

CITY COUNCIL OF THE CITY OF SAN DIEGO

RESOLUTION NO. R-254721 (R-82-4)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN DIEGO, CALIFORNIA CERTIFYING THE SECONDARY
STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO
THE PROPOSED DISPOSITION AND DEVELOPMENT
AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO AND THE NOB HILL HOTEL
COMPANY, AND THE PROPOSED SALE OF REAL PROPERTY
AND CONSTRUCTION OF A HOTEL PURSUANT THERETO

JUL 28 1981

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 Horton Plaza and Marina Redevelopment Projects; and

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Horton Plaza Redevelopment Project:

1. "Environmental Impact Statement, Plaza Redevelopment Project", (Chapter VII of the Report to City Council on the Redevelopment Plan for the Plaza Redevelopment Project) prepared by the Community Development Department, City of San Diego, June, 1972.

2. A Supplemental Report to an Environmental Impact Statement on the Horton Plaza Urban Redevelopment Project, (EQD 74-11-18) prepared by the Environmental Quality Department, City of San Diego, October 1, 1973.

3. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C); the Centre City Plan was approved by the City Planning Commission on February 3, 1976, and the City Council of the City of San Diego certified on May 12, 1976, (Resolution No. 215957) that the information in the EIR on the Centre City Plan had been completed and that the EIR has been reviewed by the City Council of the City of San Diego.

4. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects certified by the Agency and the City Council January 9, 1979; and

5. Environmental Impact Secondary Study for the Proposed First Amended Disposition and Development Agreement between the Agency and Ernest W. Hahn, Inc. for the Horton Plaza Retail Center, approved by the Agency and the City Council on August 1, 1979 by Resolution Nos. 460 and 224151, respectively.

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Marina Redevelopment Project:

1. Supplemental Environmental Impact Report on the Marina Subarea Redevelopment Plan (EQD No. 76-09-37C), prepared by the Environmental Quality Department of the City of San Diego in October, 1976, submitted to the

01381

JUL 1 1981

Redevelopment Agency as part of the Report to City Council on the Proposed Redevelopment Plan for the Marina Redevelopment Project and certified by the Redevelopment Agency on December 10, 1976 (Resolution No. 309), incorporating by reference and including the following documents:

- a. Environmental Impact Report on the Centre City Plan (EDQ No. 74-11-013-C) prepared by the Environmental Quality Department of the City of San Diego in September, 1975 and certified by the City Council on May 12, 1976 (Resolution No. 215957).
- b. Final Environmental Impact Report for the Embarcadero Development Plan (UPD #7563-EIR-17), prepared by the San Diego Unified Port District Planning Department and the SWA Group in January, 1976. This Final EIR was certified by the Board of Port Commissioners of the San Diego Unified Port District on January 20, 1976 (Resolution No. 76-17); and

2. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects certified by the Agency and the City Council January 9, 1979; and

WHEREAS, the Agency has approved a proposed Disposition and Development Agreement with The Nob Hill Hotel Company (the "Developer") pursuant to which: the Developer shall remove from the Horton Plaza Project area certain building components of the Horton Grand Hotel; the Agency shall sell certain real property in the Marina Project area to the Developer for the development and reconstruction by the Developer of the hotel and related facilities; and

WHEREAS, the sale of real property pursuant to the proposed Disposition and Development Agreement and the construction of a hotel pursuant to the terms and conditions set forth in the proposed Disposition and Development Agreement and the Marina Redevelopment Plan is one of the redevelopment activities assessed by the Supplemental Master EIR for the Centre City Redevelopment Projects; and

WHEREAS, the Centre City Development Corporation, Inc. (the "CCDC") acting on behalf of the Agency, has prepared a Secondary Study in accordance with and pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto and such Secondary Study assesses the environmental impacts of the removal of building components of the Horton Grand Hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement.

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

1. The City Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed removal of building components of the Horton Grand Hotel and the sale of real property and the construction of a hotel pursuant to the proposed Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto.

2. The City Council hereby further certifies that the information contained in the Secondary Study, the Supplemental Master EIR, and the previously prepared EIR's

for the Horton Plaza and Marina Redevelopment Projects has been reviewed and considered by the members of the City Council.


3. The City Council hereby finds and determines that:

- (a) No substantial changes are proposed in the Horton Plaza or Marina Redevelopment Projects, or with respect to the circumstances under which the Projects are to be undertaken, as a result of the removal of the building components of the Horton Grand Hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement, which will require important revisions in said previously prepared EIR's or the Supplemental Master EIR adopted and certified for the Projects, due to the involvement of new environmental impacts not covered in said previously prepared EIR's or the Supplemental Master EIR;
- (b) No new information of substantial importance to the Projects has become available which shows that the Projects or the removal of building components of the Horton Grand Hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement will have one or more significant effects not discussed in the MEIR or previous environmental documents, or that significant effects previously examined will be substantially more severe than shown in the MEIR or previous environmental documents, or that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Projects, or that mitigation measures or alternatives which were not previously considered in the MEIR or previous environmental documents would substantially lessen one or more significant effects on the environment;
- (c) No subsequent or supplement to said previously prepared EIR's or the Supplemental Master EIR is necessary or required; and
- (d) The removal of the building components of the Horton Grand Hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in said previously prepared EIR's or the Supplemental Master EIR.

4. The City Council hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Horton Plaza Redevelopment Project as set forth in Resolution No. 222568 and in the Marina Redevelopment Project as set forth in Resolution No. 222569 of the City Council include as an implementation activity the removal of building components of the Horton Grand Hotel and the sale of property and construction of a hotel pursuant to the proposed Disposition and Development Agreement and such certifications, findings and determinations are hereby ratified in their entirety.

APPROVED: JOHN W. WITT, City Attorney

By:


H. Valderhaug, Deputy

HOV:ps:613
7/2/81

Or.Dept. CCDC

R-254721
01383

JUL 1 1981

Passed and adopted by the Council of The City of San Diego on JUL 28 1981
 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"/>
Susan Golding	<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"/>
Dick Murphy	<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.

By Bartana Bunnidge Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-254721 Adopted JUL 28 1981