

RESOLUTION NUMBER R- 286751
ADOPTED ON DEC 06 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE CITY COUNCIL HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND ARMISTEAD B. SMITH, III, ROBIN ANDREW BRISEBOIS, LLOYD RUSSELL, JAMES EDWARD BROWN AND MARIA ISABEL DUTRA, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT PURSUANT THERETO (LITTLE ITALY NEIGHBORHOOD DEVELOPERS PARCELS C-1, C-2 AND C-3).

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 Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency by Resolution No. 2081 and the Council of The City of San Diego (the "Council") by Resolution No. R-279875 have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Project (referred to herein as the "MEIR"); and

WHEREAS, the City Council proposes to approve a Disposition and Development Agreement between the Agency and Armistead B. Smith, III, Robin andrew Brisebois, Lloyd Russell, James Edward Brown and Maria Isabel Dutra (the "Developers") for the sale of certain property in the Project area to the Developers for the

construction thereon of a mixed-use development (the "Development") consisting of: the rehabilitation of the Harbor Marine Building for use as 4 live/work units, with ground floor retail on Parcel C-1; new construction of 7 live/work units on Parcel C-2; and new construction of 6 live/work units on Parcel C-3; and

WHEREAS, the sale of the property and the construction of the development thereon pursuant to the provisions of the proposed Disposition and Development Agreement between the Agency and the Developer is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR; and

WHEREAS, the Centre City Development Corporation, Inc., 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 the Secondary Study assesses the environmental impacts of the sale and the development of the real property pursuant to the Disposition and Development Agreement; and

WHEREAS, the City Council has considered the environmental effects of the proposed development as shown in the MEIR and the Secondary Study; NOW, THEREFORE,

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

1. That the Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale and development of the real property pursuant to the Disposition

and Development Agreement 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 the Agency has certified thereto.

2. That the Council hereby further certifies that the information contained in the Secondary Study and the MEIR has been reviewed and considered by the members of the City Council.

3. That the Council hereby finds and determines that:

(a) No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the sale and the development of the real property pursuant to the Disposition and Development Agreement, which will require important revisions in the MEIR for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR; and

(b) No new information of substantial importance to the Project has become available which was not known or could not have been known at the time the MEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen

any significant effects of the Project on the environment;
and

(c) No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR is necessary or required; and

(d) The sale and the development of the real property pursuant to the Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas
Deputy City Attorney

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