

RESOLUTION NUMBER R- 306078

DATE OF FINAL PASSAGE JUL 27 2010

A RESOLUTION APPROVING CENTRE CITY
DEVELOPMENT PERMIT, COASTAL DEVELOPMENT
PERMIT, AND PLANNED DEVELOPMENT PERMIT
NO. 2010-27 FOR THE FIRE STATION NO.2 (BAYSIDE)
PROJECT

WHEREAS, Centre City Development Corporation, on behalf of the Redevelopment Agency of the City of San Diego, Owner/Permittee, filed an application for a Centre City Development Permit [CCDP], Coastal Development Permit [CDP], and Planned Development Permit [PDP] No. 2010-27 for the construction of a three-story City of San Diego Fire Station, known as Fire Station No. 2 (Bayside), located at the southeast corner of Pacific Highway and Cedar Street, in the Centre City Planned District, the Centre City Redevelopment Project Area, the Coastal Overlay Zone, the Downtown Community Plan Area, and the Federal Aviation Administration [FAA] Part 77 Noticing Area of San Diego International Airport [SDIA]; and

WHEREAS, the project site is legally described as Lots 1 and 2, in Block 288 of Middletown, in the City of San Diego, County of San Diego, State of California, according to map thereof made by J.B. Jackson, on file in the Office of the County Clerk of San Diego County; and

WHEREAS, on May 26, 2010, the Centre City Advisory Committee considered CCDP/CDP/PDP No. 2010-27 and voted 18-1 to recommend approval of the permit; and

WHEREAS, on May 26, 2010, the Centre City Development Corporation Board of Directors considered CCDP/CDP/PDP No. 2010-27 and voted 6-0 to recommend approval of the permit; and

WHEREAS, on June 17, 2010, the Planning Commission considered CCDP/CDP/PDP No. 2010-27 and voted 7-0 to recommend approval of the permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on JUL 27, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to CCDP/CDP/PDP No. 2010-27:

A. COASTAL DEVELOPMENT PERMIT – SECTION 126.0708

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specific in the Local Coastal Program land use plan. The Fire Station No. 2 (Bayside) project is located along Cedar Street, a designated Green Street and View Corridor street in the Downtown Community Plan. The project will provide the required 15-foot wide setback for the building, which provides for enhanced views to San Diego Bay, and provides a widened public esplanade which allows for a double row of Jacaranda trees to enhance the pedestrian experience connecting the Little Italy neighborhood to the bayfront. The design of the project is in compliance with both public accessway and view corridor requirements of the Downtown Community Plan, Centre City PDO and Centre City Streetscape Manual which make up the Local Coastal Program land use plans for the downtown area.

2. The proposed coastal development will not adversely affect environmentally sensitive lands. The site does not contain any environmentally sensitive lands as it is currently entirely improved with a building and paved parking area. The proposed project will not change this condition.

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3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The project will comply with all applicable regulations for the downtown area, subject to approval of the PDP for deviations allowed under the City's Land Development Code. The project fulfills an identified need in the Downtown Community Plan and complies with the view corridor and public access requirements for the site under the Local Coastal Plan.

B. PLANNED DEVELOPMENT PERMIT – SECTION 126.0604

1. The proposed development will not adversely affect the applicable land use plan. The Downtown Community Plan acknowledges the need for additional fire stations in the downtown area to serve its growing population and workforce. Fire Station No. 2 (Bayside) will provide much needed coverage on the west side of the railroad/trolley tracks and avoid delays associated with the track crossings. The modifications will allow for the proper development of the site and maximize the efficiency of fire station operations.

2. The proposed development will not be detrimental to the public health, safety and general welfare. The construction of a fire station at this location will enhance fire safety in the downtown area, especially for properties west of the railroad/trolley tracks. The proposed deviations to the driveway regulations are not significant and will not create traffic or pedestrian conflicts.

3. The proposed development will comply with the regulations of the Land Development Code. The development will comply with the Centre City PDO and Land Development Code, and the findings for approval of the deviations can be made as discussed herein.

4. The proposed development, when considered as a whole, will be beneficial to the community. The proposed Fire Station No. 2 (Bayside) will greatly improve fire safety services to the western portions of downtown and will fill a need identified in the Downtown Community Plan.

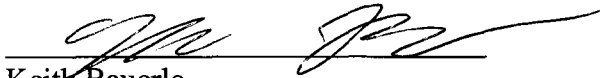
5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project. The deviations to the driveway standards result in increased driveway access to the site above what is typically allowed in the downtown area, but the fire station use is unique and has special design requirements. The additional driveway on Pacific Highway and increased width of the Cedar Street driveway will facilitate appropriate access and turning movements for the fire safety vehicles, allowing for a drive-through facility. The traffic study prepared for the project has found that the project will not create significant traffic impacts.

The above findings are supported by minutes, plans and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Centre City Development Permit, Coastal Development Permit, and Planned Development Permit No. 2010-27 No. 2010-27 is granted to the Redevelopment Agency of the City of San Diego, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: JAN I. GOLDSMITH, City Attorney

By



Keith Bauerle
Deputy City Attorney

KB:hm
07/09/10
Or.Dept:CCDC.
R-2011-58