

REQUEST FOR REDEVELOPMENT AGENCY ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: AGENCY/COUNCIL	FROM (ORIGINATING DEPARTMENT): Centre City Development Corp.	DATE: 06/30/2010
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SUBJECT: Fire Station No. 2 (Bayside) (southeast corner of Pacific Highway and Cedar Street) – Centre City Development Permit/Coastal Development Permit/Planned Development Permit and Design Review – Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project – Joint Public Hearing

PRIMARY CONTACT (NAME, PHONE): Brad Richter, 619-533-7115	SECONDARY CONTACT (NAME, PHONE):
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Alessi, Frank	7/1/2010
Environmental Analysis	CFO		
	DEPUTY CHIEF	Weinrick, Janice	7/8/2010
	COO		
	CITY ATTORNEY	Fain, Nina	7/13/2010
	COUNCIL PRESIDENTS OFFICE	Jurado Sainz, Diana	7/13/2010

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

That the Agency:

- Adopt a Resolution making certain findings on the basis of a Secondary Study that certain activities implementing the Centre City Redevelopment Plan relating to the proposed Bayside Fire Station No. 2 Project do not require the preparation of additional environmental documentation.
- Adopt a Resolution approving the basic concept plans and schematic drawings for the Bayside Fire Station No. 2 Project located within the Centre City Redevelopment Project Area.

And, that the Council:

- Adopt a Resolution approving CCDP/CDP/PDP 2010-27 for the Project.

STAFF RECOMMENDATIONS:

Approve Requested Actions.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S):

2

COMMUNITY AREA(S):

N/A

ENVIRONMENTAL IMPACT:

This Project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Redevelopment Agency (“Agency”) on March 14, 2006 (Resolution R-04001) in compliance with the California Environmental Quality Act (CEQA). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. In accordance with Agency’s procedures, an Environmental Secondary Study (ESS) has been prepared which has made certain findings with respect to the impacts on the environment compared to the analysis performed in the FEIR.

Acting as the “lead agency” for purposes of CEQA review, the Agency will make certain findings, consistent with State CEQA Guidelines Section 15168 and the Agency’s CEQA procedures, to the effect that (i) the environmental impacts of the proposed Project were adequately addressed in the FEIR, (ii) the proposed Project is within the scope of the development program described in the FEIR, and (iii) no further environmental documentation is required under CEQA. Such findings are set forth in the draft Agency resolution accompanying this item. Acting as the “responsible agency” for purposes of CEQA review in accordance with State CEQA Guidelines Section 15096, the Council will state for the record that it has reviewed and considered the FEIR, Addenda, and Secondary Study.

CITY CLERK INSTRUCTIONS:

THIS IS A JOINT PUBLIC HEARING ITEM. CCDC WILL TAKE CARE OF THE NOTICING REQUIREMENTS.

**AGENCY ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 06/30/2010

ORIGINATING DEPARTMENT: Centre City Development Corp

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and Design Review – Little Italy Redevelopment District of the Expansion Sub Area of the
Centre City Redevelopment Project – Joint Public Hearing

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Brad Richter/619-533-7115

REQUESTED ACTION:

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STAFF RECOMMENDATION:

Approve Requested Actions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

This application is for approval of CCDP/CDP/PDP 2010-27 for the development of a three-bay fire station on a 10,000 square-foot site located at the southeast corner of Pacific Highway and Cedar Street. The fire station would contain approximately 16,000 square feet to accommodate three fire vehicles, living and working quarters for the fire crew, and one level of underground parking containing 16 spaces. The project requires approval by the Council of a Centre City Development Permit, a Coastal Development Permit for development within the Coastal Zone and a Planned Development Permit for deviations to the development standards of the 1992 Centre City Planned District Ordinance (PDO); and, Design Review approval by the Agency.

FISCAL CONSIDERATIONS:None with these actions.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On December 7, 2009, the Agency approved an agreement with the firm of Rob Wellington Quigley, FAIA for architectural and engineering design, permitting and bidding services for the Project. At the same meeting, the Agency approved a Memorandum of Understanding (MOU) between the City, the Agency and the Corporation that describes the responsibilities of each party as the Project moves forward to design and construction. The MOU addresses the Agency's payment of the City's personnel costs of approximately \$275,000 to assist the Corporation in project management during design and construction.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On May 19, 2010, the CCAC (Downtown's officially recognized community planning group) voted 18-1, with 2 recusals, to recommend approval of the Project.

On January 9, 2010, the Corporation hosted a community meeting to kick off the design of the new station at the San Diego Firehouse Museum in Little Italy. Approximately 50 downtown residents, businesses and property owners and members of the public attended the meeting, which included presentations by the design and public artist teams. The design and public artist teams have considered many of the comments/concerns expressed by the public during a question/answer section as they have been developing a set of basic concept/schematic drawings for the Project.

Attached is a resolution adopted by the LIA Board on February 2, 2010 recommending that the Corporation take a "go slow" approach on the construction of the Project until certain conditions have been met. The City's Fire Chief and Corporation staff addressed the resolution, its conditions and other LIA Board questions and concerns as part of a presentation at the May 4, 2010 LIA meeting. On May 10, 2010, the LIRA sent the attached letter in support of the Project to Councilmember Faulconer. Corporation staff provided a Project update to the LIRA on May 11, 2010.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: See above.

Alessi, Frank
Originating Department

Weinrick, Janice
Deputy Chief/Chief Operating Officer