

RESOLUTION NUMBER R- 288595

ADOPTED ON APR 29 1997

WHEREAS, Joe Jeter, Owner/Permittee, submitted an application to the Development Services Department for a Conditional Use Permit for the rehabilitation and adaptive reuse of the Thackery Gallery Building at 321 Robinson Avenue; 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 29, 1997; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 96-0590; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 96-0590, on file in the office of the City Clerk, 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 Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Conditional Use Permit No. 96-0590 for the Thackery Gallery Building.

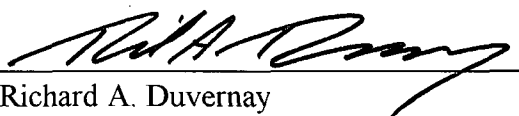
BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and

therefore, that said Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk 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: CASEY GWINN, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

RAD:lc

04/16/97

Or.Dept:Dev.Svcs.

R-97-1014

Form=mndr.frm



Mitigated Negative Declaration

Land Development
Review Division
(619) 236-6460

LDR No. 96-0590

SUBJECT: Thackeray Gallery Building. CONDITIONAL USE PERMIT NO. 96-0590 for rehabilitation and conversion of the First Church of the United Brethren in Christ-Thackeray Gallery building (City of San Diego Historic Site No. 331) to six dwelling units with ~~11~~ five parking spaces and associated landscaping on a 0.15-acre parcel. The project site is located at 321 Robinson Avenue, between Third Avenue and Fourth Avenue, in the Hillcrest neighborhood of the Uptown community (Parcel A if Block 7, Map No. 697). Applicant: Joe Jeter.

- 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, MONITORING AND REPORTING PROGRAM:

As conditions of CONDITIONAL USE PERMIT NO. 96-0590, the following mitigation measures are required to reduce potential adverse project impacts to the First Church of the United Brethren in Christ-Thackeray Gallery building (City of San Diego Historic Site No. 331).

1. Prior to issuance of building permits, the permittee shall submit complete construction plans to the Principal Planner of the Environmental Analysis Section (EAS) of Development Services for approval. These plans shall comply with the Secretary of Interior standards for the exterior rehabilitation of historical buildings.
2. Prior to issuance of certificates of occupancy, the Principal Planner of EAS shall confirm that the exterior building rehabilitation complies with the Secretary of Interior standards.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

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

R-288595