



THE CITY OF SAN DIEGO  
**MANAGER'S REPORT**

DATE ISSUED: September 17, 2003 REPORT NO. 03-189

ATTENTION: Honorable Mayor and City Council  
Docket of September 23, 2003

SUBJECT: CENTRAL POLICE FACILITY-PROJECT NO. 4955, (Continued from August 5, 2003). Community/General Plan Amendment, Rezone, Site Development Permit, Public Right-of-Way Vacations. Council District 3. Process 5.

REFERENCE: Report to the Planning Commission No. P-03-071. Planning Commission Hearing of July 24, 2003

OWNER/  
APPLICANT: City of San Diego, Engineering and Capital Projects Department

SUMMARY

Issue - Should the City Council approve the relocation of the Canine and SWAT Facility and construction of a new Central Police Vehicle Maintenance Facility?

Staff's Recommendations: -

1. CERTIFY Mitigated Negative Declaration No. 4955 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. ADOPT the Progress Guide and General Plan Amendment, Community Plan Amendment No. 8321, Rezone No. 10683, and APPROVE Public Right-of-Way Vacations No. 7233 and Site Development Permit No. 8318.
3. DIRECT the City Manager to include additional enhancements to the project as listed in Attachment 4, to be included in the Capital Improvement Program (CIP) Budget for no later than Fiscal Year 2007.

Planning Commission Recommendation - The subject project was heard by the Planning Commission on July 24, 2003. There were two motions.

1. Recommend non-certification of Mitigated Negative Declaration No. 4955
2. Recommend denial of the project based on the above Item 1.

The commissioners agreed that if the Commission could recommend certification of the environmental document, then the Commission would have also recommended approval of the project with conditions as discussed in this report.

Community Planning Group Recommendation - On May 6, 2002, the City Heights Area Planning Committee voted 15-0-1, to recommend approval of this project as discussed further in this report. On April 7, 2003, the City Heights Area Planning Committee voted 16-1-2 to recommend approval of the Community/General Plan Amendment with the condition that adequate park land be provided as mitigation.

Environmental Review - A Mitigated Negative Declaration has been prepared for this project and a Mitigation, Monitoring and Reporting Program will be implemented to reduce potential impacts to biological resources, historical resources (archeology), human health/public safety/hazardous materials, paleontological resources, and water quality to a level below significance.

Fiscal Impact - The project cost is \$9,550,000, including design, project administration, environmental mitigation and construction, and is available in Fund 30244, CIP 36-063. The budget is included in the Library Financing Plan and the appropriation includes \$7,800,000 in prior years and \$1,750,000 in Fiscal Year 2004. The added improvements as requested by the Council on August 5, 2003 are projected to cost approximately, an additional 1.5 million dollars in the current market. \$270,476 will be spent out of the existing budget for upgrades to the project (Attachment 3), with the additional improvements anticipated to be included in the Capital Improvement Program Budget no later than fiscal year 2007 (Attachment 4).

Code Enforcement Impact - None with this action.

Housing Impact Statement - The potential redesignation of 6.0 acres from Multi-family Residential (11-15 dwelling units per acre) to Open Space would preclude the potential development of 66 to 90 residential dwelling units. Additionally, the potential redesignation of 0.09 acres from Multi-family (16-20 dwelling units per acre) to Institutional would also preclude the potential development of 1 to 2 residential dwelling units. However, due to single dwelling unit zoning, steep terrain, sensitive resources, and access restrictions, the actual unit yields under the existing residential densities for both areas would likely be less than what is allowed.

Traffic Impact Statement - The project is estimated to generate 548 average daily trips (ADT). The freeway segments nearby the project location are Martin Luther King, Jr. Freeway and Interstate 805 which are expected to increase 273 trips and 164 trips, respectively. There are no improvements planned by Caltrans in these segments.

The project is also expected to increase 219 daily trips on Home Avenue and 548 trips on Federal Boulevard. The project impact on the surrounding arterial streets is minimal. However, the project will improve Federal Blvd. within the site frontage to comply with the City Standards of a two lane collector street.

Water Quality Impact Statement - Best Management Practices will be incorporated into the design of the project including grassy swales, Continuous Deflection Separator (CDS) Pumps with synthetic pillow inserts, and storm drain inlets with synthetic pillow inserts

## BACKGROUND

On August 5, 2003, the City Council voted to continue the Central Police Garage project with direction to staff to: 1) make public improvements to the south side of Federal Boulevard and provide trees along Federal Boulevard to the Sunshine Bernadini Field; 2) address comments related to the California Environmental Quality Act and recirculate the Mitigated Negative Declaration; 3) address the recommendations expressed in the report by the Planning Commission; 4) place conditions in the Site Development Permit requiring a scheduled date for the replacement of the temporary Canine/SWAT facilities to permanent facilities; 5) respond to all of the issues raised by the Sierra Club; 6) respond to the concerns regarding environmental issues of habitat and native species; 7) provide an alternatives analysis supporting the conclusion that other sites were not acceptable. The purpose of this report and attachments is to address these issues.

## DISCUSSION

Staff has analyzed the requested changes to the project and have made the following alterations to the project as noted in **bold**:

1. Make public improvements to the south side of Federal Boulevard and provide trees along Federal Boulevard to the Sunshine Bernadini Field.  
**Condition No. 28 of draft Site Development Permit No. 8318 has been revised to include street trees along Federal Boulevard to the Sunshine Bernadini Field.**  
**Condition No. 22 of the draft permit has been revised to include public improvements on both the north and south sides of Federal Boulevard (Attachment 1). Although funding is not currently available for improvements on the south side of Federal Boulevard, staff recommends that the City Manager be directed to include them in the CIP Budget for no later than Fiscal year 2007 (Attachment 4).**

2. Address comments related to the California Environmental Quality Act and recirculate the Mitigated Negative Declaration.

**The Mitigated Negative Declaration (MND) has been revised to include a more comprehensive project description and discussion of impacts and mitigation. The MND was recirculated on August 7, 2003.**

3. Address the recommendations expressed in the report by the Planning Commission (Attachment 2).

**The Planning Commission heard the project on July 24, 2003, and had the following recommendations. Staff responses to the recommendations are in bold:**

- a. Amend the Mitigated Negative Declaration (MND) as follows:

- 1). Clarify that 120 days for plant establishment of the snake cholla be implemented continuously, until 100% plant establishment is achieved.  
**The MND has been revised to include the above in the Mitigation, Monitoring and Reporting Program. Additionally Condition No. 16 has been added to the draft Site Development Permit (Attachment 1).**
- 2). Revise the project description to include the vehicle wash bays and the fueling station. Indicate any impacts associated with the vehicle wash bays and the fueling station and modify check list accordingly.  
**The MND has been revised to include the above. Additionally, the draft Site Development Permit has been revised to include the underground storage tanks necessary for the fueling station, and Condition No. 46 has been added to the draft Site Development Permit (Attachment 1).**
- 3). Include a more detailed description of the erroneous park dedication.  
**The MND has been revised to include the above.**
- 4). Include description of the community meeting room.  
**The MND and draft Site Development Permit have been revised to include the above.**

- b. Rotate the vehicle maintenance building so that the corner of the building with the administration offices, is located at the southwestern portion of the site.  
**Condition No. 38 has been added to the draft Site Development Permit to address this request (Attachment 1).**

- c. Increase the vegetated buffer area from 10 feet to 20 feet, between the vehicle maintenance facility fence line and the top of the eastern side of the Auburn channel.  
**Condition No. 40 of the draft Site Development Permit has been revised to reflect the increased buffer (Attachment 1).**
- d. Pursue historical designation of the building upon completion of the project.  
**Condition No. 37 has been added to the draft Site Development Permit (Attachment 1).**
- e. Provide additional landscaping along the fence line for improved screening of the vehicles that are in need of repair, as part of the proposed project.  
**Condition No. 32 of the draft Site Development Permit provides for additional landscaping at the fence line (Attachment 1). Engineering and Capital Projects Department has also calculated this additional cost in their cost analysis (Attachment 3).**
- f. Provide a conservation easement over the 6 acres of land, located on site, to be re-designated as Open Space.  
**Condition No. 20 has been added to the draft Site Development Permit (Attachment 1).**
- g. Item No. 2 of Sierra Club memo for July 24, 2003 Hearing (Attachment 7) – Studies should be conducted during construction to understand how to maintain the functionality of the coyote’s access to the site open space.  
**Condition No. 17 has been added to the draft Site Development Permit (Attachment 1). Engineering and Capital Projects Department has also calculated this additional cost in their cost analysis (Attachment 3).**
- h. Item No. 4 of Sierra Club memo for July 24, 2003 Hearing (Attachment 7) - Provide native, drought tolerant plants for landscaping of the site and for the swales.  
**Condition Nos. 40 and 45 in the draft Site Development Permit address the above (Attachment 1).**
- i. Item No. 7 of Sierra Club memo for July 24, 2003 Hearing (Attachment 7) – Increased filtration should be required, above the minimum requirements of the Standard Urban Storm Water Municipal Permit.

**Condition Nos. 44 and 45 of the draft Site Development Permit address the above (Attachment 1).**

- j. The construction of a community meeting room on site.  
**The draft Site Development Permit has been revised to include the construction of the 900 square foot community room on site. Additionally Condition No. 40 of the draft Site Development Permit has been revised to reflect this addition to the project (Attachment 1).**
- k. Provide permeable paving and landscaping breaks in the parking lots and implement as many energy savings/LEED items as possible.  
**Condition No. 19 has been added to the draft Site Development Permit (Attachment 1).**
- l. Amend the Site Development Permit Resolution to indicate sensitive species were found on site.  
**The Site Development Permit Resolution has been amended to reflect the above (Attachment 5).**
- m. The project approval be contingent upon the purchase of the six (6) acres of parkland located at 4750 Home Avenue.  
**The acquisition of the six (6) acre parcel located in the 4600-4700 blocks of Home Avenue is a companion item to this project.**
- n. Provide a schedule for development of the six (6) acres of parkland located at 4750 Home Avenue.  
**The City is pursuing acquisition of the 6 acres parcel in the 4600-4700 blocks of Home Avenue. Approximately 2 acres are developable as a park, with the rest to be maintained as open space along Chollas Creek.**  
**Once the parcel is acquired, the City will be actively seeking donations and grants to further enhance the site with a park project. Additionally, the City has received a letter from the Navy with a generous offer to donate labor hours to assist in the development of the park (Attachment 6).**
- o. Involve members of the community and environmental groups during project design and construction.

**Condition No. 40 of the draft Site Development Permit has been revised to include the input of community members and the cost analysis of Focus Group Meetings has been calculated by Engineering and Capital Projects Department (Attachment 3).**

4. Place conditions in the Site Development Permit requiring a scheduled date for the replacement of the temporary Canine/SWAT facilities to permanent facilities.  
**The Site Development Permit has been revised to include Condition No. 11 which states that "the temporary modular offices for the Canine/SWAT facility shall be replaced with the permanent planned office structure by September 23, 2009," (Attachment 1). Although funding is not currently available for this improvement, staff recommends that the City Manager be directed to include it in the CIP Budget for no later than Fiscal year 2007 (Attachment 4).**
5. Respond to all of the issues raised by the Sierra Club.  
**Staff has responded to the Sierra Club letter dated July 24, 2003 (Attachments 7 and 8). Additionally, the Site Development Permit has been revised or had conditions added to address the Sierra Club letter dated August 5, 2003 (Attachment 9). These conditions include nos. 16, 17, 19, 20, 39, 40, and 43-47 (Attachment 1). The Mitigated Negative Declaration has also been revised where appropriate.**
6. Respond to the concerns regarding environmental issues of habitat and native species.  
**Staff has responded by placing additional conditions in the draft Site Development Permit as mentioned prior (Attachment 1).**
7. Provide an alternatives analysis supporting the conclusion that other sites were not acceptable.  
**A detailed alternatives analysis has been provided as Attachment 10.**

## CONCLUSION

The proposed project would significantly improve the aesthetics of the entire proposed project area along Federal Boulevard and Home Avenue by including a number of public infrastructure improvements and enhancements. These improvements would include replacing the existing chain-link fencing with a new, wrought iron and cobble pilaster fence; planting shade-producing street trees in the public right-of-way; creating an enhanced landscaping buffer area; installing post construction BMP's; installing curb, gutter and sidewalk on Federal Boulevard where none

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currently exist today; and rehabilitating the Auburn Branch of Chollas Creek with native vegetation. The proposed project would also include a public art component, as well as a community meeting room. Although funding is not currently available for all improvements, staff recommends that the City Manager be directed to put the balance as listed in Attachment 4, into the CIP Budget for no later than Fiscal Year 2007.

Staff believes that the proposed project implements a number of goals and objectives of the General Plan and Progress Guide and the Mid-City Communities Plan and recommends approval of the project.

#### ALTERNATIVES

1. Approve the Progress Guide and General Plan Amendment, Community Plan Amendment No. 8321, Rezone No. 10683, Public Right-of-Way Vacations No. 7233 and Site Development Permit No. 8318, with modifications.
2. Deny the Progress Guide and General Plan Amendment, Community Plan Amendment No. 8321, Rezone No. 10683, Public Right-of-Way Vacations No. 7233 and Site Development Permit No. 8318, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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

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Approved: Bruce Herring  
Deputy City Manager

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Note: Attachment Nos. 2, 6, 7, 8, 9, 10, and 11 are not available in electronic format. A copy is available for review in the Office of the City Clerk.

Attachments:

1. [Draft Revised Permit with Conditions](#)
2. Memorandum From Planning Commission Dated July 28, 2003
3. [Engineering and Capital Projects Cost Analysis for Immediate Enhancements](#)
4. [Enhancements for Future CIP Budget](#)
5. [Draft Resolution with Findings](#)
6. Memorandum of Agreement between the US Navy and the Ridgeview Neighborhood
7. Sierra Club Letter Dated July 24, 2003
8. Engineering and Capital Projects Response Letter dated July 28, 2003.
9. Sierra Club Letter dated August 5, 2003.
10. Site Alternatives Analysis
11. Sketch of Modular Office Space