



THE CITY OF SAN DIEGO
MANAGER'S REPORT

DATE ISSUED: October 2, 2002
REPORT NO. 02-217

ATTENTION: Honorable Mayor and City Council
Docket of October 8, 2002

SUBJECT: Route 252 Corridor Lot Consolidation Parcel Map and Public
Right-of-Way Vacation, Project Number 3144, Council District 8, Process
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OWNER/
APPLICANT: City of San Diego Redevelopment Agency/Southeastern Economic
Development Corporation

SUMMARY

Issue - Should the City Council approve the proposed Lot Consolidation Parcel Map and Public Right-of-Way Vacation of portions of Alpha Street, Beta Street, Birch Street, 36th Street, 37th Street, and an Unnamed Alley?

Staff's Recommendation - APPROVE Lot Consolidation Parcel Map No. 7127 and Public Right-of-Way Vacation No. 6967.

Planning Commission Recommendation - In accordance with the San Diego Municipal Code Sections governing Public Right-of-Way Vacations, Summary Vacations do not require a recommendation by the Planning Commission.

Community Planning Group Recommendation - On June 10, 2002, the Southeastern San Diego Planning Committee voted 11-0-0 to recommend approval, with conditions (Attachment 7).

Environmental Impact - The activity is EXEMPT FROM CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines ("General Rule"). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Implementation of the proposed project will require further environmental review under the provisions of CEQA.

Fiscal Impact - All costs associated with the processing of this application are recovered from a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action

Housing Impact Statement - The proposed Lot Consolidation Parcel Map and Public Right-of-Way Vacation will have no impact on the Southeastern San Diego Community Plan's Recommendation for Residential land use consisting of 15-17 units per acre.

Traffic Impact Statement - The proposed Lot Consolidation Parcel Map and Public Right-of-Way Vacation would not have a traffic impact on the surrounding streets.

Water Quality Impact Statement - Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the project is exempt from environmental review. Future development of the project site will require further environmental review, at which time the project applicants will be required to address hydrology/water quality and develop a Water Quality Control Plan in conformance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements.

BACKGROUND

The project site is bounded by the Las Chollas Creek Channel to the north, 38th Street to the east, portions of Beta Street and an Unnamed alley north of Beta Street to the south, and Interstate 5 to the west. The proposed site is also located within the Southcrest Redevelopment Project Area, in the Southcrest Neighborhood *within the Southeastern San Diego Community Planning Area*.

The approximately 6.5 acre site falls within the former State Route 252 corridor, which was acquired by the California Department of Transportation (Caltrans) in the early 1970's for construction of two miles of freeway that would have connected Interstate 5 and Interstate 805. With the State Transportation Commission's rescission of this location as a proposed freeway, the Southeastern Economic Development Corporation (SEDC) acquired the site for redevelopment purposes. SEDC, on behalf of the Redevelopment Agency, is proposing a Lot Consolidation Parcel Map and a Public Right-of-Way Vacation as an action to clear the property of any unnecessary encumbrances. This action will be followed by a transfer of title from SEDC to the City of San Diego, for the future development of the site as a city park.

To date, redevelopment in the former State Route 252 freeway right-of-way (Phase I) has included the construction of Southcrest Park Plaza, a 130,000 square-foot commercial shopping center with a supermarket and drug store; Southcrest Park Estates, which includes thirty-three detached single-family homes; the realignment/reconstruction of Alpha Street between 38th and

43rd Streets; and the construction of Caesar Chavez Elementary School. On November 9, 1999, Phase II of the Route 252 residential development was approved by the City Council, to allow the construction of 62 single-family dwelling units.

PROJECT DESCRIPTION

The proposed Lot Consolidation Parcel Map and Public Right-of-Way Vacation would vacate Public Rights-of-Way, reserve General Utility Easements, and grant Sewer Easements. This action is being taken by SEDC so that they can provide an unencumbered piece of land to the City of San Diego for use as a future city park.

The proposed Public Right-of-Way Vacation would vacate portions of:

Alpha Street,
Beta Street,
Birch Street,
36th Street,
37th Street, and
an Unnamed Alley.

The proposed vacations are consistent with City Council Policy 600-15, *Street Vacations and Easement Abandonments*, as well as San Diego Municipal Code Chapter 12, Article 5, Division 9, governing Public Right-of-Way Vacations. Therefore, the portions of the Public Rights-of-Way proposed for vacation are not needed for present nor prospective public street purposes.

As a part of this action, all Public Rights-of-Way containing public utilities would be reserved as General Utility and Access Easements for City and Public Utility use. Sewer Easements are being granted as a part of this action for existing sewer lines which are not currently within a public easement.

When the City of San Diego moves forward with the development of the site as a city park, a Process Three Site Development Permit would be required, with the Hearing Officer as the Decision Maker.

PROJECT ISSUES

The Southeastern San Diego Planning Committee voted unanimously to support the proposal, with five conditions (See Attachment 7). The conditions are summarized below with staff comment following each.

1. Secondary Environmental Study is aged, dated September, 1998. Assure prior to park development that a Phase I Environmental Assessment is completed and, if necessary, a Phase II Environmental Clean-up is completed.

Staff Comment: When the City of San Diego moves forward with the development of the site as a city park, a Process Three Site Development Permit will be required, with the Hearing Officer as the Decision Maker. Due to the site's adjacency to the Las Chollas Creek Channel, implementation of any future development of the site will require further environmental review under the provisions of CEQA.

2. In order to accomplish No. 1, apply for a Brownfield Assessment and Demonstration Grant. The City of San Diego has been awarded this grant a few years ago.

Staff Comment: This recommendation has been forwarded to the Park and Recreation Department for their consideration as part of the park's development plan.

3. In order to address the on-going illegal trash and rubble dumping, we recommend that a construction security fence is installed immediately on the full perimeter of the site until the park is developed.

Staff Comment: This recommendation from the Southeastern San Diego Planning Committee has been discussed with representatives of both the Southeastern Economic Development Committee and the Park and Recreation Department. At the time of the hearing, neither groups had taken any known action on the recommendation.

4. In order to provide for maintenance of the site prior to development as a park, we recommend that the City establish a contingency fund in the amount of \$20,000.00 in favor of the Park and Recreation Department.

Staff Comment: This recommendation has been forwarded to the Park and Recreation Department for their consideration as part of the site development proposal.

5. That the alley that runs parallel to the Chollas Creek Channel should connect to the western end of Beta Street. Do not vacate the north end of 37th Street until a park design is conceived.

Staff Comment: There is no proposal to vacate the subject alley as a part of this project, nor is there a proposal at this time to improve this alley so that it connects to the west end of Beta Street. The north end of 37th Street is not needed for public right-of-way purposes, and is proposed to be vacated as a part of this action. This portion of 37th Street will be included in the future park design. All recommendations from the Southeastern San Diego Community Planning Committee have been forwarded to representatives of both SEDC and the City's Park and Recreation Department.

CONCLUSION

The Southeast Economic Development Corporation is processing the Lot Consolidation Parcel Map and Public Rights-of-Way Vacation as an action to clear the property of any unnecessary encumbrances prior to a transfer of title from SEDC to the City of San Diego for the future development of the site as a city park. The paper streets to be vacated are undeveloped and are not used for any through traffic. *The portions of the streets shown on the Map to be vacated would not be used as streets, and the vacation would not interfere with the present or anticipated street use of the remaining portions.* All Public Rights-of-Way containing public utilities would be reserved as General Utilities and Access Easements for City and Public Utility use as a part of this action. Therefore, staff recommends approval of the subject project as proposed.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City
Manager

CHRISTIANSEN:DES

- Attachments:
1. Southcrest Neighborhood Recommended Land Use Map
 2. Project Vicinity Map
 3. Vacation Display
 4. Lot Consolidation Parcel Map
 5. Draft Map Resolution
 6. Draft Vacation Findings
 7. Southeastern San Diego Planning Committee Recommendation

Note: Attachments not available in electronic format. A Copy of the attachments is available in the Office of the City Clerk.