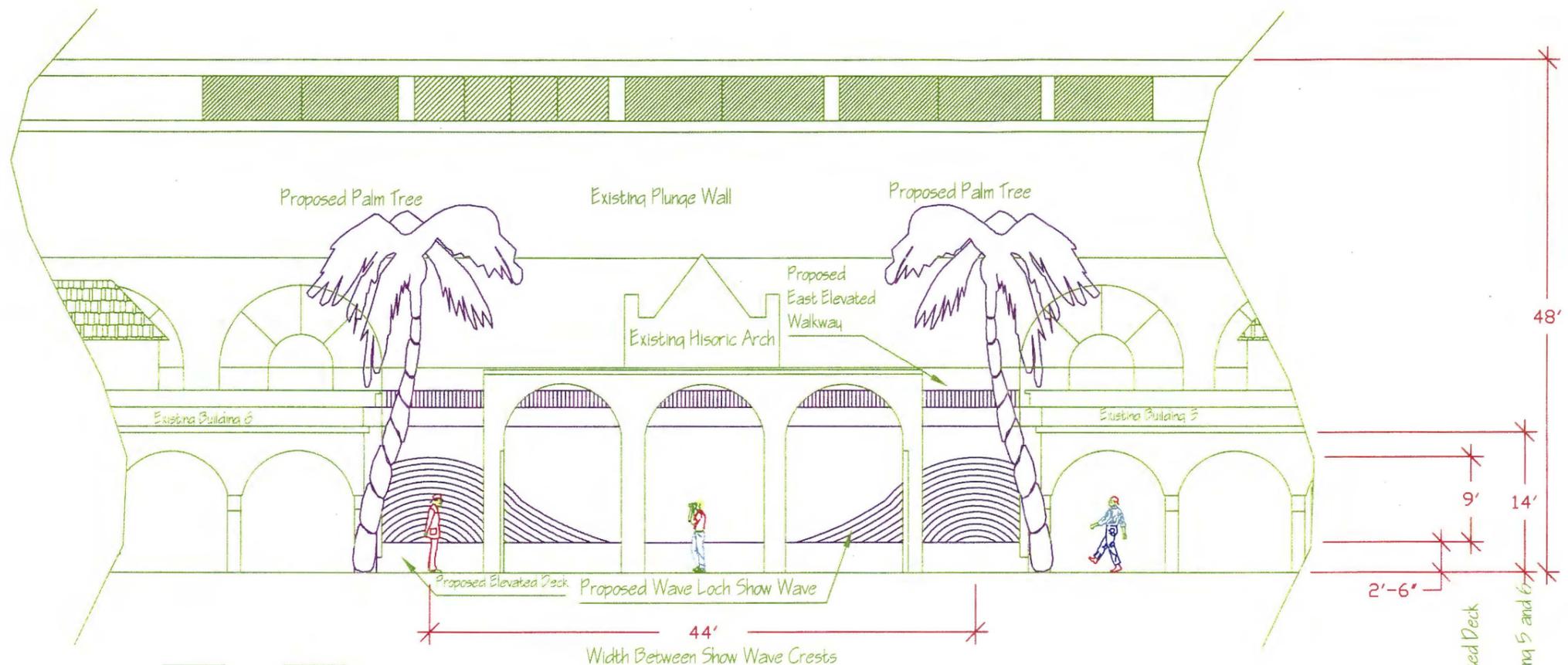
Sheet 5 of 8

DEP#:

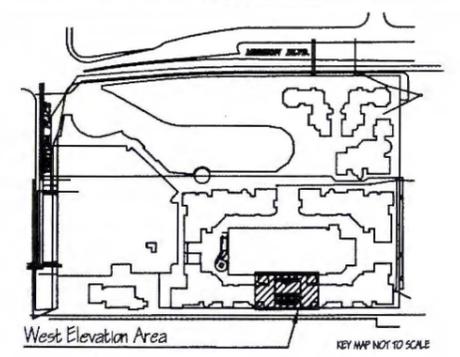
BELMONT PARK

Proposed Recreational Enhancements





Elevated Deck
 Show Wave Height Above Elevated Deck
 Second Floor Walkway for Building 5 and 6
 Top of Existing Plunge Building



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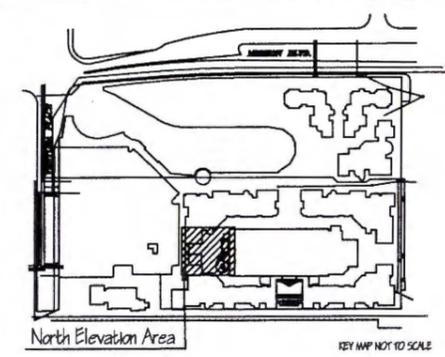
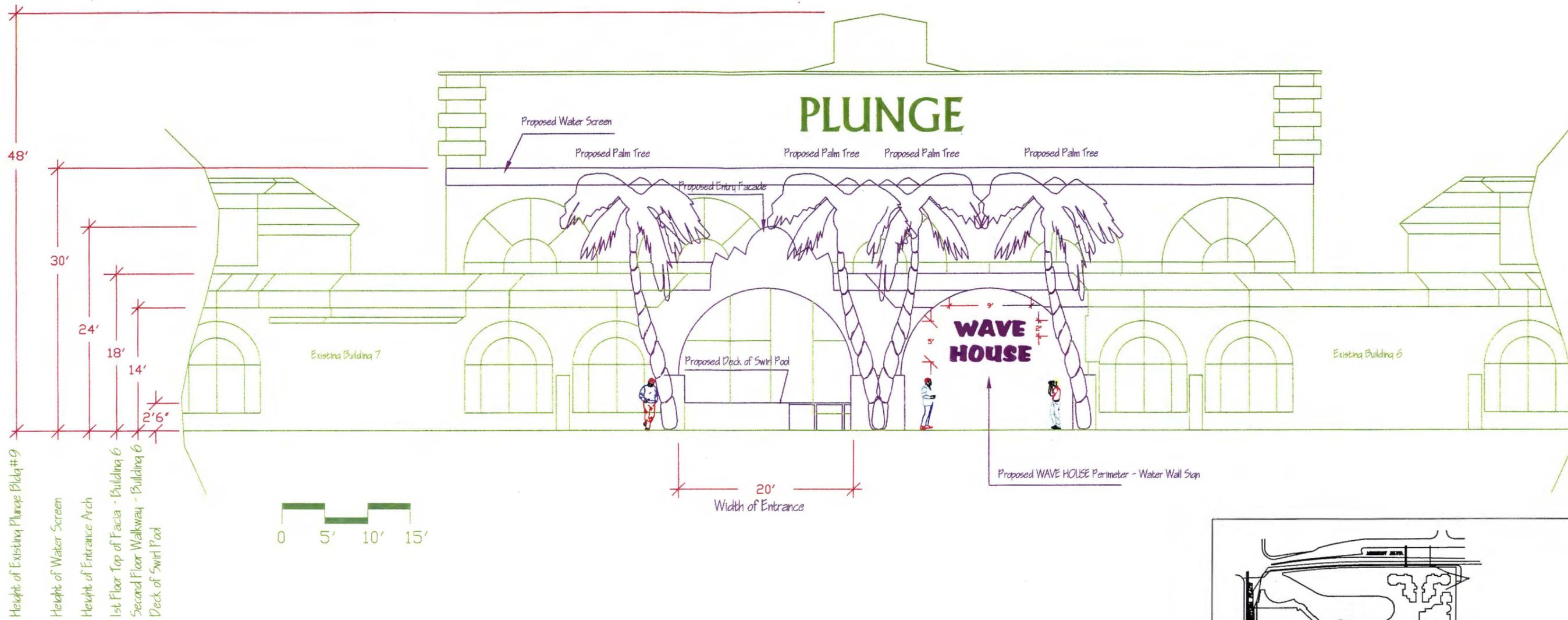
Revision 9:
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 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: June 4 1999
 Sheet 6 of 8
 DEP#:

BELMONT PARK

Proposed Recreational Enhancements



Sheet Title:
 WEST ELEVATION



Prepared By:

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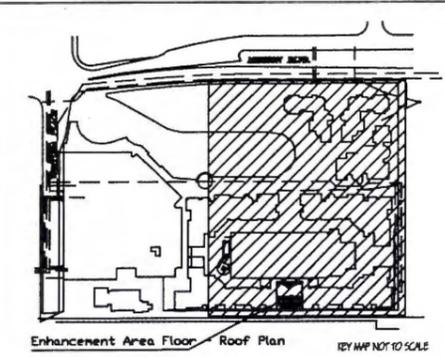
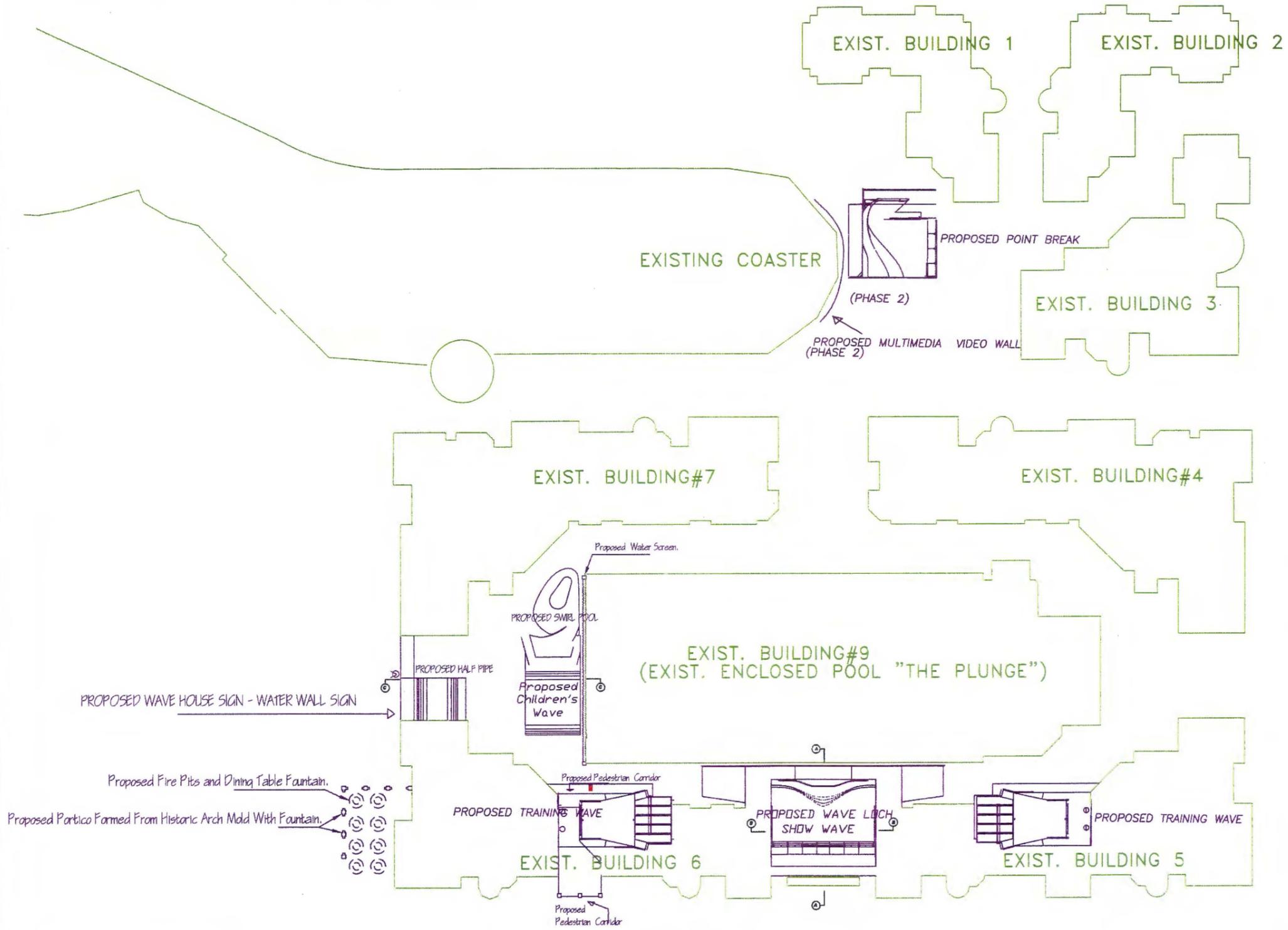
Project Name:
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Sheet Title:
 NORTH ELEVATION

Revision 9:
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 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: June 4 19

Sheet 7 of 8
 DEP#:

EXISTING BUILDING WALLS ARE GREEN
 PROPOSED DEVELOPMENT ADDITIONS ARE MAGENTA



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Project Name:
 Water Theme Features for
 Mission Beach Park (Belmont Park)

Sheet Title:
 ENHANCEMENT AREA FLOOR/ROOF PLAN

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 Revision 8:
 Revision 7:
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 Revision 3:
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