

CITY COUNCIL
RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 57640
NTC HISTORIC BUILDINGS RELOCATION [MMRP]

WHEREAS, the REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, Owner, and MCMILLIN - NTC, LLC, Permittee, filed an application with the City of San Diego for a permit to relocate three historic buildings (Nos. 158, 159, and 207) from their current location within the Naval Training Center (NTC) National Register Historic District to a new location within the NTC National Register Historic District in accordance with the U.S. Secretary of the Interior's Standards (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 57640); and

WHEREAS, the project site is located easterly of Truxton Road, between Womble Road and Roosevelt Road, within the Mixed-Use Subarea of the NTC Precise Plan and Local Coastal Program, within the CR-1-1 zone, Airport Environs Overlay, Coastal Overlay Zone, within the Peninsula Community Plan area and NTC Historic District; and

WHEREAS, the project site is legally described as Parcel 5 of Parcel Map 18941; and

WHEREAS, on January 15, 2004, the Planning Commission of the City of San Diego considered Site Development Permit No. 57640 pursuant to the Land Development Code of the City of San Diego and denied the project, finding that the proposed site location of the relocated structures may interfere with minor view corridors between the existing buildings, and due to uncertainty of whether the project was the least disruptive alternative available; and

WHEREAS, on January 30, 2004, the Planning Commission decision was appealed by the Permittee and the matter was set for public hearing before the City Council of the City of San Diego; and

WHEREAS, on June 29, 2004, the City Council of the City of San Diego considered the appeal of the Planning Commission decision to deny Site Development Permit No. 57640 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego as follows:

That the City Council adopts the following written Findings, dated June 29, 2004.

I. SITE DEVELOPMENT PERMIT FINDINGS:

- A. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN FOR THE SUBJECT PROPERTY.

The proposed project involves the relocation of three historic buildings (Nos. 158,

159, and 207) from their current location within the Naval Training Center (NTC) National Register Historic District to a new location within the NTC National Register Historic District in accordance with the U.S. Secretary of the Interior's Standards. Subsequent to Planning Commission denial of the project and in order to address Commissioner's concerns that the proposed location of the relocated structures may interfere with minor view corridors between existing buildings No. 29 and No. 208, the area of relocation for Building No. 207 was modified from a side-by-side relationship with Building No. 159, to a stacked configuration. The relocation of Building No. 207 adjacent to the north and east of existing Building No. 29 will retain minor public views from Truxtun Road towards the Promenade and boat channel. The relocation of the structures is consistent with *The Naval Training Center San Diego Guidelines for the Treatment of Historic Properties* and will not adversely affect the adopted NTC Precise Plan and Local Coastal Program for the subject property, which designates the site for mixed-use development.

B. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND GENERAL PUBLIC WELFARE.

The proposed project includes mitigation measures to offset potential impacts to the environment in the area of Historical Resources (Architectural). Conditions of Site Development Permit No. 57640 include the need to fully comply with all building code requirements and the adopted Mitigation Monitoring and Reporting Program (MMRP) outlined in the Mitigated Negative Declaration (PTS 9735/ SCH No. 2003081165). Compliance with building code will ensure all life safety issues are addressed and have been incorporated into the relocation project. The MMRP will ensure that the relocated structures retain their historic compass direction orientation, and that the placement of the buildings intact on their new sites retains their existing materials, features and accesses. All such work will be monitored on-site by a qualified Architectural Historian. Subsequent to Planning Commission denial of the project and in order to address Commissioner's concerns that the proposed location of the relocated structures may interfere with minor view corridors between the existing buildings No. 29 and No. 208, the area of relocation for Building No. 207 was modified from a side-by-side relationship with Building No. 159, to a stacked configuration. The relocation of Building No. 207 adjacent to the north and east of existing Building No. 29 will retain minor public views from Truxtun Road towards the Promenade and boat channel. These measures have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE

APPLICABLE REGULATIONS OF THE CITY'S LAND DEVELOPMENT CODE.

The Site Development Permit regulating the activity of relocating (3) three historic buildings (Nos. 158, 159, and 207) from their current location within the Naval Training Center (NTC) National Register Historic District to a new location within the NTC National Register Historic District includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the City's Land Development Code in effect for this project, including the need to fully comply with all building code requirements and the adopted Mitigation Monitoring and Reporting Program (MMRP) outlined in the Mitigated Negative Declaration (PTS 9735/ SCH No. 2003081165). Additionally, conditions of Site Development Permit No. 57640 will ensure the project is consistent with the U.S. Secretary of the Interior's Standards. The project complies with the development regulations in effect for the subject property per *The Naval Training Center San Diego Guidelines for the Treatment of Historic Properties*, the NTC Precise Plan and Local Coastal Program Land Use Plan and the City's Land Development Code.

II. COASTAL OVERLAY ZONE FINDINGS

- A. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY UTILIZED BY THE GENERAL PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN AN ADOPTED 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 SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The proposed project involves the relocation of three historic buildings (Nos. 158, 159, and 207) from their current location within the Naval Training Center (NTC) National Register Historic District to a new location within the NTC National Register Historic District. Immediately east of the project site lies the Promenade, a green-scape area currently under development and identified in the NTC Precise Plan and Local Coastal Program as a proposed public accessway. Neither the current location of the buildings, nor their proposed areas of relocation within the complex of existing buildings, encroaches into the designated Promenade area. The project site does not contain views to or along the ocean. The NTC boat channel is considered a scenic coastal area. Subsequent to Planning Commission denial of the project and in order to address Commissioner's concerns that the proposed location of the relocated structures may interfere with minor view corridors between the existing buildings No. 29 and No. 208, the area of relocation for Building No. 207 was modified from a side-by-side relationship with Building No. 159, to a stacked configuration. The relocation of Building No. 207 adjacent to the north and east of existing Building

No. 29 will retain minor public views from Truxtun Road towards the Promenade and boat channel. Therefore, the relocated buildings will not obstruct views of the boat channel and public view corridors identified by the NTC Precise Plan and Local Coastal Program will be protected.

B. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.

The current locations of the three (3) historic utility buildings, and their proposed areas of relocation amongst the complex of existing buildings within the NTC National Register Historic District, are previously graded and do not contain any environmentally sensitive lands. Therefore the proposed development will not adversely affect environmentally sensitive lands.

C. THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL THE REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM.

The NTC Precise Plan and Local Coastal Program and *The Naval Training Center San Diego Guidelines for the Treatment of Historic Properties* are the adopted policy documents applicable to the project site. Conditions of Site Development Permit No. 57640 and the adopted MMRP will ensure that the relocated structures retain their historic compass direction orientation, that the placement of the buildings on their new sites retains their existing materials, features and methods of access, and that the project is consistent with the U.S. Secretary of the Interior's Standards. Protection of the historic integrity of the structures will ensure their availability for successful future adaptive reuse. Subsequent to Planning Commission denial of the project and in order to address Commissioner's concerns that the proposed location of the relocated structures may interfere with minor view corridors between the existing buildings No. 29 and No. 208, the area of relocation for Building No. 207 was modified from a side-by-side relationship with Building No. 159, to a stacked configuration. The relocation of Building No. 207 adjacent to the north and east of existing Building No. 29 will retain minor public views from Truxtun Road towards the Promenade and boat channel. The proposed building relocations are in conformity with the NTC Precise Plan and Local Coastal Program and comply with the regulations of the certified Implementation Program.

D. FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT LOCATED BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA, OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE; THE COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE

**PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF
CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.**

The project allows the relocation of three (3) historic utility buildings within the NTC National Register Historic District and does not require a coastal development permit. Nonetheless, the project will not interfere with public access or in any way hinder public utilization of surrounding public recreation areas. The proposed development is, therefore, in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council of the City of San Diego, Site Development Permit No. 57640 is hereby GRANTED by the City Council of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 57640, a copy of which is attached hereto and made a part hereof.

APPROVED: CASEY GWINN, CITY ATTORNEY

Mary Jo Lanzafame
Deputy City Attorney

Adopted on: June 29, 2004