

COUNCIL RESOLUTION NO. **R-256788** (R-82-2295)RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIEGO CERTIFYING THE COM-
PLETION OF A FINAL ENVIRONMENTAL IMPACT
REPORT FOR THE GASLAMP QUARTER REDEVEL-
OPMENT PROJECT

JUL 13 1982

WHEREAS, an environmental impact report (the "EIR") on the Redevelopment Plan (the "Redevelopment Plan") for the Gaslamp Quarter Redevelopment Project (the "Project") was prepared by the Redevelopment Agency of the City of San Diego (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Adm. Code Section 15000 et seq., hereafter the "State CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, on April 14, 1982, the Agency filed a Notice of Completion and thereafter forwarded the Draft EIR to the State Clearinghouse for distribution to those agencies which have jurisdiction by law with respect to the Project, and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in the Daily Transcript on April 14, 1982; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received and the Agency's response to said comments, and as so revised and supplemented, a Final EIR was prepared and submitted to the City Council of the City of San Diego; and

WHEREAS, a joint public hearing was held by the Agency and the City Council on July 6, 1982, on the Redevelopment

Plan and the Final EIR relating thereto, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto having been heard, and said Final EIR and all comments and responses thereto having been considered; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, made a part of the Agency's Report on the Redevelopment Plan, incorporating all comments received and the response of the Agency and the City Council thereto as of the date hereof;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIEGO DOES RESOLVE AS FOLLOWS:

Section 1. The Council hereby certifies that the Final Environmental Impact Report for the Gaslamp Quarter Redevelopment Project has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines and local procedures adopted by the Agency pursuant thereto, and that the Council has reviewed and considered the information contained in the Final Environmental Impact Report.

Section 2. The Council has evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

Section 3. The Council hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects set forth in said Exhibit A, and further approves the statement of facts set forth in said Exhibit A. Based on such findings and statement of facts, the Council hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened except for the following: the displacement of residents. Based on the foregoing, the Council finds and determines that the Gaslamp Quarter Redevelopment Project will have a significant effect upon the environment.

Section 4. As to the significant environmental effect which is not eliminated or substantially lessened identified in Section 3 of this resolution, the Council hereby adopts the following statement of overriding considerations. The Council hereby finds that, based on the findings and statement of facts set forth in Item 2 of Exhibit A, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the Redevelopment Plan is supported for the following reasons:

(a) The Redevelopment Plan will preserve the historical character of the project area; eliminate environmental deficiencies in the project area, including, among others, social and economic blight; strengthen retail and other commercial functions in the project area; strengthen the economic base of the project area and the community by installing needed site and off-site improvements to stimulate new commercial expansion, employment and economic growth; expand the supply of housing for low- and moderate-income persons; and promote housing that is compatible with the character of the area.

(b) Relocation benefits and assistance will be extended to all persons displaced by the Agency, and relocation assistance will be extended to all persons displaced by the private sector.

(c) Twenty percent (20%) of the tax increment funds received by the Agency will be used for providing housing for low- and moderate-income persons.

(d) All residential units removed from the project area by the Agency will be replaced on a one-for-one basis.

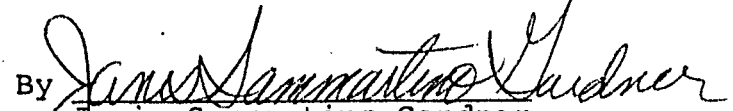
(e) No persons shall be displaced by the Agency until there is comparable housing available for their occupancy.

(f) Elimination of nonconforming uses, preservation of the historical character, and improvement of the economic viability of the project area could not be attained without the removal of certain residential units.

(g) Although displacement of residents may occur, displacement of a greater number of residents may occur without redevelopment as residential units are converted to other uses.

Section 5. The City Clerk of the City of San Diego is hereby directed to file a Notice of Determination with the County Clerk of San Diego County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

APPROVED: JOHN W. WITT, General Counsel

By 
Janis Sammartino Gardner
Deputy Counsel

6/25/82

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EXHIBIT A

FINDINGS ON SIGNIFICANT EFFECTS

1. Description of significant effect:

Traffic Circulation and Parking: Increased traffic and parking needs.

The Agency finds that as to such significant effect identified above:

- Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the Final EIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

1. Improvements and alteration of traffic patterns will be made to existing streets to improve circulation.
2. Mass transit will be encouraged.
3. A trolley line will be constructed to link the project area with parking lot areas.

These findings are supported by substantial evidence in the record of the proceedings before the Agency.

2. Description of significant effect:

Social: Displacement of residents.

The Agency finds that as to such significant effect identified above:

- Changes or alterations have been required in, or incorporated into, the project which mitigate

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or avoid the significant environmental effects thereof as identified in the Final EIR.

- [] Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- [X] Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

The facts supporting such findings are as follows:

The only project alternatives that could eliminate this significant effect would be the "No Project" or "Smaller Scale Project" alternatives identified in the Final EIR. Either of these alternatives would prevent attainment of the goals established by the City and the Project Area Committee of eliminating social and economic blight, and preserving the historical structures and character of the Gaslamp Quarter District (a District which has been placed on the state and national register of historic places) through renovation of structures and the elimination of nonconforming uses. The nonattainment of these goals would substantially hamper the economic viability of the District.

The following mitigation measures will be implemented; however, even with these substantial mitigation measures, the effect on persons having to move from their residences is still considered to be a significant effect:

1. Relocation benefits and assistance will be extended to all persons displaced by the Agency.
2. Relocation assistance will be extended to persons displaced by the private sector.
3. Twenty percent (20%) of the tax increment funds received by the Agency will be used for providing housing for low- and moderate-income persons.
4. All residential units removed from the project area by the Agency will be replaced on a one-for-one basis.

Passed and adopted by the Council of The City of San Diego on JUL 13 1982
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"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-256788 Adopted JUL 13 1982