

CITY COUNCIL OF THE CITY OF SAN DIEGO

RESOLUTION NO. R-253301

(R.81-765)

OCT 28 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 REDEVELOPMENT PROJECT PERTAINING TO THE PROPOSED CONVENTION CENTER/HOTEL COMPLEX; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE ENVIRONMENTAL IMPACTS OF SUCH PROPOSED DEVELOPMENT

WHEREAS, the Redevelopment Agency of the City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Columbia Redevelopment Project; 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 Redevelopment Project, including the Supplemental Master Environmental Impact Report on the Centre City Redevelopment Projects (the "MEIR") and certain previously certified EIRs for the Project referenced therein; and

WHEREAS, this City Council has approved a proposed Lease Agreement with the Agency (the "Lease Agreement"), providing for the acquisition of certain real property in the Columbia Redevelopment Project area by the Agency for the development of a Convention Center with subterranean parking and other related facilities thereon, and for the lease of such Convention Center to the City of San Diego; and

WHEREAS, the Agency proposes to reserve the air space above a portion of the subterranean parking for the Convention Center for disposition to a developer for the construction and operation of a major high quality hotel; and

WHEREAS, the development of such a Convention Center and hotel and related facilities 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

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Redevelopment Project pertaining to (the "Draft SEIR") to consider additional environmental information now available with respect to the proposed Convention Center and hotel and related facilities; 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, duly noticed public hearings were held by the Agency on October 13 and October 28, 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 Redevelopment Project pertaining to the Convention Center/Hotel Complex, (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 development of the proposed Convention Center with subterranean parking and other related facilities pursuant to the Lease 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 Redevelopment Project have been reviewed and considered by the members of the City Council.
3. The City Council hereby finds and determines with respect to the adverse environmental impacts of development under the Lease Agreement:
 - (a) That the development of the proposed Convention Center with subterranean parking and other related facilities pursuant to the Lease Agreement will result in essentially the same environmental impacts

identified and considered in the MEIR and the other previously certified EIRs for the Columbia Redevelopment Project, 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 development of the proposed Convention Center with subterranean parking and other related facilities pursuant to the Lease 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 October 28, 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 certification, findings and determinations with respect to environmental impacts of the Columbia Redevelopment Project as set forth in Resolution No. 222570 of the City Council, include as an implementation activity the development of the proposed Convention Center with subterranean parking and other related facilities pursuant to the Lease Agreement and such certifications, findings and determinations are hereby ratified.
- (e) That based upon the additional information set forth in the Lease Agreement and the Final SEIR, the City Council hereby finds and determines that changes or alterations have been required or incorporated into the the development under the Lease Agreement which further mitigate or avoid certain adverse environmental impacts identified in the MEIR, and further defined by the Final SEIR, 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, and further defined by the Final SEIR, which cannot be entirely mitigated or avoided if the development under

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- (g) That the adverse environmental impacts identified in the MEIR which cannot be entirely mitigated or avoided if the development under the lease Agreement is implemented, are outweighed and overridden by the beneficial effects of the development in carrying out the Columbia Redevelopment Project, as described in Section III of Attachment A.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug, Deputy

ATTACHMENT A

SECTION I. Changes or alterations have been required or incorporated into the development under the Lease Agreement which mitigate or avoid certain potentially significant adverse environmental impacts identified in Chapter II of the Final SEIR, as follows:

Community Services, Infrastructure and Utilities

The development will generate increased service demands on police and fire protection, solid waste collection and disposal, and sewage treatment. Accommodation of these additional service needs will be mitigated by coordination with the respective servicing agencies and are considered within the capacity of these systems (Final SEIR, pages A40 through A42; MEIR, pages V-91 through V-93).

The development will also generate increased consumption of potable water, electricity and natural gas. It has been determined that the supply systems can accommodate this increased consumption (Final SEIR, pages A-40 through A-42). Moreover, compliance with state energy conservation design standards and consideration and implementation of feasible additional energy conservative design elements (Final SEIR, page V-36) will further mitigate increased energy demands of the development.

Social/Housing

Construction of the development will cause removal of two structures with permanent residence opportunities in "atypical" residential units, the Rosslyn Hotel and the Armed Services YMCA. Such removal will cause dislocation of a currently estimated number of 88 permanent residents in these two structures. Implementation of the Relocation Plan for the Convention Center/Hyatt Hotel Development and the Replacement Housing Plan Pertaining to the Convention Center and Hyatt Hotel Developments will effectively mitigate the short-term disruption of relocated residents and provide for adequate replacement housing (Final SEIR, page A-35 through A-36; MEIR, page V-19 through V-22).

Economic

Construction of the development will cause short-term disruption of an estimated 42 business establishments located within the Convention Center and Hyatt Hotel sites as a result of dislocation from the sites. Implementation of the Relocation Plan for the Convention Center/Hyatt Hotel Development will provide relocation assistance and mitigate potential adverse effects of relocation.

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Noise

The MEIR identifies increased noise levels on some streets as a result of higher traffic volumes to be generated by implementation of activities of the Redevelopment Projects (MEIR, pages V-102 through V-106). As an implementation activity of the Columbia Redevelopment Project, the development will contribute to this potential, with additional construction-related noise emissions being created in the vicinity of the site for the duration of construction activities. Application of mitigation measures described in the Final SEIR and the MEIR will limit such noise emissions to acceptable levels (Final SEIR, page A-43; MEIR, page V-106 through V-109).

Aesthetics

Construction of the development will cause a significant change in the aesthetic character of the lower Broadway area of the Columbia Redevelopment Project area. Application of the adopted design review process for Redevelopment Project activities, and requirements for plan approvals by the Agency, will provide for architectural compatibility with adjacent structures and achievement of the aesthetic and functional objectives of the Plan. Mitigation of potentially significant visual disturbances during the construction period will be achieved through utilization of visual barriers as appropriate.

Transportation

Increased vehicular traffic generation, and potential congestion on streets adjacent to and providing access to the development as a result of increased use and street closures required for implementation of the development, have been identified as potentially significant adverse effects of the development. In addition, the potential for conflicts between multiple transportation modes and congestion has been specifically identified for "C" Street between Columbia Street and Kettner Boulevard as a result of the concentration of transportation, service and parking access in this area. Implementation of the recommended Essential Street System is expected to provide adequate ultimate street systems to accommodate overall increased Centre City vehicular trips (Final SEIR, pages V-8 through V-9; MEIR, pages V-64 through V-65). However, site specific traffic engineering and management will be undertaken for establishment of an access and circulation system on the periphery of the development to mitigate the anticipated access and circulation conflicts to the maximum extent possible. This includes consideration of the feasible mitigation measures identified on page V-9 of the Final SEIR.

Air Quality

As identified in the MEIR, the development will cause increased combustion emissions from increased vehicular usage and potential traffic congestion in the Project area. In addition, increased power plant emissions and nominal natural gas combustion emissions will be associated with the development's energy demands. These impacts are partially mitigable through the development's inclusion in design and implementation of the revised Regional Air Quality Strategy; the development's proximity to and encouragement of use of existing and future public mass transportation facilities in the Project area; and implementation of energy conservation design measures to be identified through the consideration of the feasibility of such measures identified in the Final SEIR (Final SEIR, pages V-23 through V-24).

Historic and Cultural Resources

Implementation of the development will cause an irreversible loss of two structures determined to be eligible for nomination to the National Register of Historic Places as a result of demolition of the Armed Services YMCA and the Tower Bowl buildings. This adverse impact will be partially mitigated through examination of the feasibility and implementation of commemorative measures identified in the Final SEIR, specifically including salvage and reuse of significant elements of the structures either within the development or within the Project area (Final SEIR, pages V-32 through V-33).

ATTACHMENT A

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SECTION II Specific economic, social and other considerations make infeasible additional mitigation measures and development alternatives identified in the Final SEIR for unavoidable significant adverse impacts which cannot be fully mitigated, as follows:

Increased vehicular traffic volumes, potential associated traffic congestion and increased air pollutant emissions associated with the development would occur with implementation of the San Diego Convention Center/Hotel Complex activity regardless of its specific site location within the Redevelopment Project areas. Therefore, these effects can only be avoided through non-implementation of the activity. The "no action" alternative is considered infeasible because it would effectively deny attainment of the social and economic development and revitalization goals of the adopted Columbia Redevelopment Plan; and hinder the potential success of the remaining Centre City Redevelopment Projects, as well as private redevelopment efforts in the Centre City area, as described under the effects of the "no project" alternative in the Final SEIR and the MEIR (Final SEIR, page VI-10; MEIR, page VI-11 through VI-13).

Demolition of the Armed Services YMCA and Tower Bowl buildings represents an unavoidable adverse impact to two structures determined eligible for nomination to the National Register of Historic Places. The Final SEIR describes how the development site has been selected as the preferred alternative and optimum site for the development (Final SEIR, page VI-3 through VI-7). The alternative evaluation process focused on minimizing environmental impacts, economic feasibility and potential environmental enhancement of the selected site. The siting requirements of the convention center/hotel of 540,000 sq. feet require four blocks for the construction of the convention center and two blocks for the construction of a convention headquarters hotel of up to 1,500 rooms. It is impossible to site these facilities in the Columbia Redevelopment Project area without impacting historically and architecturally significant properties. The selected siting conserves the Santa Fe Depot, Bekins Building and San Diego Steam Laundry. However, the conservation of the Armed Services YMCA or the Tower Bowl is not possible for the following reasons:

1. Limited land area of the site.
2. High land costs, and therefore, the inability to expand the site over a larger area.
3. The developers' requirements that the Hotel property front on Broadway in order to insure image, access, and prominent location.

4. The incorporation of the Armed Services YMCA (20,000 sq. ft.) and the Tower Bowl (40,000 sq. ft.) limits the development potential of the 108,000 sq. ft. two block site to 48,000 sq. ft. The reduced site size would limit the spaciousness and typical organization which has become the trademark of the Hyatt Regency hotels.
5. Incorporation of the Armed Services YMCA and Tower Bowl into the hotel development would require either an expanded site or increased vertical development of the hotel. Site expansion was precluded by land costs; additional height was precluded by planning and community objectives which limit height in the Central area.
6. Other site locations were unacceptable to the developer and were also poorly located relative to the proposed convention center.
7. Retention of the two structures would preclude the efficient arrangement of parking requirements for the convention center/hotel.

Appropriate and feasible commemorative measures, as described in the Final SEIR and included as conditions of implementation of the development under Section I of this Attachment, will be undertaken as partial mitigation of the adverse impact of removal of the two structures.

SECTION III. The beneficial effects of the development as a major implementation activity of the Columbia Redevelopment Project outweigh and override any significant adverse impacts identified in the Final SEIR which cannot be fully mitigated, as follows:

Construction and operation of the San Diego Convention Center and Hotel Complex is an important element in revitalizing the Centre City area and facilitating implementation of the Centre City Redevelopment Projects, thereby eliminating existing blighted conditions therein.

Implementation of the Lease 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 Redevelopment Project also conforms with the City objectives of achieving proximity of place of employment and residence.

Operation of the San Diego Convention Center and Hotel Complex will generate substantial direct and induced economic benefits for the Centre City area and the City of San Diego in terms of additional sales, Transient Occupancy and property tax revenues, additional temporary and permanent employment opportunities, and additional economic development and business opportunities. These benefits have been estimated and fully described in the First Amended Summary Pertaining to the Proposed Payment by the Redevelopment Agency of the City of San Diego Toward the Cost of the Proposed Convention Center within the Columbia Redevelopment Project (pages 10 through 14; October, 1980); the San Diego Convention Center "Consumer Report" (pages 39 through 52; October, 1980); and summarized on page II-8 of the Final SEIR.

The descriptions of these specific benefits of implementation of the development are hereby incorporated as significant social and economic considerations which contribute to overriding the significant adverse impacts which cannot be fully mitigated, as identified in Section II of this attachment.

Passed and adopted by the Council of The City of San Diego on OCT 28 1980,
by the following vote:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

By Ellen Bovard, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-253301 Adopted OCT 28 1980