

RESOLUTION NUMBER R- 265826

ADOPTED ON MAY 27 1986

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE COUNCIL HAS REVIEWED AND CONSIDERED THE SUPPLEMENT TO ENVIRONMENTAL IMPACT REPORT PERTAINING TO THE THIRD AMENDMENT TO THE MARINA REDEVELOPMENT PLAN, AND INFORMATION CONTAINED IN CERTAIN OTHER ENVIRONMENTAL DOCUMENTS, WITH RESPECT TO THE PROPOSED THIRD AMENDMENT; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE ENVIRONMENTAL IMPACTS OF SAID PROPOSED THIRD AMENDMENT.

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 Marina Redevelopment Project (the "Project"); 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 Project:

1. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" ("MEIR"), certified by the Agency and the Council of The City of San Diego (the "Council") on January 9, 1979 by Resolution Nos. 418 and R-222570, respectively;

2. "Final Environmental Impact Statement" prepared for the Marina/Columbia Residential Development (EIS Identification No. 13-79-M/c-06-0542) pursuant to Title I of the Housing and Community Development Act of 1974 certified on May 3, 1979;

3. "Negative Declaration Pertaining to the First Amendment to the Redevelopment Plan for the Marina Redevelopment Project," approved and certified by the Agency on July 22, 1980 by Resolution No. 585 and the Council on July 22, 1980 by Resolution No. R-252329;

4. "Supplemental Environmental Impact Report for the Marina and Columbia Redevelopment Projects: Santa Fe Properties Development Plan," certified by the Agency and the Council on April 12, 1983 by Resolution No. 837 and Ordinance No. O-15954 (New Series), respectively;

5. "Secondary Study Pertaining to the Second Amendment to the Redevelopment Plan for the Marina Redevelopment Project," certified by the Agency on September 10, 1985 by Resolution by No. 1170 and the Council on September 10, 1985 by Resolution No. R-264040.

WHEREAS, the Council proposes to approve and adopt a Third Amendment to the Redevelopment Plan for the Marina Redevelopment Project (the "Third Amendment") which permits hotel development on one block in the Project area; and

WHEREAS, the Agency has caused to be prepared a Final Supplement to Environmental Impact Report for the proposed Third Amendment ("Final SEIR") to consider additional environmental information now available with respect to the development permitted under the proposed Third Amendment; and

WHEREAS, at a duly noticed public hearing held by the Agency and the Council all interested persons were given an opportunity to comment on the draft and proposed Final SEIR, and other

previously certified environmental documents applicable to the Project; NOW, THEREFORE,

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

1. The Council hereby certified that the Final SEIR with respect to the proposed Third Amendment has 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 Agency has certified said Final SEIR.

2. The Council hereby further certifies that the information contained in the Final SEIR and the information contained in the MEIR and the other previously certified environmental documents for the Project have been reviewed and considered by the members of the Council.

3. The Council hereby finds and determines with respect to the adverse environmental impacts of the proposed Third Amendment:

(a) That the potential adverse environmental impacts of development pursuant to the Third Amendment, including those raised in comments to the draft SEIR, have been considered and recognized by the Council.

(b) That based upon information set forth in the Secondary Study pertaining to the Third Amendment, and the other previously certified environmental documents for the Project, and as described in Section I. of Attachment A (attached hereto and incorporation herein

by this reference), the Agency determined and the Council hereby ratifies that none of the impacts referred to in Section I. would have a significant effect or result in a substantial or potentially substantial adverse change in the environment as a result of the proposed Third Amendment.

(c) That based upon information set forth in the Secondary Study pertaining to the Third Amendment, and the other previously certified environmental documents for the Project, the Agency determined and the Council hereby ratifies that the adverse environmental impacts which may have a significant effect or result in a substantial or potentially substantial adverse change in the environment as a result of the proposed Third Amendment are those relating to: (1) land use; (2) traffic and circulation; and (3) aesthetics/urban design.

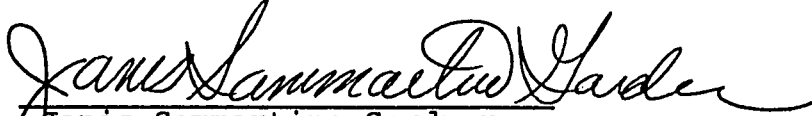
(d) That based upon information set forth in the Final SEIR and in the record and as described in Section II. of Attachment A, the Council hereby finds and determines that changes or alterations have been required in, or incorporated into, the Redevelopment Project and the development under the proposed Third Amendment, which avoid or substantially lessen to a level of insignificance, each of the adverse environmental impacts related to land use, traffic and circulation, and aesthetics/urban design which might

result from development under the proposed Third
Amendment.

4. The Council hereby authorizes and directs that a Notice
of Determination with respect to the Final SEIR pertaining to the
proposed Third Amendment be filed.

APPROVED: John W. Witt, City Attorney

By


Janis Sammartino Gardner
Deputy City Attorney

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ATTACHMENT A

SAN DIEGO, CALIF.

A Secondary Study was prepared for the Third Amendment to the Marina Redevelopment Plan which found a number of areas of environmental concern which are adequately addressed in the previous EIR (i.e., the Santa Fe EIR) and would not be affected by the proposed development. The following summarizes the environmental evaluation of areas found not to be significant.

1. Earth Resources

The subject block is currently developed with the Ferrer's Surplus warehouse and adjacent paved parking area. There are no unique geologic features on the site. No further excavation has been conducted on the site since the construction of the warehouse (about 1887) with the exception of surface excavation to remove the railroad tracks that were located to the west of the warehouse. Because the site has had structural development on it and has been compacted and paved for the existing parking area adjacent to the warehouse, there will be no significant effect from disturbance of the soil or any additional compaction to the soil.

The project will not have any effect on beach sands or erosion potential of soils. There are no geologic faults known to traverse the property, however, there have been seismic activity reported in the San Diego area. The subject block is included in an area of potential soil liquefaction characteristics. With proper seismic safety planning concepts integrated into the specific development plan potential geologic hazards can be mitigated to an acceptable level of safety. There will be no additional exposure of people or property to geologic hazards in relation to potential hazards which may currently exist in the area.

2. Air Resources

Vehicular traffic generated by the hotel development on the subject block will contribute incrementally to the cumulative air emissions associated with downtown development. As described in the Supplement EIR, the total volume of development and corresponding vehicle trips are within the volume of development projected for the project area in recent environmental documentation including the Centre City Transportation Action Program (CCTAP) which was prepared in 1985. Consequently, the vehicular emissions associated with the volume of development on the subject block would be included in the cumulative air quality impact analysis contained in the previous environmental documents for the Project area, notably the Santa Fe EIR prepared in 1983.

Construction-related emissions would be associated with construction vehicles and, primarily, particulates and dust generated by grading activities. These effects will be short-term.

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Because of the coastal location of the proposed project and the onshore air circulation patterns, construction emissions are expected to readily disperse. Furthermore, the grading permit will contain requirements for dust abatement, which is typically applied to construction within the City of San Diego.

3. Water Resources

Development on the subject block will not alter the course or direction of marine or fresh waters. Because the site is currently paved and supports a structural development, there would be no changes to absorption rates, drainage patterns or amount of surface runoff. The site is not adjacent to the bay. The proposed development will have no impact on San Diego Bay or groundwater.

4. Plant Life

There is no existing plant life on the subject block. Therefore, there would be no effect on rare, endangered or otherwise sensitive species of plant life. The introduction of plants to the site will be in the form of landscaping. Since there are no native plants growing on the existing site, the introduction of landscaping will not affect any native plant growth.

5. Animal Life

The project does not propose the introduction of animal species to the site and there are no rare or endangered animal species that currently reside on the project site.

6. Noise

Potential noise impacts associated with development on the subject block would be related to increased vehicular traffic and construction-related. Construction noise will be primarily limited to the project site. Impacts occurring as a result of construction activities are short-term in duration and are mitigable by the application of the City of San Diego's typical construction standards through the ministerial permit process (i.e., demolition, grading and construction permits).

The proposed hotel use on the subject block is anticipated to generate less traffic than that estimated for the Project area in previous environmental documentation. Therefore, noise associated with project-related traffic will be less than that anticipated in previous planning documents for Centre City.

7. Light and Glare

The residential area northeast of the site is the only area where night time lighting may be a concern. Although planning for the Marina residential areas assumes a high density, urbanized environment, the design of the hotel on the subject block will eliminate excessive "spillover" of light into the residential area to

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the northeast. Development of the hotel will be required to incorporate a lighting plan into the project design that would be consistent with local energy conservation requirements and with the Redevelopment Agency's Urban Design Program.

The impact of glare from the hotel development would be associated with the amount of reflective material incorporated into the project design. The final project design will take potential glare into consideration, consistent with the Redevelopment Agency's Urban Design Guidelines. These guidelines include the required consideration of use of materials and orientation of buildings to reduce potential light and glare.

8. Natural Resources

Construction of the proposed hotel would require the use of some renewable and nonrenewable resources. However, the redevelopment process is intended to change land use patterns to more productive utilization of land area and land uses. The use of natural resources has been addressed in the previous EIR, and is not considered a significant effect of the proposed project.

9. Risk of Upset

The project will not create a risk of explosion because no hazardous or volatile materials will be maintained on site. The project will be designed to comply with all applicable public safety standards.

10. Population

The proposed plan amendment provides for a change in the allowable land use from residential to an alternative for "hotel and ancillary hotel-related commercial" uses on one block in the Marina Redevelopment Project. The amendment also provides that the land use designated for the three blocks which surround the plan amendment block on the north, northeast and east shall remain residential, where a minimum of 80 percent of the floor area of development (exclusive of parking) shall be for residential use, and where the total number of residential units on the entire four-block area shall be approximately 600 dwelling units. The planned hotel with ancillary retail/commercial uses provides for employment, and commercial retail and lodging uses to serve multiple populations in the redevelopment areas. The project will not displace any population because the site has no existing residential uses.

11. Housing

Increases in housing demand are mainly attributable to population relocation and increases. Although the proposed project will provide additional employment, this secondary effect of the

proposed hotel development on the subject block will not create additional housing demand.

12. Public Services

Because the development on the subject block is primarily hotel with ancillary retail/commercial uses, the project will not affect schools or parks and recreational facilities. The demand for police and fire protection services are provided to the downtown area by the City of San Diego, is addressed in previous environmental documents for the Project area, and is included in the demand projections for all the Centre City Redevelopment Projects.

13. Energy

Utility systems such as storm water drainage, sewer, water, communications systems, solid waste disposal and electricity are provided in the Project area. The demand for these systems that would be generated by the proposed hotel is included in previous environmental documents prepared for the Marina projects.

14. Utilities

There are adequate public utilities in the Project area to serve the anticipated volume of development on the subject block. Any agreement for development on the block will identify the respective responsibilities of the Redevelopment Agency and the Developer for relocation of existing utilities on the development site.

15. Human Health

Development on the subject block will not be allowed to create any health hazards.

16. Recreation

Because the subject block is currently a parking lot, development will not impact any existing recreational opportunities.

17. Cultural Resources

The historical review conducted for the subject block (Block SD-32) revealed that only one building has existed on the lot. That building was a warehouse for the Soreckels Brothers Commercial Company, built in 1887, which is now the Ferer's Surplus warehouse. The title search and examination of the historic record indicate that there are no significant subsurface features on this block.

Although the existing building is of some age, it is not related to any historical event. It was abandoned by the Soreckels brothers shortly after its completion when they relocated their operations

to the wharf area. The existing structure has been modified from the original and is in poor structural condition. Although the historical review found the building has no historical significance, it will be documented by photographs and drawings because of its age. No significant impact on cultural resources is anticipated.

ii. The following findings specify changes which have been incorporated into the development under the Third Amendment to the Marina Redevelopment Plan which mitigate and avoid certain potentially significant adverse environmental impacts:

4. With respect to land use:

1. Changes or alterations which have been incorporated into the development under the Third Amendment which mitigate or avoid certain potentially significant adverse environmental impacts are as follows:

(a) Final design of the proposed hotel and related improvements shall be subject to review and approval of CCDC and the Redevelopment Agency to assure implementation of the applicable Urban Design Guidelines and the specific design criteria provided by CCDC.

(b) The proposed encroachment of 17.5 feet into the California Street right-of-way shall require approval of the City Engineer. Any additional encroachment shall be subject to review and approval as a conditional use, and would be considered allowable according to criteria used for similar sidewalk uses in the Gaslamp District.

(c) The Third Amendment confirms the existing residential land use designation on the three adjacent blocks to the north, northeast, and east of the site. The Third Amendment specifically provides for achievement of a total of approximately 600 residential units in the entire four-block area, which is consistent with existing agreements approved by the Agency and City Council under the Marina Redevelopment Plan.

8. With respect to Traffic and Circulation:

1. Changes or alterations which have been incorporated into the development under the Third Amendment which mitigate or avoid certain potentially significant adverse environmental impacts are as follows:

(a) The existing street system has sufficient excess capacity to accommodate traffic generated by the proposed hotel use. The existing right-of-way along the frontages of the project site will be maintained. The proposed site plan provides for accommodation of a possible future realignment of the intersection of Market Street/Harbor Drive at Pacific Highway.

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(A-B)

Passed and adopted by the Council of The City of San Diego on MAY 27 1986,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

AUTHENTICATED BY:

ED STRUIKSMA

Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *June A. Blackwell*, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-265826 Adopted MAY 27 1986