

CITY COUNCIL OF THE CITY OF SAN DIEGO

RESOLUTION NO. R-251181 (R80-1434)

FEB 19 1980

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE FINAL SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORTS FOR THE COLUMBIA AND HORTON PLAZA REDEVELOPMENT PROJECTS PERTAINING TO THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND PACIFIC CENTRE ASSOCIATES; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT PROVIDED FOR IN SAID FIRST AMENDMENT TO THE AGREEMENT

WHEREAS, the Redevelopment Agency of the City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plans for the Columbia and Horton Plaza Redevelopment Projects; and

WHEREAS, the Agency and City Council of the City of San Diego have heretofore certified environmental documents assessing the environmental effects of the Columbia and Horton Plaza Redevelopment Projects, including the Supplemental Master Environmental Impact Report on the Centre City Redevelopment Projects (the "MEIR") and certain previously certified EIRs for each Project referenced therein; and

WHEREAS, the Agency has heretofore entered into that certain Disposition and Development Agreement (the "Agreement") with Pacific Centre Associates (the "Developer"), a partnership consisting of Koll Pacific Centre Associates, Ltd. and Interreal Company, for the sale of certain real property (the "Site") in the Horton Plaza Redevelopment Project for the development and construction of an office building and related facilities; and

WHEREAS, this City Council has approved a proposed First Amendment to the Agreement, providing for the sale of certain real property (the "Parking Site") in the Columbia Redevelopment Project for the development and construction of a parking structure (including street front commercial shops therein) to serve such office building and related facilities; and

WHEREAS, the construction of an office building and related facilities on the Site and the provision of parking facilities for office development in the Project areas are among the redevelopment activities assessed by the MEIR; and

WHEREAS, the Centre City Development Corporation, Inc. on behalf of the Agency has caused to be prepared a Secondary Study of environmental impacts (the "Secondary Study") and a Draft Supplement to the Environmental Impact Reports for the Columbia and Horton Plaza Redevelopment Projects Pertaining to the First Amendment to the Agreement (the "Draft SEIR") to consider additional environmental information now available with respect to the sale of the Parking Site and construction of a parking structure thereon and other development pursuant to the proposed First Amendment to the Agreement; and

WHEREAS, the Draft SEIR has been prepared and circulated pursuant to the California Environmental Quality Act of 1970 ("CEQA"), and State and local regulations and guidelines adopted pursuant thereto; and

WHEREAS, a duly noticed public hearing was held by the Agency on February 19, 1980, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Final Supplement to the Environmental Impact Reports for the Columbia and Horton Plaza Redevelopment Projects Pertaining to the First Amendment to the Agreement (the "Final SEIR") responding to the concerns raised during the public review period has been prepared pursuant to said statute, regulations and guidelines.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego as follows:

1. The City Council hereby certifies that the Secondary Study and the Final SEIR with respect to the sale of real property and construction of a parking structure thereon and other development pursuant to the First Amendment to the Agreement have been prepared and completed in compliance with the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto, and that the Agency has certified said Secondary Study and Final SEIR.
2. The City Council hereby further certifies that the information contained in the Secondary Study and the Final SEIR and the information contained in the MEIR and the other previously certified EIRs for the Columbia and Horton Plaza Redevelopment Projects have been reviewed and considered by the members of the City Council.

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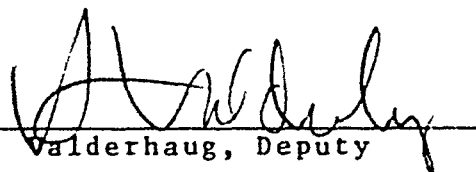
3. The City Council hereby finds and determines with respect to the adverse environmental impacts of development under the First Amendment to the Agreement:

- (a) That the sale of real property and construction of a parking structure and other development pursuant to the First Amendment to the Agreement will result in essentially the same environmental impacts identified and considered in the MEIR and the other previously certified EIRs for the Columbia and Horton Plaza Redevelopment Projects, but there is available additional information or data regarding such impacts, mitigation measures and reasonable alternatives not previously considered, as set forth in the Final SEIR.
- (b) That the adverse environmental impacts of the sale of real property and construction of a parking structure and other development pursuant to the First Amendment to the Agreement, including those raised in comments to the Draft SEIR, have been considered and recognized by the City Council.
- (c) That the comments on the Draft SEIR and the responses thereto made at the February 19, 1980 public hearing of the Agency on the Draft SEIR have been considered and recognized by the City Council and will be incorporated by attachment into the Final SEIR.
- (d) That the certifications, findings and determinations with respect to environmental impacts of the Columbia Redevelopment Project as set forth in Resolution No. 222570 of the City Council and the Horton Plaza Redevelopment Project as set forth in Resolution No. 222568 of the City Council, include as an implementation activity the sale of real property and construction of a parking structure thereon and other development pursuant to the First Amendment to the Agreement and such certifications, findings and determinations are hereby ratified.

- (e) That based upon the additional information set forth in the Agreement and the First Amendment to the Agreement and the Final SEIR, the City Council hereby finds and determines that changes or alterations have been required or incorporated into the development under the First Amendment to the Agreement which further mitigate or avoid certain adverse environmental impacts identified in the MEIR, as described in Section I of Attachment A (attached hereto and incorporated herein).
- (f) That as to the adverse environmental impacts identified in the MEIR which cannot be entirely mitigated or avoided if the development under the First Amendment to the Agreement is implemented, the City Council hereby finds and determines that the specific economic, social and other considerations set forth in the Final SEIR make infeasible the additional mitigation measures and project alternatives identified in the Final SEIR, as described in Section II of Attachment A.
- (g) That the adverse environmental impacts identified in the MEIR which cannot be entirely mitigated or avoided if the development under the First Amendment to the Agreement is implemented, are outweighed and overridden by the beneficial effects of the development in carrying out the Columbia and Horton Plaza Redevelopment Projects, as described in Section III of Attachment A.

APPROVED: JOHN W. WITT, City Attorney

By


H. Valderhaug, Deputy

ATTACHMENT A

I. Changes or alterations have been required or incorporated into the development under the First Amendment to the Agreement which further mitigate or avoid certain adverse environmental impacts identified in Chapter V of the MEIR, as follows:

Section 1.2 - Social/Housing

The Parking Site contains no residential dwelling units so there will be no relocation of residents or demolition of "atypical" residential units caused by the First Amendment to the Agreement. (Secondary Study Figure IV-1 and page 2).

Section 3.2 - Land Use/Zoning

The development proposed under the First Amendment to the Agreement will replace existing blighted conditions with a new use which is consistent with the Columbia Redevelopment Plan, the Centre City Community Plan and the existing zoning of the Parking Site. (Secondary Study pages 26 and 27; Final SEIR, Figure IV and pages 15 through 19).

Section 4.2 - Cultural and Historic

The Hotel San Diego adjacent to the Parking Site is identified in the MEIR as a building of interest within the Columbia Redevelopment Project area. The Agreement and the First Amendment to the Agreement contain design criteria and conditions (Agreement: Scope of Development, Section V) and requirements for plan approvals by the Agency, which will mitigate the impact of the parking structure on the Hotel San Diego. Proper siting and design of the parking structure in accordance with the criteria set forth in the Final SEIR (Section II.A., Siting, Land Use, Architectural and Landscaping Standards, pages 5 through 9) will preserve the historical integrity of the Hotel San Diego building.

Section 5.2 - Traffic and Circulation

The MEIR identifies increased traffic congestion and pressure on parking supply due to street closures and changes in land use as unavoidable adverse impacts of the Columbia and Horton Plaza Redevelopment Projects. As reported in the Final SEIR (pages 21 through 24) the impact on traffic volumes brought about by the parking facilities to be provided on the Parking Site and the Site in accordance with the First Amendment to the Agreement will not reduce service levels on affected streets below what is already contemplated by the MEIR. Traffic flows of the volumes projected should be more efficient due to substituting off-street for on-street parking (Final SEIR, page 32). The projected demand for parking spaces for the Pacific Center office building and for the Redevelopment Projects as they are implemented is explained in the Final SEIR (pages 9 through 14). Development of the parking structure on the Parking Site, and additional parking spaces on the Site, pursuant to the First Amendment to the Agreement will help to mitigate the expected pressures on available on-street and off-street parking spaces as the Redevelopment Projects are implemented.

Section 7.2 - Air Resources

Vehicular emissions in the Columbia and Horton Plaza Redevelopment Projects and such emissions in the immediate vicinity of the Site and Parking Site will be reduced over what the same number of automobiles would otherwise produce to the extent that traffic circulation is facilitated to minimize engine idling times and reduce acceleration and deceleration periods (MEIR, Chapter V, Section 7.3). As explained in the Final SEIR (pages 32 and 33), the provision of off-street parking spaces on the Site and the Parking Site as a replacement for on-street spaces will reduce on-street parking in the service and commercial district and for commuters as recommended by the Regional Air Quality Strategy, improving traffic flow on the affected streets.

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Section 8.2 - Noise

The MEIR identifies increased noise levels on some streets due to higher traffic volumes as an adverse impact of the Columbia and Horton Plaza Redevelopment Projects (MEIR, Chapter V, Section 8.2). Such impacts on noise levels in the vicinity of the Parking Site and the Site are reported in the Final SEIR (page 28). These impacts are within the levels already contemplated by the MEIR and for all streets except Broadway are "Clearly Acceptable." Signs and speed bumps should be used to minimize vehicle speeds and thus noise from within the parking structure itself (Final SEIR, page 29).

Section 12.2 - Aesthetics

Redevelopment of the Parking Site will eliminate existing blighted conditions on the site and replace them with a new structure (Secondary Study, page 19; Final SEIR, pages 15 through 19). The parking structure will be designed to complement surrounding uses, including architectural features to present an attractive appearance from adjacent properties and the provision of street front commercial shops to promote pedestrian activity along its perimeter. The Agreement and the First Amendment to the Agreement contain design criteria and conditions (Agreement: Scope of Development, Section V) and requirements for plan approvals by the Agency, which will provide architectural compatibility with adjacent uses. Proper siting and design of the parking structure in accordance with the criteria set forth in the Final SEIR (Section II.A., Siting, Land Use, Architectural and Landscaping Standards, pages 5 through 9) will provide an attractive and compatible development as viewed from the street and from other properties in the vicinity.

Chapter IX, Section 4.0 - Energy

The parking structure on the Parking Site will be an above ground structure with natural ventilation rather than mechanized ventilation, thus minimizing the use of energy to operate the structure (Final SEIR, pages 34 and 35).

II. Specific economic, social and other considerations make infeasible the additional mitigation measures and project alternatives identified in the Final SEIR, as follows:

The necessity for building an off-site parking structure and additional parking spaces on the Site for the feasibility of the Pacific Centre office building and the implications of "no development" as a hindrance to implementation of the Redevelopment Projects are explained in the Final SEIR (pages 9 through 14; page 37; and pages 47 and 48). The Final SEIR (pages 38 and 39) explains why all such parking cannot be provided on the Site of the office building. The Final SEIR (pages 39 through 47) explains the "Disadvantages" of each of six possible alternative locations for a parking site in the Centre City area which were considered by the Agency and Developer, which make each such alternative infeasible.

III. The beneficial effects of the development under the First Amendment to the Agreement in carrying out the Columbia and Horton Plaza Redevelopment Projects outweigh and override any adverse environmental impacts identified in the MEIR which cannot be entirely mitigated or avoided, as follows:

Construction of the parking structure on the Parking Site and additional parking spaces on the Site, are important to the feasibility of the Pacific Centre office building development. (Final SEIR, pages 9 and 10). Such office building is an important element in revitalizing the Centre City area and eliminating existing blighted conditions therein.

Implementation of the First Amendment to the Agreement is consistent with the State Urban Development Strategy which lists as priorities for the location of urban development, the renewal and maintenance of existing urban areas and the development of underutilized land within urban areas.

San Diego's Comprehensive Planning Organization and the City of San Diego have adopted growth management strategies with similar objectives. The Columbia and Horton Plaza Redevelopment Projects also conform with the City objectives of achieving proximity of place of employment and residence.

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Higher density development within the Centre City reduces the necessity for land consumption in peripheral areas to accommodate population growth and is more energy efficient than lower density development.

The Columbia and Horton Plaza Redevelopment Projects will have a tremendous overall positive impact on the environment in removing blighted conditions and creating a residential and commercial (including the Pacific Centre office building) area which is greatly beneficial to the public health, safety and welfare of the citizens of the City of San Diego. Such commercial development will be an integral part of a modern urban center for San Diego. It will provide an environment where a socially balanced community can work and live by providing jobs for persons of varying social, economic and ethnic groups within walking distance of housing which is also to be built or preserved in the Project areas.

Passed and adopted by the Council of The City of San Diego on _____
 by the following vote:

FEB 19 1980

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Pete Anderson*, Deputy.

Office of the City Clerk, San Diego, California

SAN DIEGO OFFICE

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Adopted

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