

(R-91-1930)

RESOLUTION NUMBER R-277766

ADOPTED ON APRIL 22, 1991

WHEREAS, on June 31, 1990 Senturia Investments, Inc., a corporation, Owner/Permittee, submitted an application to the Planning Department for Centre City Development Permit and Coastal Development Permit No. 90-0759; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on April 15, 1991; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 90-0759; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that the information contained in MITIGATED NEGATIVE DECLARATION NO. 90-0759, in connection with the Corinthia Pacific project, on file in the office of the City Clerk, together with any comments received during the public review process, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code section 15000 et seq.), and that said report has been reviewed and considered by this Council.

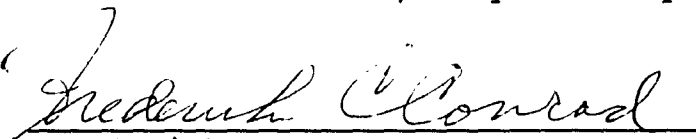
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigated potentially significant effects on the

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environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, Section 21081.6, the Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:lc  
05/22/91  
Or.Dept:Clerk  
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City of San Diego  
Planning Department



Development and Environmental  
Planning Division  
236-6460

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Mitigated  
Negative Declaration

DEP No. 90-0759

SUBJECT: Corinthia Pacifica/1533 Pacific Highway. COASTAL DEVELOPMENT PERMIT and CENTRE CITY DEVELOPMENT PERMIT No. 90-0759 to demolish a one-story building and to construct a 98,424-square-foot, four-story, 210-unit hotel with 80 subterranean parking spaces, located on a 28,700-square-foot site. The project site is located at 1533 Pacific Highway in the Centre City community planning area. (Lots 3-4 and 7-10, except the northerly 13 feet of Lot 10, Block 288, Middletown). Applicant: Neil Senturia.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION MEASURES AND MONITORING AND REPORTING PROGRAM:

Noise

The applicant has submitted a site specific acoustical analysis which recommends the need for mitigation measures to reduce interior noise levels to 45 dB(A) based on present air traffic generated by Lindbergh Field, present railroad traffic generated by the Atchison Topeka and Santa Fe Railway line and projected future average daily traffic (ADT) volumes of 45,000 on Pacific Highway. The following mitigation

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measures shall be made a condition of the Centre City Overlay Zone Permit and Coastal Development Permit:

1. An acoustical engineering study would be required prior to the issuance of building permits to determine the appropriate design and upgraded construction materials required to comply with the City's interior noise standards;
2. Mechanical ventilation will be required in all guest units except those facing the pool, or those facing north. "Through-the-wall" air conditioners may meet this need if the appropriate volume of fresh air can be supplied;
3. Windows in all "C" type units facing the railroad must be glazed with 1/4 inch glass or an equivalent; windows in all "C" type units facing south (excluding those facing the pool) must be glazed with 1/8 inch glass; windows in all "B" and "C" type units facing west (excluding those facing the pool) must be glazed with 3/16 inch glass or an equivalent.

The above measures shall be noted on the building plans prior to the issuance of building permits. The Environmental Analysis Section (EAS) and the Noise Abatement Office shall review plans and the acoustical engineering study to ensure that the mitigation has been provided.

#### Paleontological Resources

Approval of the proposed project shall contain the following conditions for a monitoring program in areas of fossil-bearing geologic formations (i.e., the Bay Point Formation) to mitigate potentially significant impacts to paleontological resources.

1. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual development.
2. A qualified paleontologist shall be present at the pre-grading meeting(s) to discuss grading plans with the grading and excavation contractors.
3. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments (Bay Point Formation) of potential fossil bearing formations.
4. In the event that well-preserved fossils are discovered, the paleontologist shall be allowed to temporarily direct, divert or halt grading operations to allow recovery of fossil remains in a timely manner. It may be necessary to set up a screen-washing operation on the site.
5. Fossil remains collected during the salvage program shall be cleaned, sorted and catalogued and then with the owner's

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permission, deposited in a scientific institution with paleontological collections.

6. A summary report shall be prepared by the paleontologist and submitted to EAS to confirm that a paleontological study has been conducted on the project. The letter shall include the results of the paleontological survey. The summary report shall be submitted to the City of San Diego after the termination of the monitoring program. The final inspection of the grading shall not be conducted by the City, nor any bonds released, until the report has been reviewed and approved by EAS.

The above measures shall be noted on the grading plans. Prior to the issuance of grading permits; the EAS shall review plans to ensure that the notation has been provided.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

Neil Senturia, Owner  
Joseph Wong, Agent  
Central City Association of San Diego  
San Diego Association of Governments (SANDAG)  
Federal Aviation Agency (FAA)  
San Diego Unified Port District  
State Coastal Commission, San Diego District  
City of San Diego  
Councilmember Bob Filner, District 8  
Councilmember Ron Roberts, District 2  
Planning Department  
Engineering and Development Department  
Noise Abatement Office  
County Planning and Land Use


VII. RESULTS OF PUBLIC REVIEW:

- No comments were received during the public input period.
- Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office

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of the Development and Environmental Planning Division for review, or for purchase at the cost of reproduction.

  
Mary Ladjiana, Senior Planner  
City Planning Department

December 5, 1990  
Date of Draft Report

December 26, 1990  
Date of Final Report

Analyst: Loop

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EXHIBIT A  
MITIGATION AND MONITORING REPORTING PROGRAM  
Corinthia Pacifica DEP No. 90-0759

Noise

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wollsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By *Linda Sugano*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-277766 Adopted APR 22 1991