



DATE ISSUED: February 25, 2009 **REPORT NO.** PC-09-015

ATTENTION: Planning Commission, Agenda of March 5, 2009

SUBJECT: GARY AND MARY WEST WELLNESS CENTER (NORTHEAST CORNER OF FOURTH AVENUE AND BEECH STREET) – CONDITIONAL USE/NEIGHBORHOOD DEVELOPMENT PERMIT FOR A SOCIAL SERVICE AND CONGREGATE MEAL FACILITY FOR SENIORS – DOWNTOWN COMMUNITY PLAN AREA

**OWNER/
APPLICANT:** Frank Hartung and Thomas Thale/Senior Community Centers

SUMMARY

Issue: Should the Planning Commission approve Conditional Use/Neighborhood Development Permit (CUP/NDP) No. 2008-55 for the Gary and Mary West Senior Wellness Center (“Center”)?

Staff Recommendation: Staff recommends that the Planning Commission approve CUP/NDP No. 2008-55 for the Center subject to conditions as listed in the Draft Permit.

Community Planning Group Recommendation: On February 11, 2009, the Centre City Advisory Committee (CCAC) voted 24 in favor, 0 opposed with 2 abstentions and 1 recusal to recommend approval of CUP/NDP No. 2008-55 for the Center for an initial period of 20 years.

Centre City Development Corporation Recommendation: On February 18, 2009, the Centre City Development Corporation (CCDC) voted 5 in favor, 1 opposed to recommend approval of CUP/NDP No. 2008-55 for the Center for an initial five-year period, allowing for an administrative extension by CCDC for an additional five years if a specific redevelopment plan for the site was agreed upon.

Other Recommendations: None.

Fiscal Impact Statement: None with this action.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

Senior Community Centers (SCC) is currently located at 928 Broadway and provides seniors with a network of comprehensive, integrated senior programs and supportive services under Conditional Use Permit (CUP) 88-0477, issued in 1988. Its long-term lease expired on March 31, 2008, and the facility is currently operating on a month-to-month basis. In 2007 SCC obtained approvals to relocate their facility to the second floor of the newly constructed Smart Corner office building located at 1122 Broadway. However, due to tenant improvement conflicts with the existing building layout, the proposed relocation did not occur, leaving SCC without a secure relocation space once their lease expired. After a year of searching for a suitable location for their facility, SCC found a relocation site at 1515-1525 Fourth Avenue in the Cortez neighborhood. SCC recently received a \$3 million donation from Gary and Mary West to help organize and acquire this property for the relocation and operation of the senior program, to be named the Gary and Mary West Senior Wellness Center.

In 2005 CCDC approved the Solara Tower project on the south half of this block (consisting of the subject property and the 15,000 square-foot parcel to the east), which contained a residential tower above street level retail and a bank facility. The project also contained a public plaza at the southwest corner overlooking the future St. Joseph's Park to the southwest. However, the developer is no longer involved in the site.

The Center is proposed to contain the same services currently provided at the existing location at 928 Broadway (with the addition of computer access and wireless health technology) and will operate 365 days per year. Hours of operation will be 7:00 a.m. to 10:00 p.m., seven days a week. The Center provides nutrition and health education, healthcare and social services, entitlement and legal counseling, job training, and case management services. In addition, the Center will provide breakfast and lunch meal services during the day. Breakfast is served from 7:00 a.m. to 8:30 a.m. and lunch served at 11:30 a.m. and 12:30 p.m. The food is prepared off-site at the Potiker Senior Center in the East Village and re-heated on site. Approximately 250-300 seniors aged 60 and older are projected to utilize the facility on a daily basis. A vast majority of the seniors served are low to moderate income, and SCC estimates that approximately 3% of the seniors served are homeless.

The proposed 15,000 square-foot relocation site at the northeast corner of Fourth Avenue and Beech Street contains an existing building consisting of a 10,000 square-foot first story and 2,000 square feet mezzanine, with attached surface parking lot. The site is located directly northeast of the proposed future St. Joseph's Park and is surrounded by mid-rise residential (Solara Lofts) to the north, low-rise commercial (Financial 21 Bank) to the east, two-story residential to the south and St. Joseph's Cathedral directly across the street to the west.

DISCUSSION

The proposed Gary and Mary West Senior Center is classified as a Social Service Institution as well as a Congregate Meal Facility. The site at 1515 -1525 Fourth Avenue lies within the Employment/Residential Mixed-Use Land Use District, which allows both uses with approval of a CUP under the Centre City Planned District Ordinance (PDO). In addition, under the Land Development Code (LDC), a Congregate Meal Facility is typically required to be separated by a ¼ mile from any other Congregate Meal Facility, Emergency Shelter, or Homeless Day Center. However, the Centre City PDO allows for exemptions from this separation requirement when specific findings are made as discussed later in this report. In addition to the CUP, SCC is seeking approval of a NDP to allow expansion of the building floor area, which is classified as a Previously Conforming structure, to accommodate the proposed facility.

Under Section 112.0103 of the LDC, projects requiring the approval of multiple permits are to be consolidated for processing and acted upon by the highest level of authority for the consolidated application. In this case, the final approval of a CUP for a Social Service Institution and Congregate Meal Facility is under Process 4 by the Planning Commission (with potential appeal to the City Council).

Conditional Use Permit

Approval of a CUP for a Social Service Institution and a Congregate Meal Facility requires that certain findings be made, including that the use will not adversely impact the applicable land use plan; will not be detrimental to the public health, safety and welfare; and, complies to the maximum extent feasible with the regulations of the LDC and the PDO. In addition to the ¼ mile separation requirement, Congregate Meal Facilities are subject to specific regulations outlined in Section 141.0412 of the LDC. A list of these requirements as well as a detailed description of how the facility intends to meet these requirements, has been attached as part of this report.

Under Section 126.0305 of the LDC, the following four findings must be made in order to approve a CUP, as follows:

1. *The proposed use or development will not adversely affect the applicable land use plan.*

The facility has operated in downtown San Diego for 39 years, providing valuable services critical to the health and independence of seniors living in downtown and surrounding communities. It is the goal of the Downtown Community Plan to continue to allow health and human service facilities areawide while minimizing impacts to surrounding land uses, and balancing provisions of services to populations in need of assistance. The Community Plan envisions that these facilities employ a continuum-of-

care approach whereby multiple services are provided on-site. Ideally, this approach would include meals and counseling services as well as shelter. The proposed facility does not provide housing facilities; however, a vast majority of the Center's clients do have permanent housing but are typically lower income residents in need of the services provided by the Center.

The proposed site has significant redevelopment potential as it contains a permitted Floor Area Ratio (FAR) of between 6.5 and 10.0 (minimum FAR of 4.0). The site would ideally be redeveloped at some time with a mid- to high-rise mixed use development and contain active ground level commercial uses across from the future park. The site could also be combined with the adjoining underdeveloped sites to the east (as was done with the former Solara Tower project) to create a redevelopment project consistent with the Community Plan. In addition to the FAR concerns, the Community Plan also establishes a goal of ensuring that developments immediately adjacent to parks create an integrated and memorable relationship of architecture and open space. Given the current market conditions, the proposed use is appropriate in this location for the immediate future as it is compatible with the surrounding variety of lower density commercial, residential and office uses. However, to fully comply with the goals and policies of the Downtown Community Plan, which require a minimum FAR on all development sites except in conditions of hardship, exceptional circumstances, or public health and welfare, and in order to meet population and employment targets, the site should be redeveloped in the long-term with a higher intensity project.

Therefore, CCDC is recommending that the CUP be approved for a specific period of time with the ability to consider further extensions at the end of this period based on an analysis of surrounding development activity, the market conditions, and the ability of the Center to relocate or to be incorporated into a redevelopment project on the site. During the public review process, lengthy discussions occurred regarding the appropriate initial time period for the CUP. The CCDC Board voted 5 -1 to recommend that the CUP be valid for an initial period of 5 years if SCC presented a redevelopment program for the site including concept drawings, land use program, and potential funding sources for the redevelopment program to proceed with the additional 5 year period. The Board was concerned that without this 5 year trigger, serious efforts would not be made for SCC to evaluate the redevelopment of the site. The Board expressed hope that the site could be redeveloped, potentially with adjacent property, into a development containing affordable housing and the Center would be consistent with the vision and policies of the Downtown Community Plan.

2. *The proposed use or development will not be detrimental to the public health, safety, and welfare.*

The proposed use will not be detrimental to, but rather contribute to, public health, safety and welfare by providing seniors with needed services and meals at little or no cost. There is a growing population of seniors in downtown and SCC is the main facility serving this population. The relocation of the existing facility will allow SCC to continue to provide health services, case management and basic nutritional needs for a neglected segment of the senior population. The LDC, as well as the Downtown Community Plan, requires the facility to implement protocols to avoid off-site impacts from clients including litter, loitering, and queuing with the public right-of-way. The proposed hours of operation and conditions of approval will ensure that the use is not a detriment to the public health, safety and welfare of the surrounding neighborhood.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code.*

The proposed relocation of the facility is required to conform to the land use regulations of the City's LDC and the Centre City PDO, including the findings for the waiver of the ¼ mile separation rule as may be approved through the CUP process.

4. *The proposed use is appropriate at the proposed location.*

SCC has operated at 928 Broadway for many years without creating problems for the surrounding neighborhood. The proposed services are compatible with the surrounding mix of uses. While this location is not as well served by transit as the current location on Broadway, it is located on a bus line and is four blocks from a trolley station.

SCC is requesting an exemption from the ¼ mile separation requirement from other Congregate Meal Facilities, Emergency Shelters, or Homeless Day Centers. This requirement was established in order to avoid over-concentration of such facilities. The proposed location is just under a ¼ mile from the San Diego Rescue Mission Homeless Emergency Shelter located at 121 Elm Street (Bankers Hill). The Centre City PDO was amended in 2007 to allow for such exemptions, and such requests are evaluated on a case-by-case basis and may be approved if one of the following two findings can be made:

- (a) *The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing CUP or Previously Conforming Use rights for such institution/facility;* or
- (b) *The institution/facility, due to its unique operations or clientele, will not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown*

Community Plan area.

Although this proposal is to relocate the existing facility, the existing CUP remains in place at 928 Broadway and is not proposed to be vacated at this time, as the City's lease with the operators of the San Diego Square development at 928 Broadway requires the provision of senior services at that location (although it is unknown at this time the extent and type of services that will be offered at that location). SCC is therefore seeking consideration of the exemption based on the second finding.

SCC has stated that they are the only senior social service facility and congregate meal facility in downtown San Diego providing their wide range of services. If SCC was unable to relocate within the downtown area, some or all of these important support services for seniors may cease to exist. The proposed relocation site will allow SCC to continue enhancing the quality of life for seniors, benefiting the entire downtown community.

While Congregate Meal Facilities are subject to the separation requirement, the Center will not have the potential impacts that such facilities can create based on their track record at 928 Broadway and the fact that their elderly clientele have permanent housing for the most part.

Neighborhood Development Permit

As part of the project, SCC is seeking to expand the building by adding another 2,000 square feet to the existing interior mezzanine and adding 2,700 square feet of new building area that will cantilever over the existing surface parking for a total building area of 16,700 square feet. The existing building does not conform to the Minimum FAR (4.0) or Minimum Streetwall Height (45 feet) development standards of the PDO, and is therefore considered a Previously Conforming Structure.

The LDC allows the expansion or enlargement of a Previously Conforming Structural envelope through the approval of a NDP. Under Section 127.0106 of the LDC, the following three findings must be made in order to approve a NDP, as follows:

1. *The development will not adversely affect the applicable land use plan.*

As discussed earlier, the Community Plan requires a minimum FAR on all development sites and seeks to avoid exceptions unless conditioned on finding of hardship, exceptional circumstances, or public health and welfare. While the short-term continuation of the underdeveloped condition of the site will not be unique for this neighborhood, the long-term residential population and employment goals of the Community Plan would be impacted if this and other similar properties were prevented from redeveloping to anticipated levels. However, this proposal can be viewed as an interim, albeit not short-

term, condition where at some time in the future SCC can leverage the property value and development potential for a joint-use redevelopment or sell the site to fund the relocation of the Center.

2. *The proposed development will not be detrimental to the public health, safety, and welfare.*

The proposed 4,700 square-foot addition, as well as the proposed exterior improvements to the structure, will not be detrimental to public health, safety and welfare as it will enhance the use and appearance of the development while facilitating the provision of needed services for the elderly population. The existing building has been partially seismically retrofitted and the remaining seismic upgrade will be completed as part of the new project. The proposed conditions of approval will ensure that the development is not a detriment to the public health, safety and welfare of the surrounding neighborhood.

3. *The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.*

Full compliance with the Centre City PDO would require demolition of the existing structure and new construction of a building with a minimum FAR of 4.0 (60,000 square feet of floor area), minimum 45-foot street wall height and underground parking. These requirements would render the proposed project infeasible at this time.

ENVIRONMENTAL ANALYSIS: Under the 2006 Final Environment Impact Report (FEIR), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning documents; therefore, no further environmental review is required.

CONCLUSION

The services and meals provided by SCC are an important asset to seniors downtown. The proposed location would allow SCC to continue these services in a new and expanded location which would be compatible with surrounding land uses. Due to concern over the long-term redevelopment potential of the site, CCDC is recommending that the Permit be granted for an initial five-year period with the ability to obtain an administrative five-year extension provided a specific redevelopment plan consistent with the redevelopment goals of the Downtown Community Plan is submitted and agreed upon by SCC and CCDC. Therefore, staff recommends that the Planning Commission approve CUP/NDP 2008-55, subject to the following conditions:

1. The Permittee may operate a 16,700 square-foot Social Service Institution and Congregate Meal Facility providing breakfast and lunch meals, nutrition and health education, healthcare and social services, entitlement and legal counseling, and case management for the senior population. There shall be no overnight accommodations provided.
2. The CUP for the Social Service Institution and Congregate Meal Facility shall be effective for a period of five years from the date that the use receives its Certificate of (Temporary) Occupancy. The term may be administratively extended by the CCDC President if the Permittee submits a conceptual redevelopment plan consisting of: a redevelopment program including the center along with other uses, potentially including affordable housing; Basic Concept development plans which meet the development standards of the Centre City PDO, including but not limited to Minimum FAR requirements; and, a list of potential funding sources (not committed) including Redevelopment Agency funds. Additional extensions may be requested through applicable City processes and the consideration of such requests shall be based on the evaluation of the requested extension's consistency with the Downtown Community Plan, existing development patterns in the surrounding neighborhood, and market conditions for redevelopment of the site.
3. Participants in this program shall be limited to sixty (60) years of age or older as prescribed by the Older Americans Act.
4. The facility may be open between the hours of 6:00 a.m. and 10:00 p.m. seven days of the week.
5. All activities associated with the facility, including the serving of food and beverages, shall occur within the confines of the building.
6. Patrons of the facility shall not loiter on the sidewalks directly in front of the facility. A designated waiting area shall be established within the enclosed entry area for participants a minimum of 30 minutes prior to and during meal service.
7. Patrons of the facility shall be advised by SCC staff of all rules of the facility and be discouraged from loitering in the area before, during, or after the hours of operation.
8. The Permittee shall maintain the premises and adjacent public sidewalks free of litter.
9. A minimum of one security officer shall be on duty while the facility is open.
10. The facility shall provide off-street parking at a rate of 1 space per full-time equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

11. If at any time the City or CCDC staff receives complaints that are validated as violations of the terms of the Permit or the activities permitted under the Permit constitute a “public nuisance” as defined by the City of San Diego Municipal Code, then a public hearing shall be scheduled to review the Permit. If after holding a duly noticed public hearing, it is determined that violations of the Permit exist or that any or all aspects of the activities permitted by this Permit constitute a public nuisance, then the conditions of the Permit may be modified or extended, or the Permit revoked.

Respectfully submitted,

Brad S. Richter
Assistant V.P. - Current Planning

Lucy Contreras
Associate Planner

Attachments:

- A - Senior Community Centers List of Board of Directors
- B - Project Drawings including Vicinity Map, Site Plan, and Floor Plan
- C - Site Photos
- D - Social Service Provider/Homeless Facilities ¼ mile Separation Map
- E - Senior Community Center’s Correspondence
- F - Downtown Community Plan Goals & Policies
- G - Draft CUP/NDP 2008-55
- H – Sustainability Statement
- I – Public Correspondence
- J- Environmental Secondary Study

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2008-2009 BOARD OF DIRECTORS**

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Principal & Portfolio Manager
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Best, Best & Krieger

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Professor
California Western School of Law

Tana Cleaves, CTFA
Vice President, Trust Consultant
Bank of America

Darlyn Davenport
Community Volunteer

Kate Engler
San Diego Operations Manager
AMEC Earth & Environmental, Inc.

Barbara Freundt
Community Volunteer

Rosalie Gerevas
Community Volunteer

Chris Gold
Vice President, Relationship Manager
Wells Fargo Inst. Trust

Dale Goldman
Community Volunteer

Susan Gonick, Esq.
Community Volunteer

Jonathan Heller
Director of Public Relations
Southwest Strategies

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Union Bank of California

Anne De Meules Myers
Community Volunteer

Mary O'Tousa
Community Volunteer

Kathy Parker
Executive Vice President, Retail Sales
North Island Credit Union

Sheila Potiker
Community Volunteer

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Tiah Reppas, CPA
Audit Manager
Deloitte & Touche

Randi Rosen
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KPMG

Marge Schmale
Community Volunteer

Mark Sherwin
Project Manager / Supervising Geologist
MWH

Thomas Arthur Smith
President, San Diego Real Estate
Investment Corp.
Partner, St. Croix Capital Corporation

Janet Stannard
Principial
SmartDraw.com

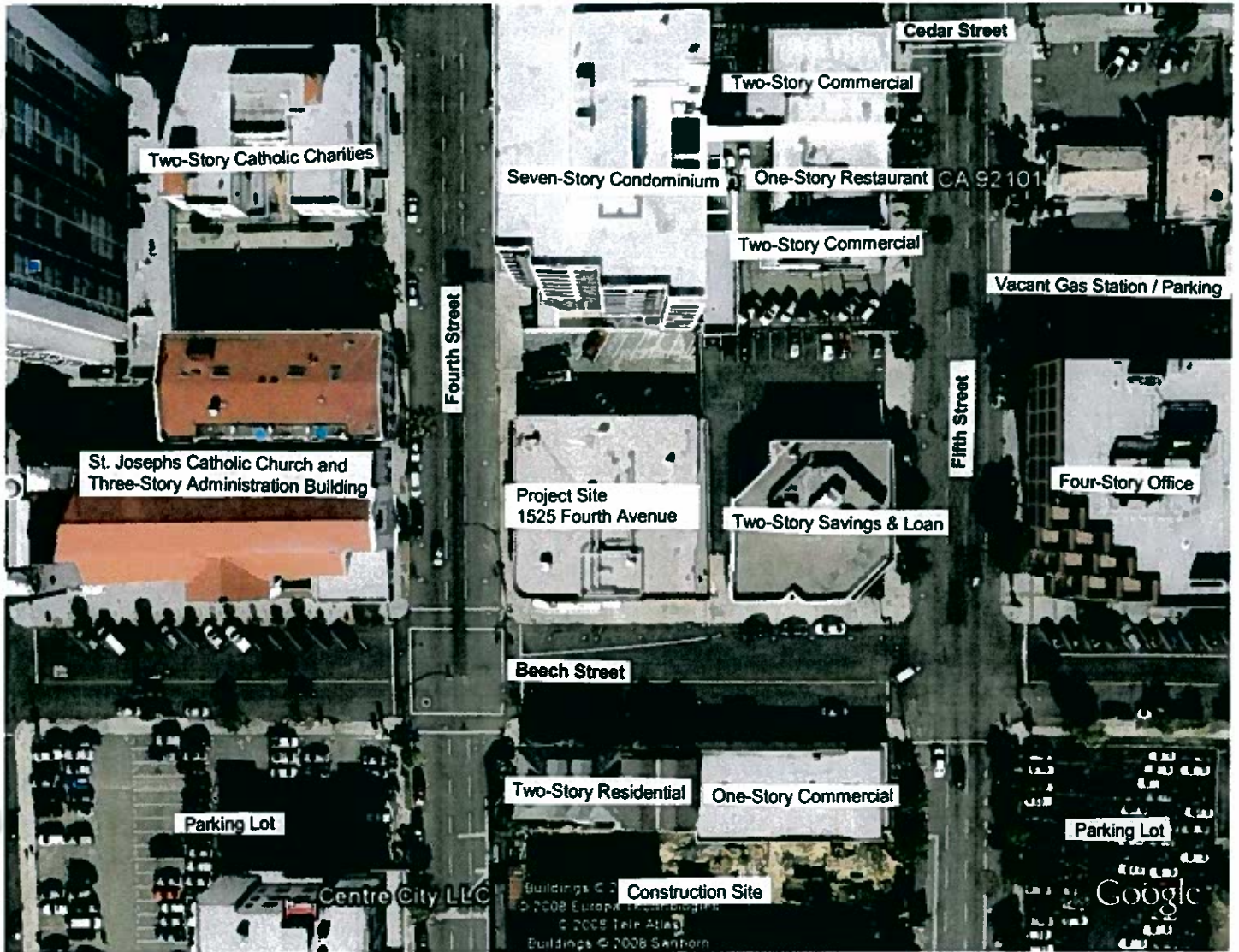
Joy Vaccari
Community Volunteer

Nancy Vaughan
Partner
Lewis Brisbois Bisgaard & Smith

**SENIOR COMMUNITY CENTERS
2008-2009 BOARD OF DIRECTORS**

Nykia Wilson
Attorney
Luce Forward

Debi Zumtobel
Principal
Farm Advertising



Vicinity Map
 Land Uses within 300 Feet
 For Senior Community Centers
 Conditional Use Application

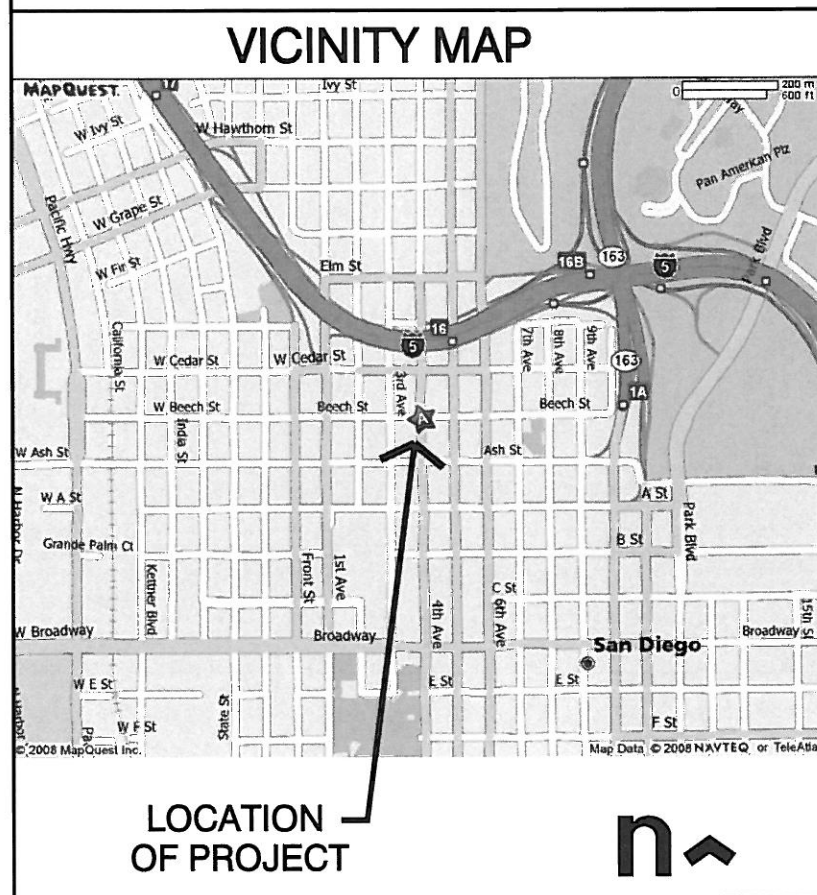


Gary and Mary West Senior Wellness Center

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Gary and Mary West Senior Wellness Center
 1525 4th STREET
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PROJECT DIRECTORY

OWNER:
 HARTUNG PROPERTY 2, LLC
 2445 FIFTH AVENUE
 SUITE 402
 SAN DIEGO, CA 92101
 PHONE: (619) 501-4626
 CONTACT: THOMAS THALE, TRUSTEE

APPLICANT:
 SENIOR COMMUNITY CENTERS
 525 FOURTEENTH STREET
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ARCHITECT:
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 CONTACT: SCOTT CAIRNS
 EMAIL: scott@sca-sd.com

PROJECT DESCRIPTION

- Existing building built in approximately 1939 as auto dealership
- Current building is one-story (10,000 s.f.) with a partial second story (2,000 s.f.) for a total of 12,000 s.f.
- Add 2,000 s.f. of office space inside existing structure at second floor
- Add 2,700 s.f. of office space over existing parking at north end
- Total approximate square footage 16,700 s.f.
- A partial seismic upgrade was completed and the remaining seismic upgrade will be completed as part of new project
- New facility for Senior Community Centers to include food service, health services, mental health services, transitional housing program, wellness center and recreational spaces
- Project requires CUP/NUP for Senior Congregate Meal Facility and expansion of a Previously Conforming Structure

Type of Construction: Type V A
 Occupancy: Dining A-2
 Recreation A-3
 Offices B

Zoning: CCDC - Employment / Residential Mixed Use

Gross Site Area: 15,000 s.f.

Existing Floor Area: 12,000 s.f.
 New Floor Area: 4,700 s.f.
 Total Floor Area: 16,700 s.f.

Existing Use: Office
 Proposed Use: Dining, recreation, health services and offices

Existing Building Built in approximately 1939

Check By	
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Scale	
Job Number	06138

PREPARED BY:
 NAME: SMITH CONSULTING ARCHITECTS
 ADDRESS: 12220 EL CAMINO REAL SUITE 200 SAN DIEGO, CALIFORNIA 92130 (858) 793-4777 CONTACT: SCOTT CAIRNS

PROJECT ADDRESS:
 1525 4th street

PROJECT NAME:
 Gary and Mary West Senior Wellness Center

SHEET TITLE:
TITLE SHEET

REVISION 8: _____
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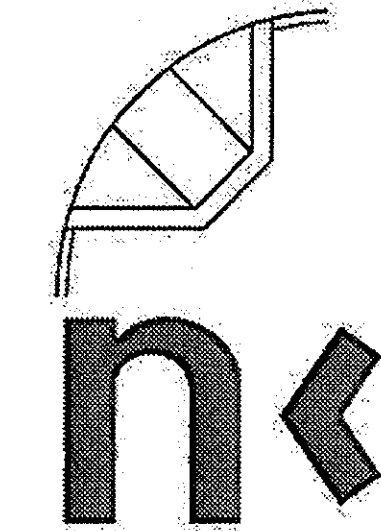
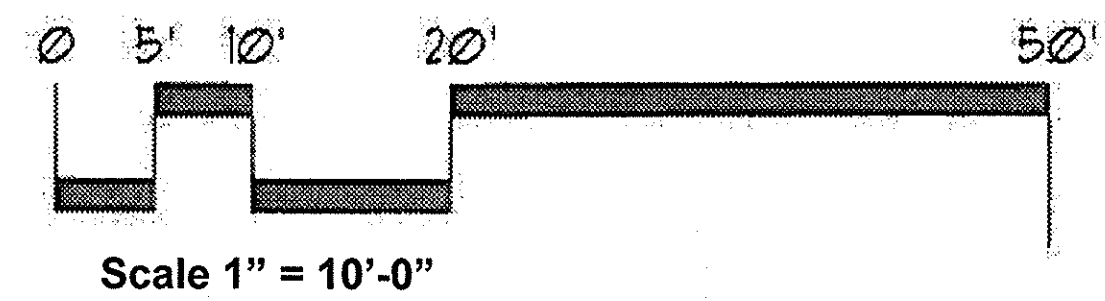
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SHEET 1 of 1
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NOTE:
REFER TO STREET IMPROVEMENT
PLANS FOR ALL WORK ASSOCIATED
WITH SIDEWALK WORK.

OVERALL SITE PLAN



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**Gary and Mary West
Senior Wellness Center**
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Job Number	06138

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PROJECT ADDRESS:
1525 4th Street

PROJECT NAME:
Gary and Mary West
Senior Wellness Center
SHEET TITLE:
**OVERALL SITE
PLAN**

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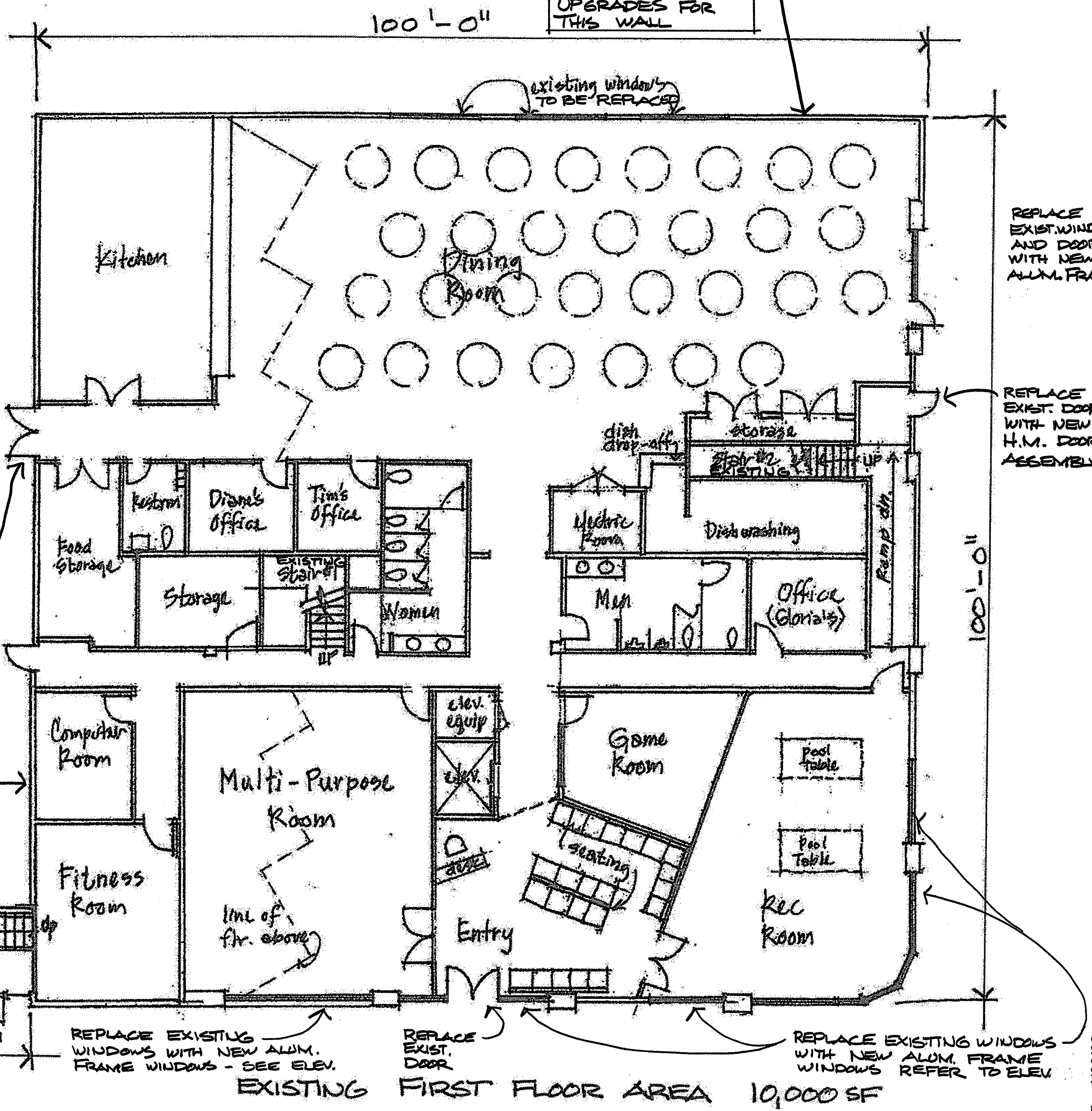
PRELIMINARY PRICING SET - 1/20/09

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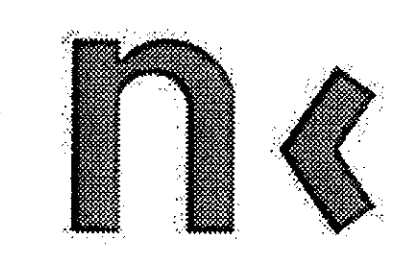
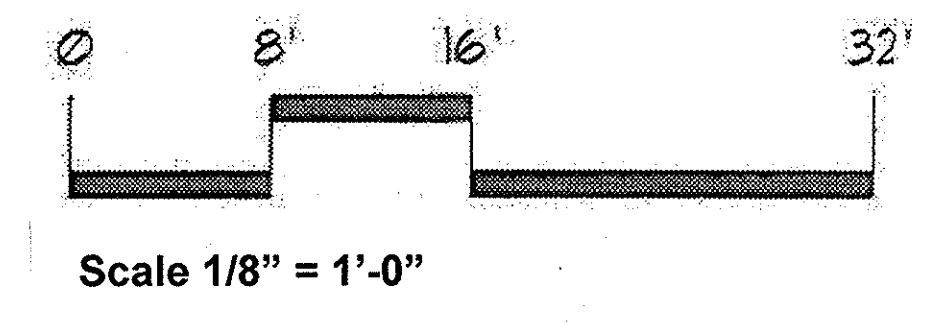
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ASSEMBLY

NOTE:
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FOR THIS WALL



FIRST FLOOR PLAN



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**Gary and Mary West
Senior Wellness Center**
1525 4th STREET SAN DIEGO, CA

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Job Number	06138

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PROJECT ADDRESS:
1525 4th street

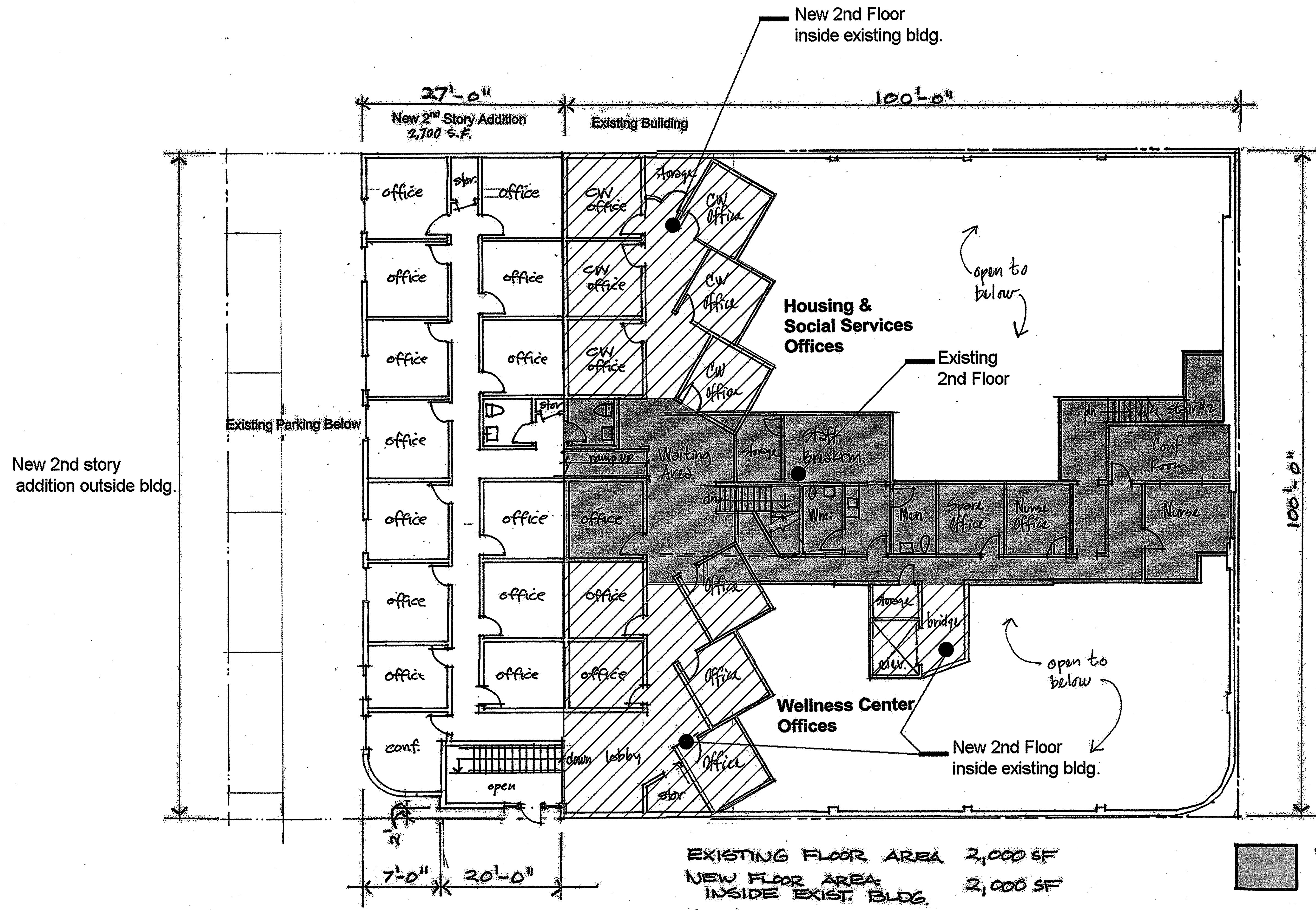
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Gary and Mary West
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FIRST FLOOR PLAN

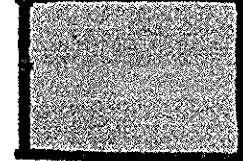

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PRELIMINARY PRICING SET - 1/20/09

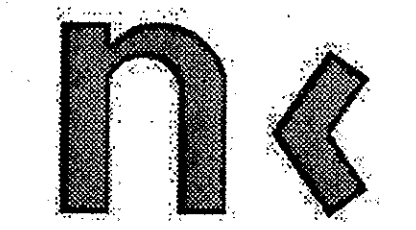
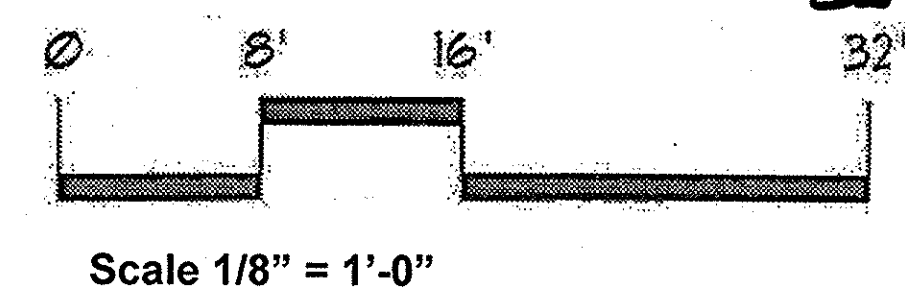
SHEET **A-2**



EXISTING FLOOR AREA 2,000 SF
 NEW FLOOR AREA INSIDE EXIST. BLDG. 2,000 SF
 NEW 2ND FLR ADDITION 2,700 SF
 TOTAL 2ND FLR. AREA 6,700 SF

 SHOWS AREA OF 2ND FLOOR WHERE NO WORK IS TO BE DONE. EXISTING IS TO REMAIN.
 SHOWS ARE OF THE EXIST. 2ND FLOOR WHERE NEW CONSTRUCTION IS TO BE DONE.

SECOND FLOOR PLAN



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Gary and Mary West Senior Wellness Center
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 ADDRESS: 17220 EL CAMINO REAL SUITE 200 SAN DIEGO, CALIFORNIA 92131
 (619) 793-4777 CONTACT: SCOTT GARRIS

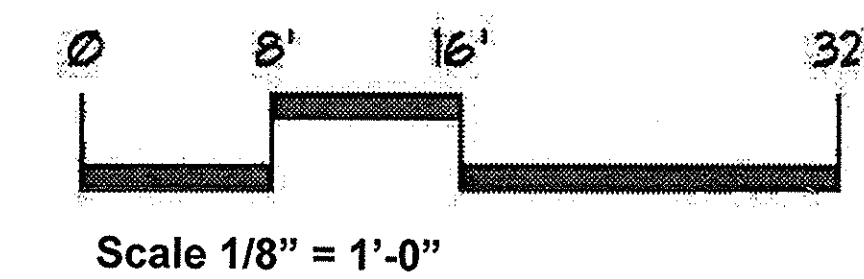
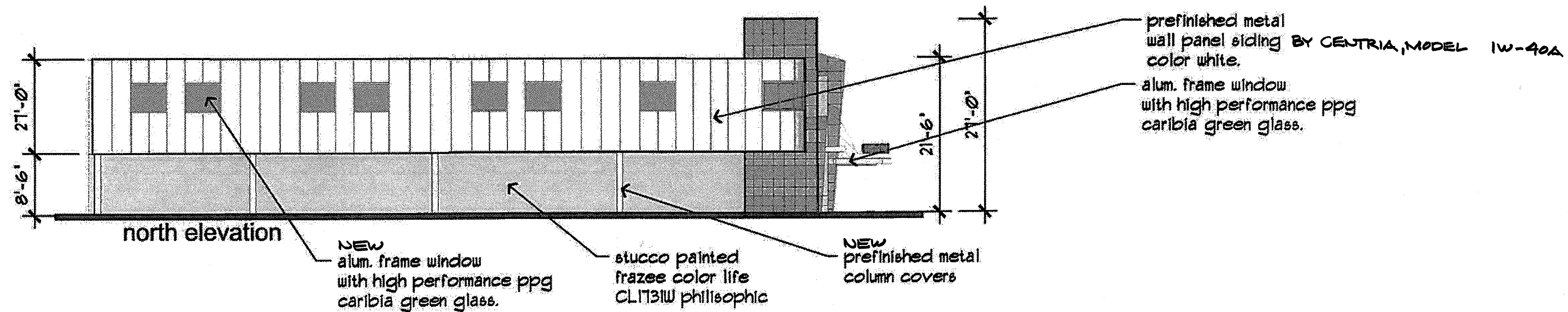
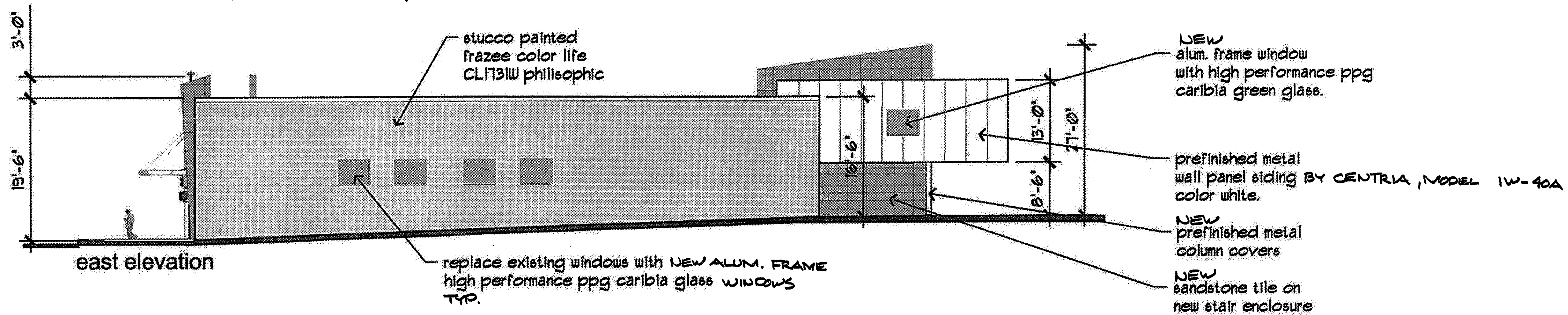
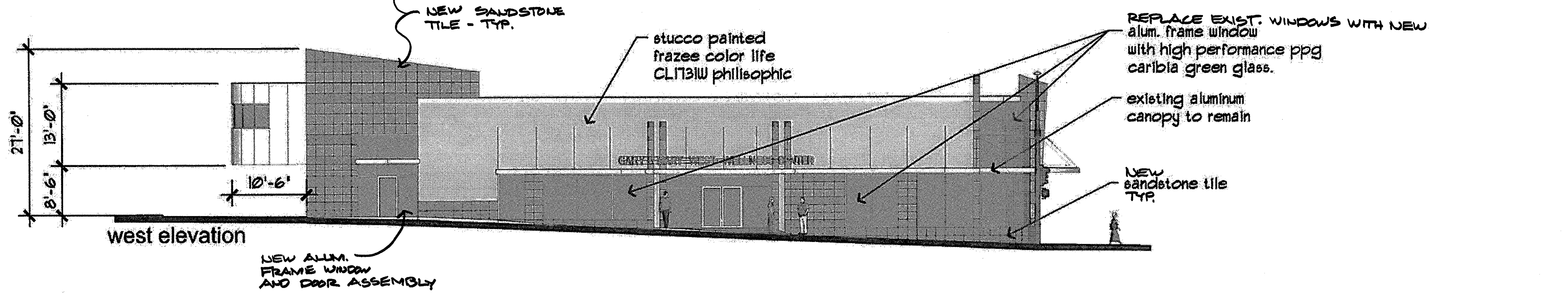
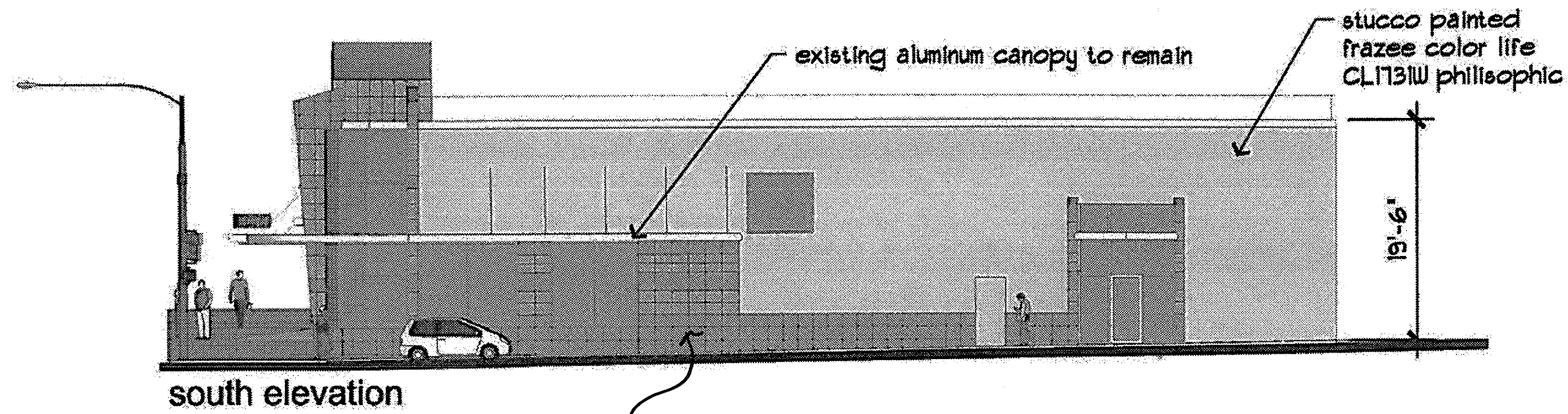
PROJECT ADDRESS:
 1525 4th street

PROJECT NAME:
 Gary and Mary West Senior Wellness Center
 SHEET TITLE:

SECOND FLOOR PLAN

- REVISION 8: _____
- REVISION 7: _____
- REVISION 6: _____
- REVISION 5: _____
- REVISION 4: _____
- REVISION 3: _____
- REVISION 2: _____
- REVISION 1: _____
- ORIGINAL DATE: _____

PRELIMINARY PRICING SET - 1/20/09



Smith Consulting Architects
 17220 El Camino Real
 Suite 200
 San Diego, CA 92130
 (619) 795-4777
 (619) 795-4787 Fax

78-000 Fred Weing Road
 Suite 201
 Palm Desert, CA 92211
 (760) 797-1377
 (760) 269-3889 Fax

Gary and Mary West Senior Wellness Center
 1525 4th STREET SAN DIEGO, CA

Check By	
Drawn By	BD
Scale	
Job Number	06138

PREPARED BY:
 NAME:
 SMITH CONSULTING ARCHITECTS
 ADDRESS:
 17220 EL CAMINO REAL
 SUITE 200
 SAN DIEGO, CALIFORNIA 92130
 (619) 795-4777
 CONTACT: SCOTT CARNES

PROJECT ADDRESS:
 1525 4th street

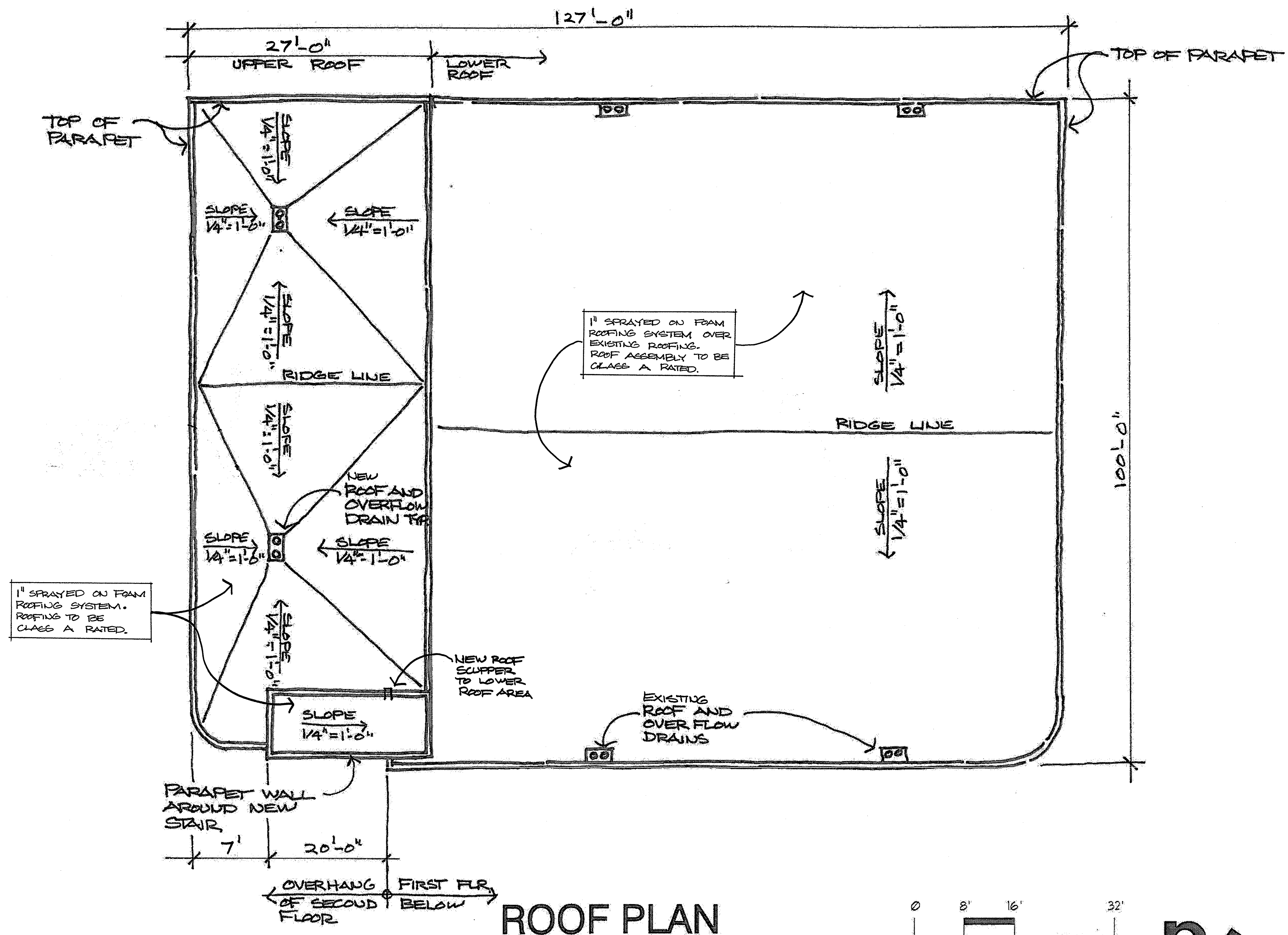
PROJECT NAME:
 Gary and Mary West Senior Wellness Center
 SHEET TITLE:

EXTERIOR ELEVATIONS

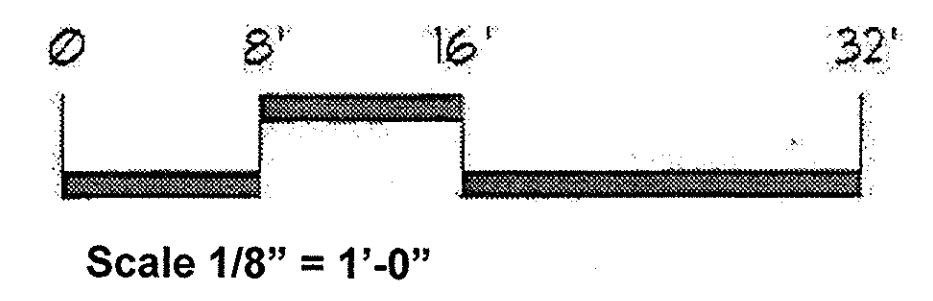
REVISION 6	
REVISION 7	
REVISION 8	
REVISION 9	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
CURRENT DATE	12/4/09

SHEET **A-4**
 DEP. NO.

PRELIMINARY PRICING SET - 1/20/09



ROOF PLAN



Smith Consulting Architects
 12220 El Camino Real
 Suite 200
 San Diego, CA 92130
 (619) 793-4777
 (619) 793-4787 Fax

**Gary and Mary West
 Senior Wellness Center**
 1525 4th STREET SAN DIEGO, CA

Check By _____
 Drawn By **BD**
 Scale _____
 Job Number **06138**

PREPARED BY:
 NAME
 SMITH CONSULTING ARCHITECTS
 ADDRESS
 12220 EL CAMINO REAL
 SUITE 200
 SAN DIEGO, CALIFORNIA 92130
 (619) 793-4777
 CONTACT: SCOTT CAIRNS

PROJECT ADDRESS:
 1525 4th street

PROJECT NAME:
 Gary and Mary West
 Senior Wellness Center
 SHEET TITLE:

ROOF PLAN

REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: _____
 ORIGINAL DATE: 12/4/08

PRELIMINARY PRICING SET - 1/20/09

SHEET **A-6**



Project looking northeast



Project parking lot - looking east



Looking northeast



Looking north @ 4TH AVENUE



St. Joseph's to the west



Looking northwest



Looking south @ 4TH AVENUE



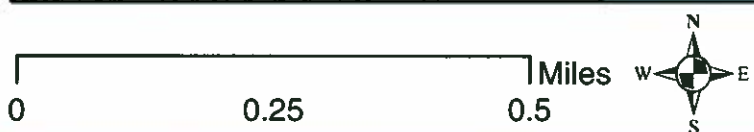
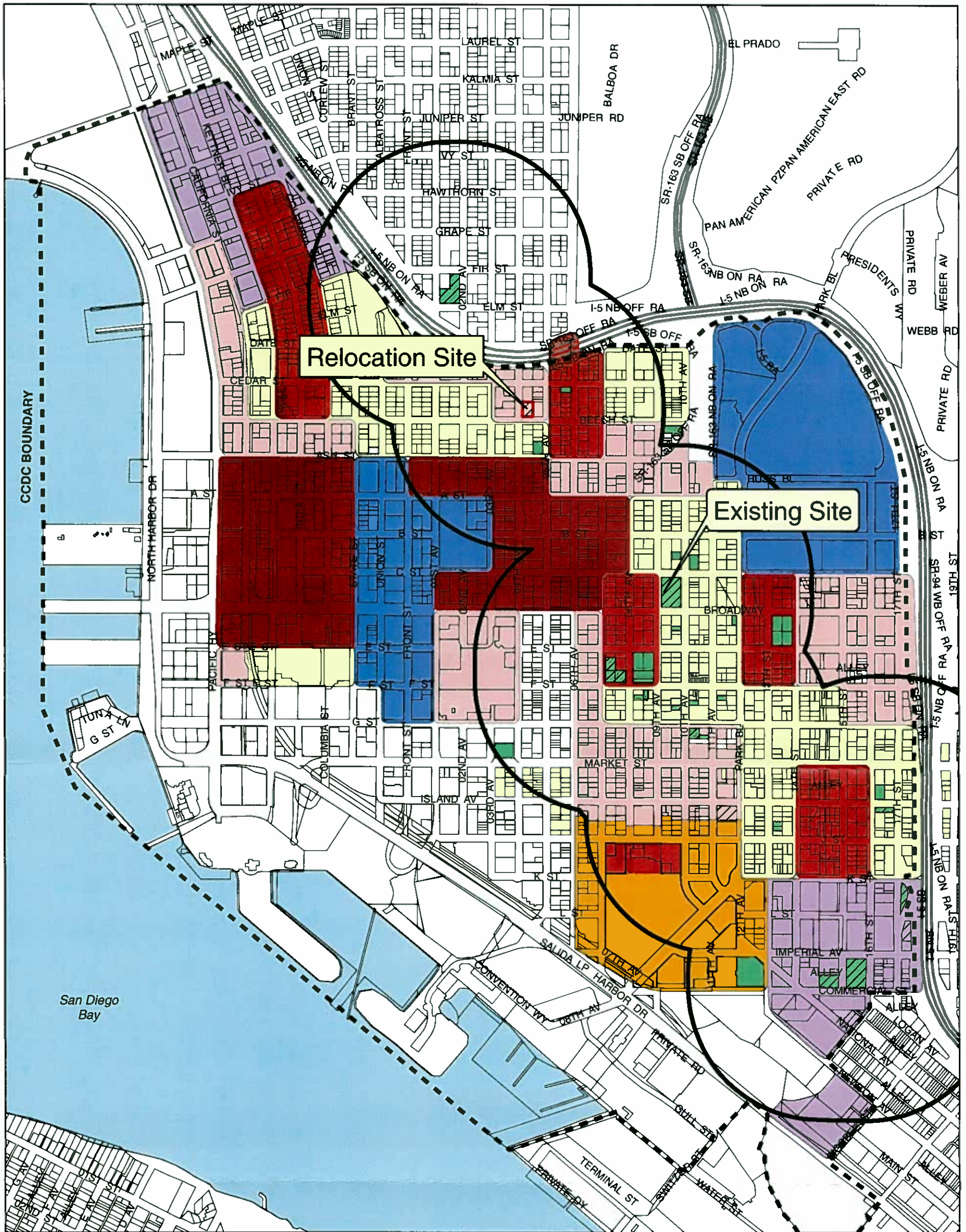
Looking west @ Beach St.



Project to north



Looking west @ Beech St.



Locational Provisions for Homeless Facilities & Social Service Agencies

Legend	
	Quarter Mile Applicable
	Existing Homeless Facilities & Social Service Agencies
Land Use	
	Ballpark Mixed Use (BP)
	Core (C)
	Employment-Residential Mix Use (ER-M)
	Mixed Commercial (MC)
	Neighborhood Mixed Use (NM)
	Public-Civic (PC)
	Residential Emphasis (RE)

ATTACHMENT D

**Gary & Mary West Senior Wellness Center Compliance with Land Development
Code Regulations**

Section 141.0412 Homeless Facilities

(b) Congregate Meal Facilities

Congregate Meal Facilities are subject to the following regulations:

1. No more than one congregate meal facility may be permitted within a 1/4 mile of an emergency shelter, a homeless day center, or another congregate meal facility, measured from *property line to property line* in accordance with Section 113.0225.

The proposed Gary and Mary West Wellness Center is located within 1/4 mile of other homeless facilities. However, under Section 156.0315 (d) of the Centre City Planned District Ordinance existing facilities may request an exemption to the 1/4 mile separation requirements provided findings can be made through the Conditional Use Permit Process. Senior Community Centers has submitted for such an exemption and is currently being processed.

2. Overnight accommodations are not permitted.

Over night accommodations will not be provided

3. Drive-up or drive-through service is not permitted.

Drive up or drive-through service will not be provided

4. Live entertainment is not permitted.

Live entertainment will not be provided.

5. Distribution or consumption of alcoholic beverages on the *premises* is not permitted.

Alcoholic beverages will not be served on the premises.

6. The facility shall provide a waiting area for clients to prevent queuing into the *public right-of-way*. The size of the waiting area shall be at least 5 square feet per client, based on the maximum number of clients the facility can accommodate according to Fire Department standards. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

The facility will not require queuing in the public right of way as the ground floor level (10,000 square feet) contains sufficient space to meet the requirements

of the Land Development Code. The Dining Room is approximately 3,000 square feet and will accommodate approximately 240 seniors which would require approximately 1,200 square feet of waiting area. In addition to the entry lobby (approx. 300 square feet, the multi-purpose room (1,000 square feet) as well as the recreation room(1,100 square feet) will serve as additional waiting/queuing area for patrons. The utilization of these spaces as waiting/queuing area will allow the facility to provide sufficient space so as to avoid any use of the public right-of-way during the time the facility is open.

7. The facility shall provide off-street parking at a rate of 1 space per full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

The facility will have a total of 17 staff (5 currently utilize transit) on any given day. Six of these staff members are associated with the congregate feeding program and are based out of the Potiker Senior Center in the East Village where parking is provided. These six staff members will use agency vehicles to transport food, supplies and themselves daily. Therefore, only 11 staff are officially based out of the Gary and Mary West Senior Center. The facility will provide 13 off-site parking spaces as well as provide a loading/unloading zones for the agency vehicles.

8. Hours of operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.

Our hours will be within these parameters.

9. All activities associated with the facility, including the serving of food and beverages, shall occur within an enclosed building.

All activities associated with the facility – including serving of food and beverages – will occur within the enclosed building.

10. The *applicant* shall submit the following materials to the decision maker for consideration:

- (A) A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;

Senior Community Centers has a 40-year history of working collaboratively with new neighbors as we move into communities. For example, when the agency moved into the East Village, the President/CEO became a Board Member of the East Village Association and offered the use of Potiker Family Senior Residence as the location

for EVCAN meetings. When the agency moved into City Heights, staff joined several community organizations including the local Rotary Club as a way of becoming part of the neighborhood. We envision becoming active participates in the local community organizations in Cortez Hill and the surrounding neighborhoods, including regular participation at CCAC meetings. Additionally, we will offer our facility as a venue for broader community meetings/receptions as appropriate.

We will also include any neighborhood resident who wishes on our email/mailling lists so that they can receive regular newsletters and email blasts on agency activities. If any issues arise, the agency will be happy to meet with any individual – or organization – representing the community to work out fair and reasonable solutions.

- (B) A plan to minimize loitering in the vicinity of the facility; and;

Senior Community Centers has a security officer on duty whenever our facilities are open to the public. The prime duties of security will be to ensure that there is no loitering in front of our facility and the safety of the seniors.

- (C) A litter control plan to provide for the removal of litter in the vicinity of the facility on a regular basis.

Several times per day Senior Community Centers staff will patrol the sidewalks in front of the facility and pick up any litter – regardless of whether it was generated by our clients or not.

Downtown Community Plan Goals & Policies

Health and Human Services

12.2-P-1 Require a plan to demonstrate operations, facilities, and protocols to avoid off-site impacts from clients such as litter, outdoor toileting, loitering, camping, and outdoor lines. Require that facilities employ a continuum-of-care approach, or a collaboration, whereby multiple services are provided on-site, such as meals, shelter, and counseling services.

12.2-G-1 Minimize impacts to surrounding land uses and downtown at-large, while balancing provision of services to populations in need of assistance.

Land Use

3.2-G-2 Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met.

3.2-P-1 Require a minimum FAR on all development sites, avoid exceptions unless conditioned on finding of hardship, exceptional circumstances, or public health and welfare.

Parks and Open Space

5.2-P-5 Ensure developments immediately adjacent to Neighborhood Center parks or squares create an integrated and memorable relationship of architecture and open space

RECORDING REQUESTED BY:

Centre City Development Corporation
Architecture and Planning Division
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Centre City Development Corporation
Architecture and Planning Division
401 B Street, Suite 400
San Diego, CA 92101

THIS SPACE FOR RECORDER'S USE ONLY

NOTE: COUNTY RECORDER, PLEASE RECORD AS RESTRICTION ON USE OR DEVELOPMENT OF REAL PROPERTY AFFECTING THE TITLE TO OR POSSESSION THEREOF

**CENTRE CITY CONDITIONAL USE/NEIGHBORHOOD DEVELOPMENT PERMIT
NO. 2008-55**

**GARY AND MARY WEST SENIOR WELLNESS CENTER
1515-1525 FOURTH AVENUE**

This Conditional Use/Neighborhood Development Permit 2008-55 is granted by the City of San Diego Planning Commission to Senior Community Centers, Permittee, pursuant to San Diego Municipal Code Chapter 12, Article 6, Division 3. The site is located at 1515-1525 Fourth Avenue in the Cortez District of the Downtown Community Plan Area. The project site further described as Lots D, E & F in Block 204 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to the map thereof on file in the Office of the County Recorder of San Diego County, is located in the Employment/Residential Mixed Use Mixed Use District of the Downtown Community Plan Area; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee to construct and operate buildings and uses as described and identified by size, dimension, quantity, type and location on the approved exhibits on file in the offices of Centre City Development Corporation (CCDC).

1. Permitted Uses

The Permittee shall operate a 16,700 square-foot Social Service Institution and Congregate Meal Facility providing breakfast and lunch meals, nutrition and health education, healthcare and social services, entitlement and legal counseling, and case management for the senior population. There shall be no overnight accommodations provided.

2. Previously Conforming Structures

The Permittee shall expand the existing 12,000 square foot by adding an additional 2,000 square feet to the existing interior mezzanine and adding 2,700 square feet of new building area that will cantilever over the existing surface parking for a total building area of 16,700 square feet pursuant to Section 127.0106 of the Land Development Code.

3. ¼ Mile Separation

The Permittee shall be exempt from the ¼ Mile Separation requirements listed in Section 141.0412 (b)(1) of the Land Development Code .

Permitted uses shall be subject to the conditions listed below:

4. The CUP for the Social Service Institution and Congregate Meal Facility shall be effective for a period of five years from the date that the use receives its Certificate of (Temporary) Occupancy. The term may be administratively extended by the CCDC President if the Permittee submits to CCDC a conceptual redevelopment plan consisting of: a redevelopment program including the center along with other uses, potentially including affordable housing; Basic Concept development plans which meet the development standards of the Centre City Planned District Ordinance, including but not limited to Minimum Floor Area Ratio requirements; and, a list of potential funding sources (not committed) including Redevelopment Agency funds. Additional extensions may be requested through applicable City processes and the consideration of such requests shall be based on the evaluation of the requested extension's consistency with the Downtown Community Plan, existing development patterns in the surrounding neighborhood, and market conditions for redevelopment of the site.
5. Participants in this program shall be limited to sixty (60) years of age or older as prescribed by the Older Americans Act.
6. The facility may be open between the hours of 6:00 a.m. and 10:00 p.m. seven days of the week.
7. All activities associated with the facility, including the serving of food and beverages shall occur within the confines of the building.
8. Patrons of the facility shall not loiter on the sidewalks directly in front of the facility. A designated waiting area shall be established within the enclosed entry area for participants a minimum of 30 minutes prior to and during meal service.
9. Patrons of the facility shall be advised by SCC staff of all rules of the facility and be discouraged from loitering in the area before, during, or after the hours of operation.
10. The Permittee shall maintain the premises and adjacent public sidewalks free of litter.

11. A minimum of one security officer shall be on duty while the facility is open.
12. The facility shall provide off-street parking at a rate of 1 space per full-time equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.
13. A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted prior to issuance of building permits. Any roof-top mechanical equipment must be grouped, enclosed, and screened from uphill and surrounding views.
14. All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and shall be approved by CCDC prior to issuance of building permits. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. 12 x 12 tiles shall not be permitted.
15. The following public improvements shall be installed in accordance with the Centre City Streetscape Manual. The Manual is currently being updated and the Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

	Fourth Avenue	Beech Street
Paving	CCDC Standard	CCDC Standard
Street Trees	Carrot Wood	Carrot Wood
Street Lights	CCDC Standard	CCDC Standard

All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCDC Streetscape Manual, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject property. The Permittee will be responsible for evaluating, with consultation with CCDC, whether any existing trees within the right-of-way shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the City Streets Division per City Council Policy 200-05.

- a. Street Lights - All existing lights shall be evaluated to determine if they meet current CCDC and City requirements, and shall be modified or replaced if necessary.
 - b. Sidewalk Paving - Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement with the City.
16. If at any time the City or CCDC staff receives complaints that are validated as violations of the terms of the Permit or the activities permitted under the Permit constitute a “public nuisance” as defined by the City of San Diego Municipal Code, then a public hearing

shall be scheduled to review the Permit. If after holding a duly noticed public hearing, it is determined that violations of the Permit exist or that any or all aspects of the activities permitted by this Permit constitute a public nuisance, then the conditions of the Permit may be modified or extended, or the Permit revoked.

- 17. This permit is a covenant running with the lands and shall be binding upon, and inure to the benefit of, the Permittee and any successor or successors, and the interest of any successor shall be subject to each and every condition set out.
- 18. No permit for construction, operation or occupancy of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until this Permit is recorded in the OFFICE OF THE COUNTY RECORDER.

APPROVED by the City of San Diego Planning Commission of the City of San Diego on March 5, 2009, by Resolution No. R-_____.

AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

SENIOR COMMUNITY CENTERS
Permittee

By _____
Paul Downey, President/CEO

**NOTE: Notary Acknowledgements
must be attached per Civil Code
Section 1180 et seq.**

Designed for Sustainability
Gary and Mary West Senior Wellness Center
Fourth Avenue and Beech Street

The new Gary and Mary West Senior Wellness Center is being designed to incorporate a number of sustainable elements as well as possible Silver LEED Certification for Existing Buildings. The building was built in 1940 and actually had a second story that was removed after a fire in the 1960's.

Among the sustainable design elements a "White Roof" that will be foam and seeded with quartz crystals to maintain the reflectivity and reduce the impact of ultraviolet rays on the white roof color. The Dining Room will have "Lighting Technologies" high efficiency skylights that bring in the maximum amount of diffused light with the least amount of solar heat gain. The lighting fixtures will be lamped with High Output T-8 lamps and connected to a digital lighting control panel with photo sensors that will turn off either one or two of the lamps based on the amount of light provided by the skylights.

The plans currently call for all the glass to be replaced with low-E glass that provides the highest light transmittance with the lowest solar heat gain. This reduces the internal building solar heat load and allows for reduction in the overall tonnage of the HVAC system saving energy for years to come. All new Air Conditioning units will be specified to be the most efficient units available to help reduce energy consumption and will have an economizer mode that will use outside air for cooling when the outside temperatures allow.

Sensors to reduce water usage will control all plumbing fixtures. The toilets and urinals will be ultra-low dual flush fixtures for water conservation.

All finishes will be ultra-low VOC to reduce off-gassing and provide a healthy and clean environment for the occupants.

JENNIFER LA FOND CHAVEZ, ASSOCIATE
DIRECT DIAL NUMBER 619.699.2537
DIRECT FAX NUMBER 619.235.1304
EMAIL ADDRESS jchavez@luce.com

February 17, 2009

VIA E-MAIL

Centre City Development Corporation
Board of Directors
401 B Street, Suite 400
San Diego, CA 92101

Re: **Gary and Mary West Senior Wellness Center (1515-1525 Fourth Avenue)
CUP/NDP No. 2008-55**

Dear Chairman Maas and Board of Directors:

This letter is submitted on behalf of Senior Community Centers ("SCC"), a pro bono client of the firm and applicant for the above-referenced conditional use permit ("CUP"). SCC seeks the CUP so that it can provide essential meal and other social services to low-income seniors at the proposed Gary and Mary West Senior Wellness Center ("GMWSWC"). While SCC is pleased to have Staff and the Real Estate Committee's recommendation for approval of the CUP, it respectfully requests that the recommended term of the CUP be extended from five years to a term of no less than 20 years. SCC makes this request because a 20-year term is needed to finance acquisition and tenant improvement costs and secure other necessary funding to develop the GMWSWC.

SCC Provides Valuable Services to the Community's Senior Population

SCC provides meals, housing, healthcare, mental health care, case management, legal counseling, job training and activities for low-income seniors living primarily in downtown San Diego. Most of SCC's clients live on an income of less than \$890 per month which is not nearly enough to cover housing, medical, food and other costs they face. These citizens rely on SCC to make ends meet.

SCC currently serves this vulnerable population from a facility at 928 Broadway. As discussed in the staff report, SCC's lease for that facility expired in March 2008. SCC has tried to negotiate a lease extension since 2005 without success. As a result, SCC is now a month-to-month tenant and its prospects for continued operations in the long-term are doubtful. SCC's search for a new home has been exceedingly difficult considering its limited funding resources and the fact the building must be close to public transportation and have a large, open floor plan

Centre City Development Corporation
February 17, 2009
Page 2

for meal service. The proposed GMWSWC at 1515-1525 Fourth Avenue ("Project Site") is an ideal location. Through a generous \$3,000,000 gift from Gary and Mary West, a line of credit and other reliable funding sources, SCC today has the financial resources to relocate its facility to the Project Site, if the requested CUP is approved with a 20-year term.

The CUP Should Be Approved With a 20-Year Term

CCDC Staff and the Real Estate Committee recognize that the proposed GMWSWC is a good and productive use for the Project Site, and the Centre City Advisory Committee concurred last week voting 24-0-2 to recommend approval of the project with a 20-year CUP. Nevertheless, the Real Estate Committee recommended a shorter term for the CUP to retain the flexibility to allow a mid/high rise mixed use development as contemplated in the Downtown Community Plan in the near future. Unfortunately, SCC does not have and cannot reasonably expect to come into funding to construct a mid-rise facility (roughly estimated to cost \$70,000,000). It only has funding to acquire and make improvements for the Project Site, which are expected to cost approximately \$7,000,000. For a non-profit entity such as SCC, this level of capital investment is significant, especially in these tough economic times, and cannot be amortized in five or even 10 years. Moreover, SCC relies heavily on the generosity of private citizens and people are not inclined to make large donations without assurances that their generosity will provide a long-term benefit to the community. As such, the proposed five-year term cannot work for SCC.

It should be noted that SCC's proposed development is **not** inconsistent with the Downtown Community Plan. Indeed, the Downtown Community Plan encourages health and human service uses and expressly permits them in areas designated for mixed use development, such as the Project Site. (Downtown Community Plan Policy 12.1-P-1.)

In addition, there are exceptions to the Downtown Community Plan's requirement for a relatively intense development (FAR of 4.0 to 10.0) cited by Staff and the Real Estate Committee. Downtown Community Plan Policy 3.2-P-1 provides an exception from minimum FAR requirements where hardship, exceptional circumstances, public health or welfare justifications exist. The discussion cited above provides sufficient justification to find this CUP exempt from intense FAR requirements: (1) compliance with the FAR requirement imposes an undue hardship on SCC, a nonprofit entity, as it lacks financial resources to construct a midrise development onsite (particularly because of the severe recession and credit crisis currently impacting the economy generally and local real estate industry specifically), (2) SCC provides essential services to low income seniors in the downtown community that are not adequately served by any other agency; if a CUP of sufficient duration is not granted, the nutritional, health, economic and other needs of this vulnerable population will likely go unserved, particularly if SCC is forced to relocate the GMWSWC outside of downtown San Diego. The impact of such a move on the City – particularly fire, paramedic and police – could be significant as would the

Centre City Development Corporation

February 17, 2009

Page 3

burden on other social service agencies. These issues speak directly to hardship, exceptional circumstances, public health and welfare and provide adequate support to relieve SCC from the minimum FAR requirements of the Community Plan.

Finally, as noted above, the Downtown Community Plan recognizes the critical need for providing health and human services in the downtown area. (See Downtown Community Plan, Chapter 12.) In order to implement this component of the Community Plan, most social service providers will need some relief from the intense FAR requirements applicable to the Downtown Community Plan area. This is because most health and human service providers have very limited financial resources and lack development expertise necessary to construct mid/high rise developments. The only other alternative for them would be to lease space in existing mid/high rise buildings. Rents in such buildings are generally beyond the reach of social service providers. Even where that is not the case (such as SCC's failed attempt to relocate to Smart Corner), "neighbor issues" often hinder efforts to provide social services to the low income community. As discussed above, the Downtown Community Plan has flexibility to allow important health and human services in the community notwithstanding these FAR and other issues.

Conclusion

SCC provides essential services to the community's senior citizen population that needs to be downtown. The Project Site is an ideal downtown location for SCC. It is affordable, vacant and ready for development. In addition, it is conveniently located near bus and trolley transit and thus is easily accessible to the seniors that will use the facility. (As most patrons use public transit, another benefit of this Project is that it will not tax the City's already overburdened infrastructure.) SCC is excited about the prospect of relocating its facility to the Project Site. To do so however, it must be assured a minimum 20-year CUP term so that it can amortize the significant capital costs associated with the project. Therefore, SCC respectfully requests that the Board recommend that the Planning Commission approve the CUP with a 20-year term.

Centre City Development Corporation
February 17, 2009
Page 4

Thank you for your consideration of these issues.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer La Fond Chavez".

Jennifer La Fond Chavez
for
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

cc: Mr. Paul Downey

TRANSMITTAL MEMORANDUM

Date: FEBRUARY 17, 2009

From: LORI YOUNG

Subject: Senior Community Center

To: Barbara Kaiser
Lucy Contreras
Frank Alessi
Derek Danziger
Brad Richter

Enclosure: Enclosed for your information is correspondence received regarding the above subject.

Thank you.

Enclosures

Tonya Hussain

From: Cleaves, Tana L [tana.l.cleaves@bankofamerica.com]
Sent: Wednesday, February 11, 2009 9:25 AM
To: maas@blackmountainranch.com; Robert.McNeely@uboc.com; Kim J. Kilkenny - Board Member; jennifer@lesardevelopment.com; brown@brownlawsd.com; tcruz@ucsd.edu
Subject: Senior Community Centers CUP
Follow Up Flag: Follow up
Flag Status: Flagged

As a Senior Community Center Board member and Vice President at Bank of America, I **strongly urge your support of the 20 year CUP renewal for Senior Community Centers!**

The CCDC Real Estate Committee 5 year CUP renewal makes no business sense because if we invest \$3,000,000, we need to be able to amortize our tenant improvements in order to retain and attract donors. It would not be prudent to invest \$3,000,000 with only a 5 year guarantee on our CUP.

From a business standpoint, it doesn't make sense to commit to a full development plan that could cost approximately \$65,000,000 within a 5 year period just to extend the CUP.

Since no one can predict what it will look like in 5 years, I urge you to take into consideration the current economic climate as well as the availability of financing for the Senior Community Centers.

Tana L. Cleaves, Vice President & Trust Consultant
Bank of America - Trust Services
450 B Street, Suite 140
San Diego, CA 92101

Tele: (619) 515-5549
Fax: (619) 515-7533
Mail Code: CAO-103-M1-01

2/17/2009

Tonya Hussain

From: dixarn@aol.com
Sent: Tuesday, February 10, 2009 4:06 PM
To: maas@blackmountainranch.com; Robert.McNeely@uboc.com; Kim J. Kilkenny - Board Member; jennifer@lesardevelopment.com; brown@brownlawsd.com; tcruz@ucsd.edu
Cc: paul.downey@servingseiors.org; anguera@sbcglobal.net
Subject: Senior Communiity Centers

Dear CCDC Board Members:

As an Adjunct Professor of Gerontology at SDSU and a former Director of the California Department of Aging, I can tell you how forward-thinking the design and purpose of the proposed West Senior Wellness Center is. It is a model for the future in a time of an exponentially expanding older adult population and when, at the same time, traditional senior centers are fading, in part due to their own old age. Senior Community Centers has served San Diegans faithfully for almost 40 years. Their design for the new Center fulfills a community need that will touch more people than any high-rise office building not yet on anybody's drawing board. But to be able to do the additional fundraising necessary for the Center's success, there must be an assurance that a conditional use permit is in place long enough to guarantee financial stability. The Senior Community Centers asks for 20 years -- to 2029 when the Boomers will be at their highest count -- with corresponding demands on services. Please do not fail our community or our low-income seniors. How can you, in good conscience?

Dixon Arnett
4950 Campanile Drive
San Diego, CA 92115
619-265-2633
dixarn@aol.com

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Tonya Hussain

From: Dr. Mario Garrett [mgarrett@mail.sdsu.edu]
Sent: Tuesday, February 10, 2009 12:53 PM
To: Kim J. Kilkenny - Board Member
Cc: paul.downey@servingseiors.org
Subject: Gary and Mary West Senior Wellness Center
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kim John Kilkenny:

I am appealing to you--as a member of the CCDC Board member--to grant the new Gary and Mary West Senior Wellness Center, and other Senior Community Centers, a 20-year renewal on their Conditional Use Permit (CUP). It is the lifeline of this charitable organization to have a CUP that allows it to attract donor investment in tenant improvements and to fully amortize their \$2.5 million costs. In our present economic climate the role of Senior Community Centers will become more pertinent. With diminished construction activity in San Diego, and increasing need for services, committing to a building estimated to cost \$65 million on the site with a 5-year CUP makes no sense. Please consider granting the new Gary and Mary West Senior Wellness Center and other Senior Community Centers, a 20-year renewal on its Conditional Use Permit. This will benefit San Diegans for the lean times ahead.

Professor Mario D. Garrett Ph.D.
Chair, Department of Gerontology
Director, Center on Aging
College of Health and Human Services
San Diego State University
Hepner Hall 203,
San Diego, CA 92182-1872
TEL: 619 594 6765
FAX: 619 594 2811
E-mail: mgarrett@mail.sdsu.edu
<http://gero.sdsu.edu>

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2/17/2009

Tonya Hussain

From: Fred Schnaubelt [fredschnaubelt@mindspring.com]
Sent: Wednesday, February 11, 2009 10:50 AM
To: Kim J. Kilkenny - Board Member
Subject: Help! CCDC Senior Community Centers 2/11/09
Follow Up Flag: Follow up
Flag Status: Flagged

Fredrick Schnaubelt & Sons

Investments in Real Estate
 2728 Adams Avenue
 San Diego, California 92116
 (619) 280-2082 FAX (619) 280-2083
fredschnaubelt@mindspring.com



February 11, 2009

RE: CCDC - CUP for Senior Community Centers

Hi Kim,

If I recall correctly you briefed me for my very first political debate on property rights with Roger Hedgecock in the 1970s, a radio debate. I was representing my views as expressed in the newspapers which happened to coincide with those of the BIA.

Let's see if you taught me anything.

When I was a member of the city council (and the Redevelopment Agency overseeing CCDC) the council encouraged private efforts wherever possible downtown. I'm one of the brokers representing the Senior Community Centers on the purchase of 1515 Fourth Ave. (Hartung Property), as stipulated in my correspondence with Brad Richter yesterday (see below). While Senior Community Centers receives some government funding it also receives a tremendous amount of private donations. You like me, undoubtedly are upset with the indefensible costs that government entities impose any development, private or non-profit.

I've been able to negotiate on behalf of Senior Community Centers a price of \$4,200,000 for 1515 Fourth Ave which less than a year ago was in escrow for \$7,500,000. Partly because of the fabulous deal the West Foundation committed \$3 million towards the purchase of the property.

The property needs an additional \$2.5 million for improvements. CCDC's Real Estate Committee is recommending only a 5 year CUP with possible 5 year extension, which is not sufficient to amortize \$2.5 million for a non-profit organization. We cannot afford to lose the West Foundation grant of \$3 million. Senior Community Centers should be applauded for raising \$6,700,000 privately and helped administratively by the government. Some non-profit organizations simply plead (or demand) that the government (CCDC) put up all the money they need.

Until the property is eventually redeveloped as a high-rise its present two-story height will not shade the planned park across the street and that in itself is an additional benefit to downtown. It should be obvious that this underdeveloped site will eventually be developed to a higher density meeting CCDC's long term goals.

We need your support for a 20-year CUP. What do you recommend in order for us to achieve this objective?

Sincerely,

Fred Schnaubelt

2/17/2009

Sent: Tuesday, February 10, 2009

TO: Fred

The CUP is going through the process. At least week's meeting the Real Estate Committee of the Board voted to recommend a "5+5" period for the CUP where the second 5-year period could be administratively approved if there was an agreement to develop the site within or at the end of that period. The link below will take you to the staff reports summarizing the analysis and actions to date. The CUP goes to the CCAC tomorrow night, then the Board next Wednesday before proceeding onto the Planning Commission for a decision in March (which is subject to appeal to the City Council).

<http://www.ccdc.com/events/resources/ITEM%2010%20Gary%20and%20Mary%20West.pdf>

Brad Richter

Manager of Current Planning

Centre City Development Corporation (CCDC)

401 B Street, Suite 400

San Diego, CA 92101

619.533.7115 ph

619.236.9148 fax

richter@ccdc.com

www.ccdc.com

From: Fred Schnaubelt [mailto:fredschnaubelt@mindspring.com]

Sent: Tuesday, February 10, 2009 4:19 PM

To: Brad Richter

Subject: Help! Senior Community Centers 2/10/09

Fredrick Schnaubelt & Sons

Investments in Real Estate

2728 Adams Avenue

San Diego, California 92116

(619) 280-2082

FAX (619) 280-2083

fredschnaubelt@mindspring.com



February 10, 2009

Hi Brad,

You responded with such alacrity to my last question I thought I'd try my luck again.

I'm one of the brokers representing the Senior Community Centers on the purchase of 1515 Fourth Ave. (Hartung Property).

Is this within purview?

Senior Community Centers is relocating from Mavoureen O'Connor's building at 9th & Broadway. The West Foundation has contributed \$3 million to relocate the facility to Fourth Avenue to be named after the Wests. Obviously, we cannot afford to jeopardize this exceedingly generous donation to the seniors of San Diego.

I was told today there is some problem with securing a 20-year CUP from CCDC and perhaps only 5 years will be approved which will make amortizing \$2.5 in improvements on top of the purchase price impossible.

Can you advise me as to the status of the application, the problem, and any recommendations?

I appreciate your help, advice and counsel, as always,

2/17/2009

Fred Schnaubelt

C

C

C

Tonya Hussain

From: janguera@mail.sdsu.edu
Sent: Monday, February 09, 2009 8:56 PM
To: Kim J. Kilkenny - Board Member
Subject: Senior Community Centers CUP

Dear Mr. Kilkenny:

I'm a long time San Diego resident and I've known the services provided by Senior Community Centers (at various locations through the years) since 1973.

I've always admired its highly professional Board of Directors and their dedicated staff. It is my opinion that they are the best multipurpose agency in the county providing services to seniors. And as you know, not just serving seniors but serving the poorest and neediest of them all. This is a major challenge.

The fact that they are open seven days a week, attests once more that their purpose is not self-serving but an unconditional commitment to the oldest poor and homeless in our community.

The purpose of my note is to ask for your positive consideration of their request for a 20 year renewal on their CUP so they can amortize the initial expense and continue to attract donors. The Board of Directors has studied the issue in depth and I trust their evaluation and recommendations. A limited CUP does not make good business sense.

This new facility would allow Senior Community Centers to continue to be a national model for services to the elderly for many years to come.

Sincerely,

Joaquin Anguera, Ph.D.
Department of Gerontology
San Diego State University

2/17/2009

Tonya Hussain

From: Joe Vettel [vettel@geoconinc.com]
Sent: Monday, February 09, 2009 8:25 AM
To: Kim J. Kilkenny - Board Member
Subject: Senior Wellness Center

Mr. Kilkenny,

My name is Joe Vettel. I'm the President of Geocon Incorporated and on the Board of Directors of HomeAid San Diego. Shawn and Nathan said to say "hi".

The Board of HomeAid San Diego has committed to helping complete the tenant improvements at the new location downtown for the Senior Wellness Center. I'm sure that you are aware that the Senior Wellness Center is a nationally recognized model for health and social services prolonging independence and potentially reducing long-term convalescent costs. We are asking that you vote for a 20-year CUP to take advantage of this opportunity downtown. The 5-year CUP appears to make this a non-viable project as it will be very difficult to obtain additional donations and maintain HomeAid support for such a potentially short project life.

Thanks for your consideration of this important project to San Diego and to HomeAid.

Joe

**Joseph J. Vettel, GE
President**

Please visit our new website at <http://www.geoconinc.com>

GEOCON Incorporated
6960 Flanders Drive
San Diego, CA 92121-2974
Tel (858) 558-6900



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2/17/2009

Tonya Hussain

From: jwjustus@aol.com

Sent: Wednesday, February 11, 2009 10:27 PM

To: mass@blackmountainranch.com; Robert.McNeely@uboc.com; Kim J. Kilkenny - Board Member;
jennifer@lesardevelopment.com; brown@brownlawsd.com; tcruz@ucsd.edu

Subject: Senior Community Center CUP

Dear CCDC Board Members,

Thank you for taking the time to read this request. I am writing to ask that you consider supporting the Senior Community Center CUP with a 20 year renewal. They need the 20 year renewal on its CUP if they are to attract donor investment in tenant improvements and to fully amortize their \$2.5 million in costs. A 5 year renewal makes no business sense - investing \$2.5 million with only a 5 year guarantee of operation would be irresponsible. Also, committing to a full development plan for a building that could cost an estimated \$65 million on the site in 5 years in order to extend the CUP also makes no business sense.

Senior Community Center has an impeccable 39 year history in downtown San Diego, the agency has received numerous awards and national honors, and is considered a model for the country. SCC provides daily lunches to 500 low income seniors along with a range of other services. I believe that many of the residents in low income senior projects in downtown patronize the Senior Community Center. It is a vital part of our community's safety net.

Without your support many seniors might become homeless, adding to an already alarming number of people living on our city streets. Please consider lending a hand to this fragile group of senior citizens.

Thank you for all that you do for our city.

Sincerely,

James Justus

CEO, James Automotive Service

2208 Imperial Ave.

San Diego, CA 92102

619 234 3751

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2/17/2009

Tonya Hussain

From: k.schildt@cande.org
Sent: Friday, February 06, 2009 3:54 PM
To: Kim J. Kilkenney - Board Member
Subject: Senior Community Centers CUP

Dear Mr. Kilkenney,

As an active and leading member in the aging services network and with the deepest respect for the work of Senior Community Centers in providing life-sustaining social support services for San Diego's frailest of seniors, I am writing a strong letter of support for their Conditional Use Permit (CUP) that is required for the Gary and Mary West Senior Wellness Center. This will be a state-of-the-art facility that all in the region can be great proud of and will assist Senior Community Centers meeting the growing needs of seniors in San Diego.

Through my role as Executive Director of the California Nutrition Coalition/California Association of Nutrition Directors for the Elderly and as President of the National Association of Nutrition and Aging Services Providers, I can personally and professionally attest to the importance of a quick recommendation of approval for a 20 year renewal on Senior Community Centers' CUP. Any delay in approval would have very negative ramifications for seniors in the region. Additionally, any reduction in the renewal length would place this much-needed nonprofit organization in a strategically irrational business model. Good business management and sound fiscal planning necessitates a 20 year time frame to fully amortize their investment.

Senior Community Centers long and outstanding history is well-known and respected not only in southern California but across the entire state and nation. The leadership demonstrated by Senior Community Centers and the vital role they play in San Diego deserves a timely recommendation of approval.

Sincerely,

Keith Schildt, Ph.D.
Executive Director

2/17/2009

Tonya Hussain

From: Lawrence, Jennette [jennette@fhcsd.org]
Sent: Monday, February 09, 2009 4:34 PM
To: Kim J. Kilkenny - Board Member
Subject: Senior Community Centers

Board Member Kilkenny-

On behalf of Family Health Centers of San Diego, I want to urge you to support a 20 year renewal of Senior Community Centers CUP for their proposed new site at Fourth and Beech.

Non-profits have to be smart businesses in order to survive in today's economy. Our clients, funders and community partners demand it. Therefore, it is not reasonable to ask a non-profit organization like Senior Community Centers to make a \$2.5 million investment in a new site without giving them a long-term CUP to guarantee their continued operation at the site. This well respected organization has already gone above and beyond to raise private funding to purchase the new site. As a community, we need to support their efforts and minimize uncertainties, and the time and resources it takes to go through repeated CUP renewals.

I urge you to support a 20 year timeframe for the Senior Community Centers CUP.

Sincerely,
Jennette Lawrence

Jennette Lawrence

Director, Government and Community Relations
Family Health Centers of San Diego
Phone: 619-515-2315
Fax: 619-237-1856
Email: Jennette@fhcsd.org

2/17/2009

Tonya Hussain

From: Margaret Schmale [mroseas@gmail.com]
Sent: Monday, February 16, 2009 7:37 PM
To: Kim J. Kilkenny - Board Member
Subject: CUP Gary and Mary West Wellness Center

Dear Board Member Kilkenny:

This is to ask you to vote yes on a 20 year conditional use permit

(CUP) for the Senior Community Centers new Gary and Mary West Wellness

Center planned for the corner of 4th and Beech streets. This facility will allow the leading program for low

income seniors in the San Diego area to significantly improve the

services it provides. The facility represents a multimillion

dollar capital investment and, therefore, requires a 20 year

CUP to justify the investment. The Gary and Mary West Wellness

Center has secured significant donor commitments and can

proceed to construction quickly. Downtown San Diego has a

glut of condominium construction and a shortage of

ilities for Seniors. We need to encourage projects that

are nearly shovel ready in these difficult economic times.

On behalf of all of the Seniors we serve, thank you for your consideration.

Sincerely,

Marge Schmale Chair-Elect
Board of Directors
Senior Community Centers

2/17/2009

February 6, 2009

Members of CCDC Board:

Please vote to approve a 20- year renewal for Senior Community Center's CUP as it prepares to relocate at Fourth and Beech. It is unreasonable in this economic climate to grant only a five year renewal CUP with a requirement that SCC commit to building a \$65 million high rise at the site in five years as CCDC's Real Estate Committee ruled last Wednesday. Currently, SCC has invested \$4.25 million in site acquisition with an additional \$2.5 million in tenant improvements that will result in a larger and much more expansive facility to meet the needs of low income seniors in the downtown area. Surely, SCC, a non-profit, cannot be expected to demolish the site in five years and build a high rise!

Senior Community Services has served our community's vulnerable senior population for 39 years in downtown San Diego and has received numerous national honors for its model program. It has searched two years now for a suitable site after losing its lease at its current site. In order to attract donor investments and fully amortize its \$2.5 million estimated tenant improvements, SCC needs a 20 year renewal on its CUP. As you know, we can anticipate huge increases in the senior population over the next ten years as baby boomers like myself reach retirement age. Those with limited incomes will depend on organizations like Senior Community Center to assist with nutritional, medical, and other services that they could not otherwise afford. There are already hundreds of seniors living in low income housing projects in the downtown area. The center serves lunch to almost 500 on a typical day. Please enable this much needed program to move to its new location by approving a 20 year renewal for its CUP.

Sincerely,

Rosemary Johnston, Program Director
Interfaith Shelter Network
3530 Camino del Rio No., suite 301
San Diego, Ca. 92108
(619)702-5399

ENVIRONMENTAL SECONDARY STUDY

FOR THE PROPOSED

GARY AND MARY WEST SENIOR WELLNESS CENTER PROJECT

February 2009

Prepared for: Senior Community Centers

Preparation Administered by: Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Prepared by: ICF Jones & Stokes
9775 Businesspark Avenue, Ste 200
San Diego, CA 92131

ENVIRONMENTAL SECONDARY STUDY

1. PROJECT TITLE: Gary and Mary West Senior Wellness Center Project

2. APPLICANT: Paul Downey, President/CEO, Senior Community Centers

3. PROJECT LOCATION: An approximately 15,000 square-foot site located on the northeast corner of Fourth Avenue and Beech Street within the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, downtown San Diego (**Figure 1**). Centre City includes approximately 1,500 acres of the metropolitan core of San Diego, bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest. Centre City is located 15 miles north of the United States International Border with Mexico.

4. PROJECT SETTING: The Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area describes the existing setting of Centre City including the Cortez Redevelopment District. This description is hereby incorporated by reference. Located in the highly urbanized Centre City environment, the project site includes an existing building consisting of a 10,000 square-foot first story and a 2,000 square-foot mezzanine with an attached surface parking lot including 13 parking spaces. The site is located directly northeast of the proposed St. Joseph's Park and is surrounded by mid-rise residential (Solara Lofts) to the north, low-rise commercial to the east (Financial 21 Bank), two-story residential to the south, and St. Joseph's Cathedral directly across the street to the west.

5. PROJECT DESCRIPTION: The Gary and Mary West Senior Wellness Center project proposes to relocate their current senior facility from 928 Broadway to 1515-1525 Fourth Avenue. **Figure 2** depicts the overall site plan. As shown in **Figure 3**, the first floor would be renovated to include a kitchen, dining room, multi-purpose room, fitness room, computer room, game room, recreation room, and various offices and storage spaces. As depicted in **Figure 4**, the project proposes to add to the second floor's existing 2,000 square feet of floor space with 2,000 square feet of new floor area inside the existing building and an additional 2,700 square feet to expand the second floor. The second floor is proposed to include several office spaces including the housing and social services offices and the wellness center offices. **Figure 5** illustrates the roof plan showing the slopes of the built up roof system.

Figure 6 depicts the building elevations. The structure is composed of a one-story building with a partial second-story. The materials of the existing building include stucco and prefinished white metal wall panel siding. Sandstone tile is included around the base of the building. Windows are proposed to be replaced with caribia green glass and aluminum frames. The project proposes to maintain the existing aluminum canopy on the south side of the building.

The project is located in the Employment/Residential Mixed-Use land use designation, which provides synergies between educational institutions and residential

neighborhoods, or transition between the Core and residential neighborhoods. This classification permits a variety of uses, including office, residential, hotel, research and development, and educational and medical facilities.

The existing building does not conform to the Minimum Floor Area Ratio (FAR) or Minimum Streetwall Height (45 feet) development of the CCDC PDO Requirements, and is therefore considered a Previously Conforming Structure. However, the Land Development Code (LDC) allows the expansion or enlargement of a Previously Conforming Structural envelope through the approval of a Neighborhood Development Permit (NDP). The approval of the NDP would not conflict with the general purpose and intent of the regulations of the PDO and would not detract from or conflict with the goals and objectives of the San Diego Downtown Community Plan.

The existing building is over 45 years old and therefore requires review for potential historical and/or architectural significance by the Historical Resources Board (HRB) to determine whether the resource is significant pursuant to CEQA. In compliance with this requirement, City of San Diego Historical Resources Staff reviewed the proposed project site and determined the structure did not meet the criteria for designation as a historical resource.

6. CEQA COMPLIANCE: The Centre City Redevelopment Community Plan and related activities have been addressed by the following environmental documents, which were prepared prior to this Secondary Study and are hereby incorporated by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the city council by R-302932 on July 31, 2007.

The FEIR is a "Program EIR" as described in Section 15168 of the State CEQA Guidelines. The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed project. This environmental document is available for review at the office of Centre City Development Corporation, 225 Broadway, Suite 1100, San Diego, CA 92101.

This Secondary Study has been prepared in compliance with the San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990). Under these Agency Guidelines,

environmental review for subsequent specific development projects is accomplished using the Secondary Study process defined in the Agency Guidelines, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Secondary Study includes the same evaluation criteria as the Initial Study defined in Section 15063 of the State CEQA Guidelines. Under this process, the Secondary Study is prepared for each subsequent specific development project to determine whether the potential impacts were anticipated in the FEIR. No additional documentation is required for subsequent specific development projects if the Secondary Study determines that the potential impacts have been adequately addressed in the FEIR and subsequent specific development projects implement appropriate mitigation measures identified in the MMRP that accompanies the FEIR.

If the Secondary Study identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent specific development project being proposed. Should a proposed project result in: a) new or substantially more severe significant impacts that are not adequately addressed in the FEIR, or b) there is a substantial change in circumstances that would require major revision to the FEIR, or c) that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the project on the environment, a Subsequent or Supplement to the EIR would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166). If the lead agency under CEQA finds pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent specific development project as being within the scope of the project covered by the FEIR, and no new environmental document is required.

7. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist and *Section 10 Evaluation of Environmental Impacts*.

8. MITIGATION, MONITORING AND REPORTING PROGRAM: As described in the Environmental Checklist and summarized in the attached **Table A**, the following mitigation measures included in the Mitigation Monitoring and Reporting Program (MMRP) found in volume 1.B.2 of the FEIR will be implemented by the proposed project:

AQ-B.1-1

9. DETERMINATION: In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the Centre City Redevelopment Project are addressed in the Final Environmental Impact Report (FEIR) prepared for the San Diego Downtown Community Plan, Centre City Planned District Ordinance and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which was certified on March 14, 2006 and the Addendum to the FEIR certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007.

These previous documents address the potential effects of future development within the Centre City Redevelopment Project based on buildout forecasts projected from the land

use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the FEIR and Addendum concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (D)

Significant and Not Mitigated Impacts

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)
- Parking: Excessive Parking Demand (TRF-D.1) (C)

In certifying the FEIR and approving the San Diego Downtown Community Plan, Planned District Ordinance and 10th Amendment to the Redevelopment Plan, the San Diego City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

Overriding Considerations

- Implement Downtown's Role As Primary Urban Center
- Relieve Growth Pressure On Outlying Communities
- Organize Balanced Mix Of Uses Around Neighborhood Centers
- Maximize Employment
- Capitalize On Transit Opportunities

The proposed activity analyzed within this secondary study is covered under the Final Environmental Impact Report [FEIR] for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which was certified by the Redevelopment Agency by Resolution R-04001 and by the City Council by Resolution R-301265 on March 14, 2006, and the Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to

the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007. This activity is adequately addressed in the environmental documents noted above and the secondary study prepared for this project reveals there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, this activity is not a separate project for purposes of review under the California Environmental Quality Act [CEQA] pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

SUMMARY OF FINDINGS: In accordance with Public Resources Code sections 21166, 21083.3, and CEQA Guidelines sections 15168 and 15183, the following findings are derived from the environmental review documented by this Secondary Study and the 2006 FEIR:

1. No substantial changes are proposed in the Centre City Redevelopment Project (Project), or with respect to the circumstances under which the Project is to be undertaken as a result of the development of the proposed project, which will require important or major revisions in the 2006 FEIR or 2007 Addendum to the FEIR for the Project;
2. No new information of substantial importance to the Centre City Redevelopment Project has become available which was not known or could not have been known at the time the 2006 FEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the 2006 FEIR or 2007 Addendum to the FEIR, or that any significant effects previously examined will be substantially more severe than shown in the 2006 FEIR or 2007 Addendum to the FEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the project on the environment;
3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the 2006 FEIR is necessary or required;
4. The development of the site will have no significant effect on the environment, except as identified and considered in the 2006 FEIR and 2007 Addendum to the FEIR for the Centre City Redevelopment Project. No new or additional project-specific mitigation measures are required for this project; and
5. The proposed project and its associated activities would not have any new effects that were not adequately covered in the 2006 FEIR or 2007 Addendum to the FEIR, and therefore, the proposed project is within the scope of the program approved under 2006 FEIR and 2007 Addendum to the FEIR.

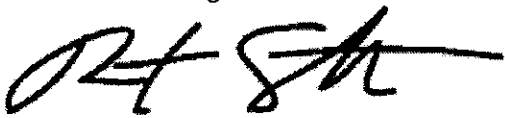
The Centre City Development Corporation (CCDC), the implementing body for the Redevelopment Agency of the City of San Diego, administered the preparation of this Secondary Study.



Signature of Lead Agency Representative

2/23/09

Date



Signature of Preparer

February 19, 2009

Date

ENVIRONMENTAL CHECKLIST

10. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (PDO), and Redevelopment Plan for the Centre City Project Area. Based on the assumption that the proposed activity is adequately addressed in the FEIR, the following table indicates how the impacts of the proposed activity relate to the conclusions of the FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. As applicable, mitigation measures from the FEIR are identified and are summarized in Table A to this Secondary Study. Some of the mitigation measures are plan-wide and not within the control of the proposed project. Other measures, however, are to be specifically implemented by the proposed project. Consistent with the FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

- Air Quality: Mobile Source Emissions (AQ-A.1) (C)
- Water Quality: Urban Runoff (WQ-A.1) (C)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (C)
- Noise: Exterior Traffic Level Increase on Grid Streets (NOI-A.1) (C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (C)
- Traffic: Impact on Surrounding Streets (TRF-A.1) (C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2) (C)
- Parking: Excessive Parking Demand (TRF-D.1) (C)

The following Overriding Considerations apply directly to the proposed project:

- Implement Downtown's Role As Primary Urban Center
- Relieve Growth Pressure On Outlying Communities
- Organize Balanced Mix Of Uses Around Neighborhood Centers
- Maximize Employment
- Capitalize On Transit Opportunities

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
1. AESTHETICS/VISUAL QUALITY:						
<p>a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the San Diego Downtown Community Plan? Views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area. Additionally, Highway 163 is a State Scenic Highway entering downtown at Tenth Avenue, however this highway is not in close proximity to the proposed project, therefore the proposed project would not impact this scenic resource. Lastly, the project would not be located on a street designated as a view corridor by the San Diego Downtown Community Plan. Therefore, significant impacts associated with these issues could not occur.</p> <p>The proposed project would be a two-story (approximately 36-foot tall) building in the Cortez District. The proposed exterior improvements of the structure do not include extreme height, bulk, scale, or a site orientation that would substantially disturb views of the San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park and the downtown skyline from public viewing areas. In addition, the project would not conflict with the design measures required by the San Diego Downtown</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>Community Plan and PDO. Thus, significant direct impacts associated with this issue would not occur.</i></p> <p><i>The project site itself does not possess any significant scenic resources that could be impacted by the proposed project. Impacts to on-site scenic resources are not significant.</i></p>						
<p>(b) <i>Substantially incompatible with the bulk, scale, color and/or design of surrounding development? The bulk, scale, and design of the proposed project would be compatible with the existing and planned development of the surrounding area (Cortez District). Redevelopment of the site will improve the condition of the site by enhancing the use and appearance of the existing building on a currently underutilized site. The building utilizes many components of the existing design that are compatible with the character of the surrounding neighborhood. Therefore, project-level and cumulative impacts associated with this issue would not occur.</i></p>					X	X
<p>(c) <i>Substantially affect daytime or nighttime views in the area due to lighting? The proposed project would not involve a substantial amount of exterior lighting or include materials that would generate substantial glare. The City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generation by development in the downtown area. Therefore, the proposed project's conformance with these requirements would</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>ensure that direct and cumulative impacts associated with this issue are not significant.</i>						
2. AGRICULTURAL RESOURCES						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? Centre City is an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.					X	X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act Contract would not occur.					X	X
3. AIR QUALITY						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? The proposed commercial development is consistent with the Employment/Residential Mixed-Use land use designation of the San Diego Downtown Community Plan and Centre City PDO, the land use policies and regulations of which are in accordance with those of the Regional Air Quality Strategy (RAQS). Thus, the proposed					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>project would not conflict with, but would help implement, the RAQS with its compact, high intensity land use. No impact to the applicable air quality plan would occur.</i>						
<p>(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? <i>The proposed project could involve the exposure of sensitive receptors to substantial air contaminants during short-term construction activities and over the long-term operation of the project. The potential for short-term, temporary impacts to sensitive receptors during construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by FEIR Mitigation Measure AQ-B.1-1 (See Table A).</i></p> <p><i>The proposed project could involve the exposure of sensitive receptors to air contaminants over the long-term operation of the project, such as carbon monoxide exposure (commonly referred to as CO "hot spots") due to traffic congestion near the project site. However, the FEIR concludes that development within the downtown would not expose sensitive receptors to significant levels of any of the substantial air contaminants. Since the land use designation of the proposed development does not differ from</i></p>			X			X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>the land use designation assumed in the FEIR analysis, the project would not expose sensitive receptors to substantial air contaminants beyond the level assumed by the FEIR. Additionally, the proposed project is not located close enough to any industrial activities to be impacted by any emissions potentially associated with such activities. Therefore, impacts associated with this issue would not be significant. Project impacts associated with the generation of substantial air contaminants are discussed below in 3.c.</i>						
<i>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? Implementation of the proposed project could result in potentially adverse air quality impacts related to the following air emission generators: construction and mobile-sources. Site preparation activities and construction of the proposed project would involve short-term, potentially adverse impacts associated with the creation of dust and the generation of construction equipment emissions. The clearing, grading, excavation and construction activities associated with the proposed project would result in dust and equipment emissions that, when considered together, could endanger human health. Implementation of FEIR Mitigation Measure AQ-B.1-1 (see Table A) would reduce dust and construction equipment emissions generated during construction of the proposed project to a level</i>		X	X			

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>below significance.</i></p> <p><i>The air emissions generated by automobile trips associated with the proposed project would not exceed air quality significance standards established by the San Diego Air Pollution Control District. However, the project's mobile source emissions, in combination with dust generated during the construction of the project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. The proposed commercial project does not propose any uses that would significantly increase stationary-source emissions in the downtown planning area; therefore, impacts from stationary sources would be not significant.</i></p>						
4. BIOLOGICAL RESOURCES						
<p>(a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies? <i>Due to the highly urbanized nature of the downtown area, there are no sensitive plant or animal species, habitats, or wildlife migration corridors within the area. In addition, the ornamental trees and landscaping included in the proposed project are considered of no significant value to the native wildlife in their proposed location. Therefore, no impact associated with this issue could occur.</i></p>					X	X
<p>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
community identified in local or regional plans, policies, and regulations by local, state or federal agencies? As identified in the FEIR, the San Diego Downtown Community Plan area is not within a subregion of the San Diego County Multiple Species Conservation Program (MSCP). Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not occur.						
5. HISTORICAL RESOURCES						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? The building proposed by the project for redevelopment is over 45 years old; however, is not designated by the HRB, as discussed in detail in Section 5, P. 3. In addition, the San Diego Downtown Community Plan and does not list the proposed project site as containing any historic or architectural resources and the FEIR does not include the project site as a listed or eligible site on the National, State, or Local Register of Historical Buildings or Structures. Therefore, no direct or cumulative impact associated with this issue would occur.					X	X
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? The proposed project would not include any excavation activities and would therefore not encounter archaeological resources. Therefore, impacts related with this issue					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
would not occur.						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? The proposed project would not include any excavation activities and would therefore not encounter archaeological resources. Therefore, impacts related with this issue would not occur.					X	X
6. GEOLOGY AND SOILS						
(a) Substantial health and safety risk associated with seismic or geologic hazards? The proposed project site is in a seismically active region. There are no known active or potentially active faults located on the project site. However, the project site is located within the Rose Canyon Fault Zone, which is designated as an Earthquake Fault Zone by the California Department of Mines and Geology. A seismic event on this fault could cause significant groundshaking on the proposed project site. Therefore, the potential exists for substantial health and safety risks on the project site associated with a seismic hazard. Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the site's moderate to non-expansive geologic structure, such hazards could nevertheless occur. The existing building has been partially seismically retrofitted and the remaining seismic upgrades will be completed as part of the new project. Conformance with, and					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
implementation of, all seismic-safety development requirements, including all applicable requirements of the Alquist-Priolo Zone Act, the seismic design requirements of the International Building Code (IBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant.						
7. HAZARDS AND HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to onsite hazardous materials? The FEIR states that contact with, or exposure to, hazardous building materials, soil and ground water contaminated with hazardous materials, or other hazardous materials could adversely affect human health and safety during short-term construction or long term operation of a development. The proposed project is subject to federal, state, and local agency regulations for the handling of hazardous building materials and waste. Compliance with all applicable requirements of the County of San Diego Department of Environmental Health and federal, state, and local regulations for the handling of hazardous building materials and wastes would ensure that potential health and safety impacts caused by exposure to onsite hazardous materials are not significant during short term, construction activities. In addition, herbicides and fertilizers associated with the landscaping of the project could pose a significant health risk over the long-term operation of the project. However, the					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>proposed project's adherence to existing mandatory federal, state, and local regulations controlling these materials would ensure that long-term health and safety impacts associated with onsite hazardous materials over the long-term operation of the project are not significant.</i>						
<i>(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? The proposed project is not located on or within 2,000 feet of a site on the State of California Hazardous Waste and Substances Sites List; however, there are sites within 2,000 feet of the project site that are listed on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing. The FEIR states that significant impacts to human health and the environment regarding hazardous waste sites would be avoided through compliance with mandatory federal, state, and local regulations as described in section 7.a above. Therefore, the FEIR states that no mitigation measures would be required.</i>					X	X
<i>(c) Substantial safety risk to operations at San Diego International Airport? The proposed project is not within the boundaries of the Airport Influence Area of the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA). Therefore, impacts associated with this issue are not anticipated to occur. In addition, the project is subject to</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>FAA determination of no hazard to air navigation prior to issuance of any development permit.</i>						
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>The project does not propose any features that would affect an emergency response or evacuation plan. Therefore, no impact associated with this issue is anticipated.</i>					X	X
8. HYDROLOGY AND WATER QUALITY						
(a) Substantially degrade groundwater or surface water quality? <i>The project does not propose soil excavation activities and therefore would not reach a depth that may surpass known groundwater levels, which would indicate that groundwater dewatering might be required. In addition, the project would incorporate Best Management Practices (BMPs) as required as part of the local Storm Water Pollution Prevention Plan (SWPPP) to ensure that short-term water quality impacts during renovation of the existing building are not significant. The proposed project would result in the same hard structure areas and other impervious surfaces as the existing site, which would generate urban runoff with the potential to degrade groundwater or surface water quality. However, implementation of BMPs required by the local Standard Urban Stormwater Mitigation Program (SUSMP) and Stormwater Standards would reduce the project's long-term impacts. Thus, adherence to the state and local water quality controls would ensure that direct impacts to</i>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>groundwater and surface water quality would not be significant.</p> <p>Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the FEIR, the project's contribution to the cumulative water quality impact will remain significant and unmitigated.</p>						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? The proposed project site is currently developed and covered with impervious surfaces. Implementation of the proposed project would result in impervious surfaces similar to those that exist onsite. Therefore, the proposed project would not substantially increase the runoff volume entering the storm drain system. Therefore, impacts associated with this issue are not significant. (Impacts associated with the quality of urban runoff are analyzed in Section 8.a.)					X	X
(c) Substantially impede or redirect flows within a 100-year flood hazard area? The project site is not located within a 100-year floodplain. Similarly, the proposed project would not affect offsite flood hazard areas, as no 100-year floodplains are located downstream.					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Therefore, impacts associated with these issues are not significant.</i>						
(d) Substantially increase erosion and sedimentation? The project site is currently developed with impervious surfaces. The hydrology of the proposed site would not be substantially altered by implementation of the proposed project as the site would maintain a similar quantity of impervious surfaces and, therefore, the proposed project would not substantially increase the long-term potential for erosion and sedimentation. However, the potential for erosion and sedimentation could increase during the short-term during site preparation, excavation, and other construction activities. The proposed project's compliance with regulations mandating the preparation and implementation of a SWPPP would ensure that impacts associated with erosion and sedimentation are not significant.					X	X
9. LAND USE AND PLANNING						
(a) Physically divide an established community? The proposed project does not propose any features or structures that would physically divide an establishment community. Impacts associated with this issue would not occur.					X	X
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation? The project site is located within the Cortez District of the Centre City Planned District under the San Diego Downtown Community Plan. The project site is within the Centre City PDO					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>designated Employment/Residential Mixed-Use Land Use District. The Employment/Residential Mixed-Use Land Use District provides synergies between educational institutions and residential neighborhoods, or transition between the Core and residential neighborhoods. This classification permits a variety of uses, including office, residential, hotel, research and development, and educational and medical facilities.</p> <p>The proposed project is considered a Congregate Meal Facility and Social Service Institution, both of which are permitted uses in the above mentioned land use district with approval of a Conditional Use Permit (CUP). In addition, under the Land Development Code (LDC) a Congregate Meal Facility is required to be separated by a ¼ mile from any other Congregate Meal Facility, Emergency Shelter, or Homeless Day Center. The PDO allows for exemptions from this separation requirement through the CUP process provided the project meets one of two specific findings outlined under Section 156.0315 of the PDO.</p> <p>In addition, as discussed in Section 5 above (refer to P.3 of this Secondary Study), the proposed project does not conform to the minimum Floor Area Ratio (FAR) or minimum Streetwall Height development standard of the PDO, and is therefore considered previously conforming. Therefore, the project is seeking approval of a Neighborhood Development Permit (NDP) as required under the LDC to allow the expansion or enlargement of a Previously Conforming</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>Structural envelope. Under Section 127.0106 of the LDC, three findings must be made in order to approve the NDP.</i></p> <p><i>With approval of the CUP/NDP, the project conforms to regulations, goals and policies of the San Diego Downtown Community Plan and PDO.</i></p> <p><i>As discussed in 7.c, the proposed project is not within the jurisdiction of the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA). In addition, the proposed project would not conflict with other applicable land use plans, policies, or regulations. The proposed project complies with the goals and requirements of the San Diego Downtown Community Plan, and meets all applicable standards of the PDO. Therefore, no significant direct or cumulative impacts associated with an adopted land use plan would occur.</i></p>						
<p><i>(c) Substantial incompatibility with surrounding land uses? Sources of land use incompatibility include lighting, shading, industrial activities, and noise. The proposed project would not result in, or be subject to, adverse impacts due to substantially incompatible land uses. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the proposed project's emitting of, and exposure to, lighting are not significant. In addition, the FEIR concludes that existing mandatory regulations addressing land use compatibility with industrial activities would ensure that residents of, and visitors to, the proposed</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>project are not subject to potential land use incompatibilities (potential land use incompatibilities resulting from hazardous materials and air emissions are evaluated elsewhere in this Secondary Study). Similarly, the project site is not directly adjacent to any major planned neighborhood parks that could be significantly impacted by shading from the project. Potentially significant impacts associated with the project's incompatibility with traffic noise on adjacent grid streets are discussed in Sections 11.b and 11.c. No impacts associated with incompatibility with surrounding land use would occur.</i>						
(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? Although not expected to be a substantial direct impact of the project because substantial numbers of transients are not known to congregate onsite, the project, in tandem with other downtown redevelopment activities, would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generation by transients who are displaced from downtown into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams (HOTs) and similar transient outreach efforts will reduce, but not fully mitigate, the adverse impacts to surrounding neighborhoods caused by the transient relocation. Therefore, the proposed project would result in cumulatively significant		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>and not fully mitigated impacts to surrounding neighborhoods.</i>						
10. MINERAL RESOURCES						
(a) Substantially reduce the availability of important mineral resources? <i>The FEIR states that the viable extraction of mineral resources is limited in the Centre City due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no impact associated with this issue would occur.</i>					X	X
11. NOISE						
(a) Substantial noise generation? <i>The proposed project would not result in substantial noise generation from any stationary sources over the long-term. Short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. In addition, the proposed project is consistent with the land use designation for this site in the Downtown Community Plan. Therefore, as significant noise impacts were not identified in the Downtown Community Plan, the proposed project is not expected to result in substantial noise increases. Thus, no significant impact related to noise generation would be associated with the proposed project. However, the project would, in combination with other development in the downtown, contribute to the cumulatively significant traffic noise increases on nine street segments. This impact is consistent with the analysis of the FEIR and considered</i>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>cumulatively significant and not mitigated.</i>						
<p>(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dB (A) CNEL)? The proposed project is a commercial project, and the common outdoor space proposed by the project is not required by the PDO. Therefore, substantial exposure of required residential open spaces to noise levels exceeding the 65 dB (A) CNEL standard would not occur; project-level and cumulative impacts associated with this issue are not significant.</p> <p>As detailed in response 11 (a) above, the proposed project would not result in direct significant noise impacts due to generation of vehicular traffic. Thus, direct significant noise impacts to outdoor spaces at adjacent existing or future residential units would not occur. However, the project would, in combination with other development in the downtown, contribute to cumulatively significant traffic noise increases. This cumulative noise effect could adversely affect adjacent residential outdoor spaces. This impact is consistent with the analysis of the FEIR and considered cumulatively significant and not mitigated.</p>		X			X	
<p>(c) Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)? Project impacts associated with substantial interior noise within habitable rooms would not occur since the proposed project does not include habitable rooms.</p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
12. POPULATION AND HOUSING						
(a) Substantially induce population growth in an area? The proposed project is consistent in land use with the San Diego Downtown Community Plan. Adverse physical changes associated with the population growth generated by the proposed project would not exceed those analyzed throughout the FEIR and this Secondary Study. Therefore, project-level and cumulative impacts associated with this issue are not significant.					X	X
(b) Substantial displacement of existing housing units or people? No housing units currently exist on the project site. Therefore, project-level and cumulative impacts associated with this issue would not occur.					X	X
13. PUBLIC SERVICES AND UTILITIES:						
(a) Substantial adverse physical impacts associated with the provision of new schools? The FEIR concludes that the additional student population anticipated at build out of the downtown area would require the construction of at least one additional school. In and of itself, the proposed project would not generate a sufficient number of students to warrant construction of a new school facility. However, the project would contribute, in combination with other development in downtown to the need for at least one additional school in downtown, consistent with the analysis of the FEIR. Nevertheless, as indicated in the FEIR, the specific future location of a new school is unknown at present time. Pursuant to Section 15145 of the California Environmental					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Quality Act (CEQA), analysis of the physical changes in the downtown planning area, which may occur from future construction of schools, would be speculative and no further analysis of their impacts is required. However, construction of new schools would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(b) Substantial adverse physical impacts associated with the provision of new libraries? The FEIR concludes that, cumulatively, development in the downtown would generate the need for a new Main Library and possibly several smaller libraries within the downtown. In and of itself, the proposed project would not generate additional demand necessitating the construction of new library facilities. However, the proposed project would contribute to the cumulative need for new library facilities in the downtown identified in the FEIR. Nevertheless, the specific future location of these facilities (except the Main Library) is unknown at present time. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area, which may occur from future construction of these public facilities, would be speculative and no further analysis of their impacts is required (The environmental impacts of the Main Library were analyzed in a Secondary Study prepared by CCDC in 2001). Environmental documentation prepared pursuant to CEQA					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
would identify potentially significant impacts and appropriate mitigation measures.						
(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? The FEIR does not conclude that the cumulative development of the downtown would generate additional demand necessitating the construction of new fire protection/emergency facilities. Since the land use designation of the proposed development is consistent with the land use designation assumed in the FEIR analysis, the project would not generate a level of demand for fire protection/emergency facilities beyond the level assumed by the FEIR. However, the FEIR reports that the San Diego Fire Department is in the process of securing sites for two new fire stations in the downtown area. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the second new fire protection facility would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify significant impacts and appropriate mitigation measures.					X	X
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? The FEIR analyzes					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>impacts to law enforcement service resulting from the cumulative development of the downtown and concludes the construction of new law enforcement facilities would not be required. Since the land use designation of the proposed development is consistent with the land use designation assumed in the FEIR analysis, the project would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the downtown planning area that may occur from the future construction of law enforcement facilities would be speculative and no future analysis of their impacts would be required. However, construction of new law enforcement facilities would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.</i>						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of downtown. In addition, water pipe improvements that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, impacts associated with this issue					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
would not be significant.						
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? <i>The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the proposed project would result in an amount of impervious surfaces similar to the existing use of the site, the amount of runoff volume entering the storm drain system would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.</i>					X	X
(g) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? <i>The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, sewer improvements that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, impacts associated with this issue would not be significant.</i>					X	X
(h) Substantial adverse physical impacts associated with the provision of new landfill facilities? <i>The FEIR concludes that cumulative development within the downtown would increase the amount of solid waste to the Miramar Landfill and contribute to the</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>eventual need for an alternative landfill. Although the proposed project would generate a higher level of solid waste than the existing use of the site, implementation of a mandatory Waste Management Plan and compliance with the applicable provisions of the San Diego Municipal Code would ensure that both short-term and long-term project-level impacts are not significant. However, the project would contribute, in combination with other development activities in downtown, to the cumulative increase in the generation of solid waste sent to Miramar Landfill and the eventual need for a new landfill as identified in the FEIR. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis from the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts of the proposed project and appropriate mitigation measures. Therefore, cumulative impacts of the proposed project are also considered not significant.</p>						
14. PARKS AND RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The FEIR discusses					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>impacts to parks and recreational facilities and the maintenance thereof and concludes that buildout of the Downtown Community Plan would not result in significant impacts associated with this issue. Since the land use designation of the proposed development does not differ from the land use designation assumed in the FEIR analysis, the project would not generate a level of demand for parks and recreational facilities beyond the level assumed by the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the proposed project. No significant impacts with this issue would occur.</i></p>						
15. TRANSPORTATION/TRAFFIC						
<p>(a) Cause the LOS on a roadway segment or intersection to drop below LOS E? Based on Centre City Cumulative Traffic Generation Rates for commercial projects contained in the May 2003 San Diego Municipal Code Trip Generation Manual, the worst-case scenario for automobile trips by the project is approximately 342 Average Daily Trips (ADT) based on a trip generation rate of $(0.85[\text{Ln}(T) = 0.756 \text{Ln}(x) + 3.95])\text{ADT}$ per 1,000 square feet of commercial space for the proposed commercial project. Since this does not exceed the 2,400 ADT significance threshold established in the FEIR, the proposed project's impacts on roadway segments or intersections downtown would be significant without mitigation.</p> <p>With buildout of the Downtown Community</p>						
		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>Plan, a total of 62 intersections are anticipated to operate at LOS F; however, none of the impacted intersections are adjacent to the project site. The project's direct impacts on downtown roadway segments or intersections would not be significant; however, the traffic generated by the proposed project would, in combination with the traffic generated by other downtown development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of downtown roadway segments and intersections, and streets within neighborhoods surrounding the Plan area at buildout of the downtown. The FEIR includes mitigation measures to address these impacts, but the identified measures may or may not be able to fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways. These mitigation measures are not the responsibility of the proposed project, and are therefore not included in Table A. Therefore, consistent with the analysis of the FEIR, the proposed project would contribute to significant cumulative impacts associated with this issue.</p>						
<p>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? The FEIR concludes that development within the downtown will result in significant cumulative impacts to freeway segments and ramps serving the downtown planning area. Since the land use designation of the proposed development is consistent with the land use designation</p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>assumed in the FEIR analysis, the proposed development would contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and several ramps serving the downtown. FEIR Mitigation Measure TRF-A.2.1-1 would reduce these impacts to the extent feasible, but not to below the level of significance. This mitigation measure is not the responsibility of the proposed project, and therefore is not included in Table A. The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the proposed project's cumulative-level impacts to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR. The proposed project would not have a direct impact on freeway segments and ramps.</p>						
<p>(c) Create an average demand for parking that would exceed the average available supply? The proposed project is considered commercial use per the Centre City PDO. The proposed project is exempt from the Centre City PDO parking requirement of a minimum of 1.5 parking spaces per 1,000 square feet for commercial projects since the project contains less than 50,000 square feet of commercial space. Although exempt from this requirement, the project does include a surface parking lot with 13 parking spaces. Therefore, the project would not have a significant direct impact on downtown</p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>parking. However, demand generated by cumulative downtown development would exceed the amount of parking provided by such development in accordance with the PDO. Implementation of FEIR Mitigation Measure TRF-D.1-1 would reduce, but not fully mitigate, the significant cumulative impact of excessive parking demand (this mitigation measure is not the responsibility of the proposed project, and therefore is not included in Table A). Therefore, the proposed project would contribute to the cumulatively significant and not mitigated shortfall in parking supply anticipated to occur throughout the downtown by the FEIR.</p>						
<p>(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? The proposed project does not include any features that would discourage the use of alternatives modes of transportation. In addition, the project site is located less than five blocks from an existing light-rail trolley station, and there is regular bus service adjacent to the project site on Fourth Avenue and elsewhere in the Cortez District. The project's proximity to several existing and planned community serving uses, including nearby shopping and recreational activities, also encourages walking. Additionally, SANDAG has indicated that transit facilities should be sufficient to serve the downtown population without exceeding capacity.</p>					X	X
16. MANDATORY FINDINGS OF SIGNIFICANCE						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <i>As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Centre City area. In addition, the project does not have potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the project would substantially degrade the environment. Cumulative impacts described in the subsection 16.b below.</i>					X	
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? <i>As acknowledged in the FEIR, implementation of the Downtown Community Plan, PDO, and Redevelopment Plan will result in cumulative impacts associated with: air quality, physical changes associated with transient activities, noise, parking, traffic, and water quality. This</i>		X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>project will contribute to those impacts. Implementation of the mitigation measures identified in the FEIR would reduce some significant impacts; however, the impacts would remain significant and inmitigable. Cumulative impacts would not be greater than those identified in the FEIR.</i>						
<i>(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? As described elsewhere in this study, the proposed project would result in significant and unmitigated impacts. Those impacts associated with air and noise could have substantial adverse effects on human beings. However, these impacts would be no greater than those assumed in the FEIR. Implementation of the mitigation measures identified in the FEIR would mitigate many, but not all, of the significant impacts.</i>	X	X				

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
AIR QUALITY (AQ)				
<p>Impact AQ-B-1: Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)</p>	<p>Mitigation Measure AQ-B-1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:</p> <ol style="list-style-type: none"> 1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. 2. Dust suppression techniques shall be implemented including, but not limited to, the following: <ol style="list-style-type: none"> a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC. b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. 3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. 4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible 	<p>Prior to Demolition or Grading Permit (Design)</p>	<p>Developer</p>	<p>City</p>

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.</p> <ol style="list-style-type: none"> 6. All diesel-powered vehicles and equipment shall be properly operated and maintained. 7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law. 8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site. 13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development. 14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized. 15. Rubble piles shall be maintained in a damp state to minimize dust generation. 16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible. 			

SIGNIFICANT IMPACT(S)	MITIGATION MEASURE(S)	IMPLEMENTATION TIME FRAME	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY
	<p>17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible.</p>			

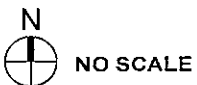
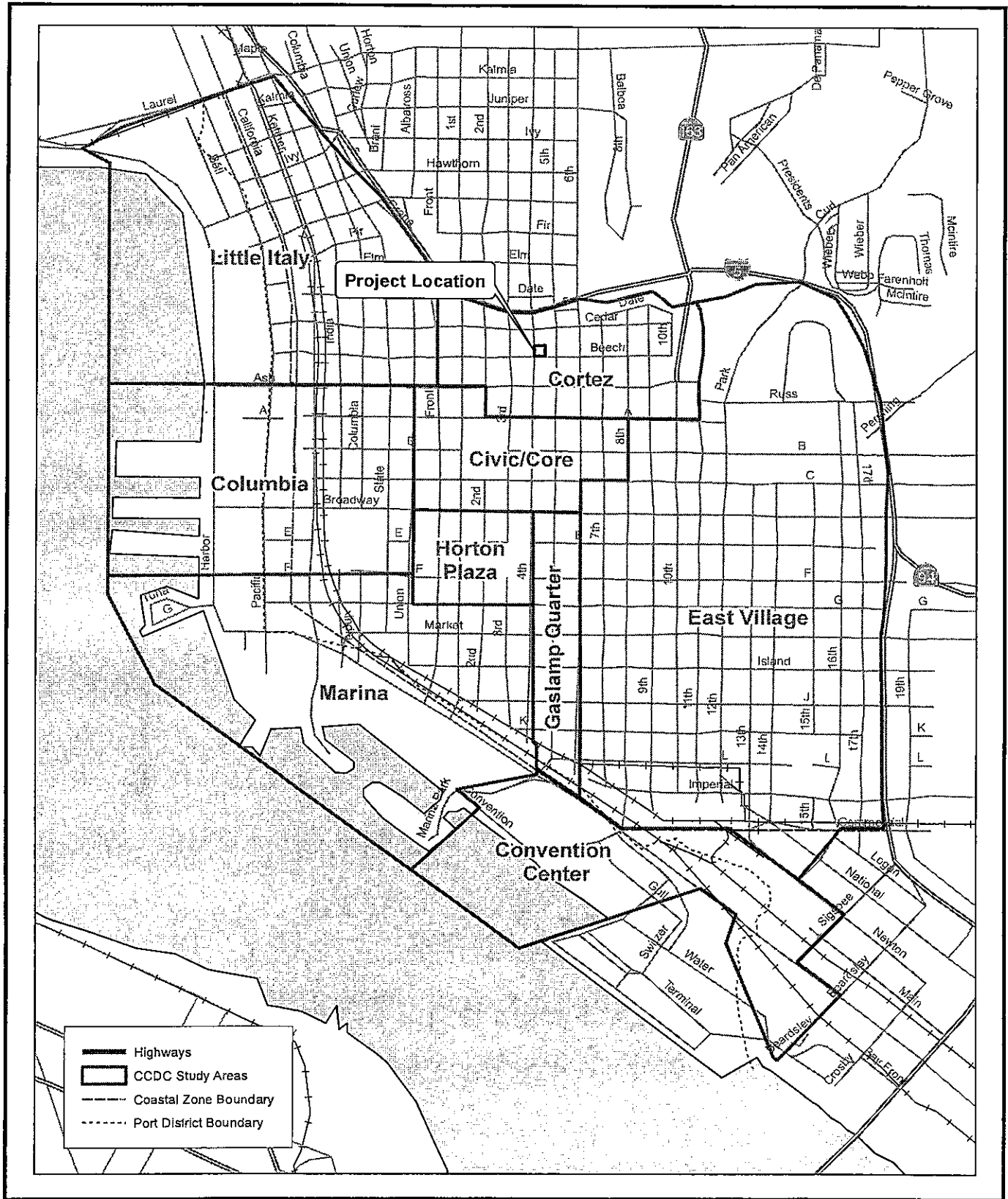


Figure 1
 Location Map
 February 2009

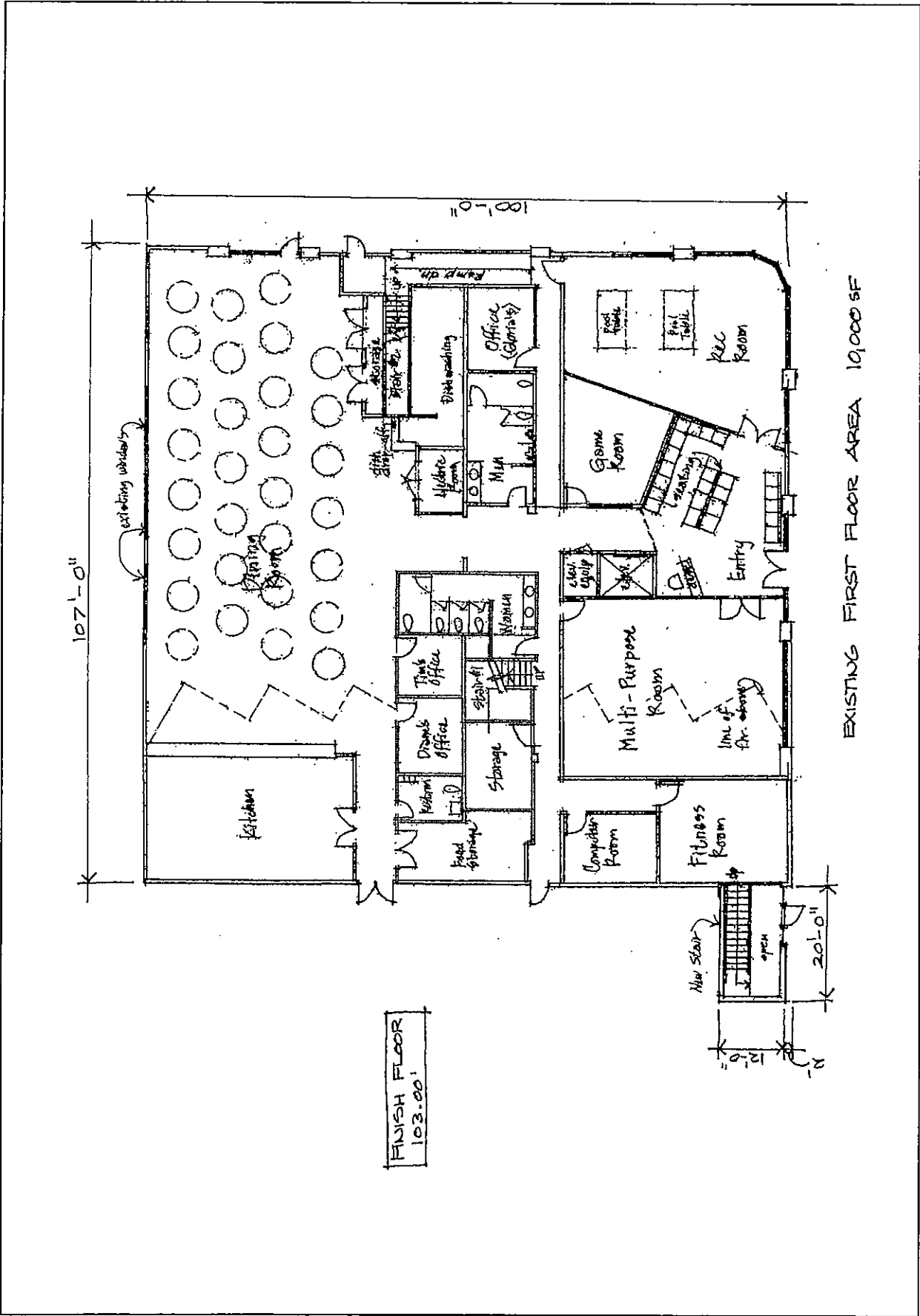


Figure 2
Site Plan

February 2009

Source: Smith Consulting Architects (2009)

NO SCALE

Gary and Mary West Senior Wellness Center Project
CCDC Secondary Study

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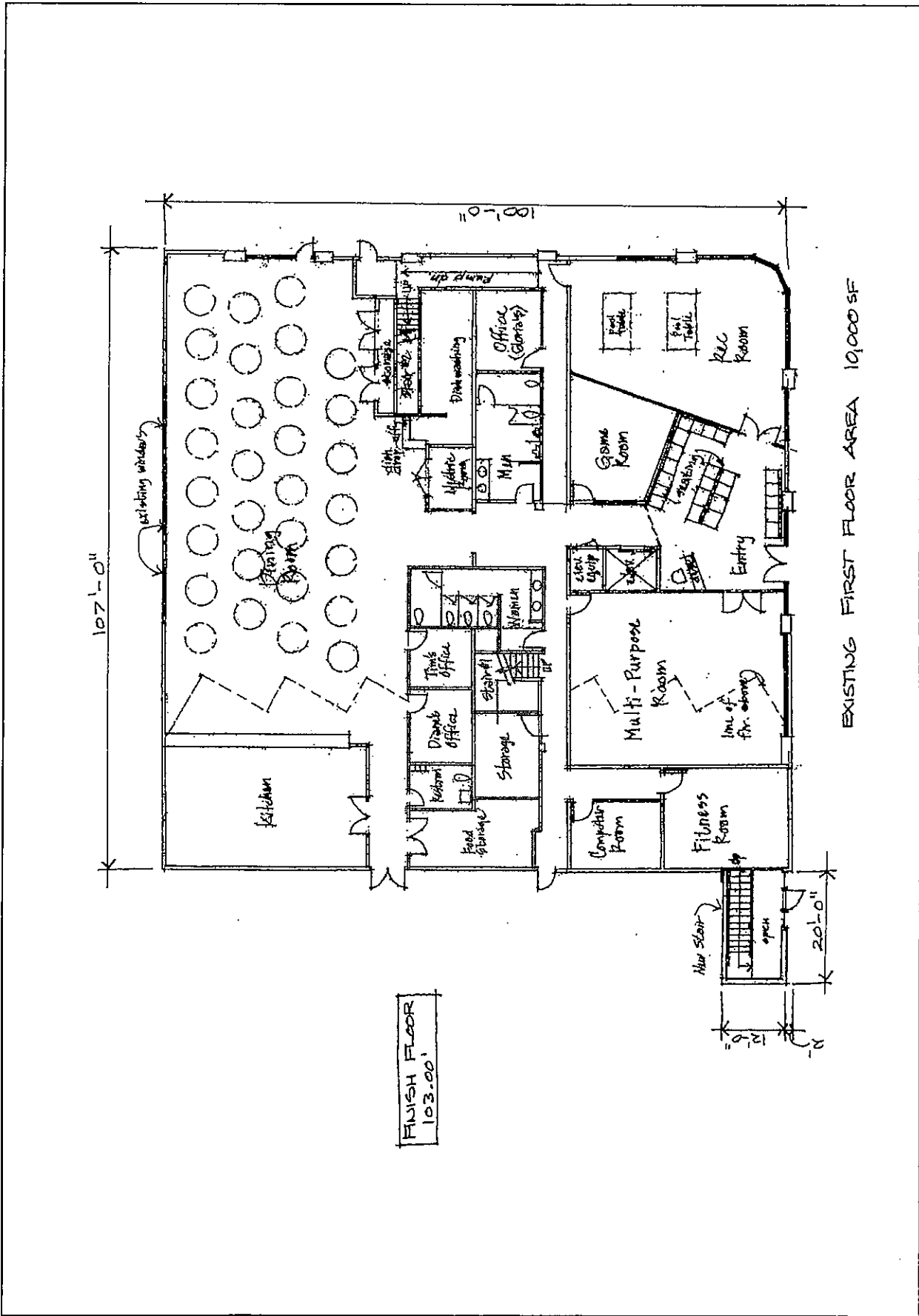


Figure 3
 First Floor Plan
 February 2009

Source : Smith Consulting Architects (2009)

NO SCALE

Gary and Mary West Senior Wellness Center Project
 CCDC Secondary Study

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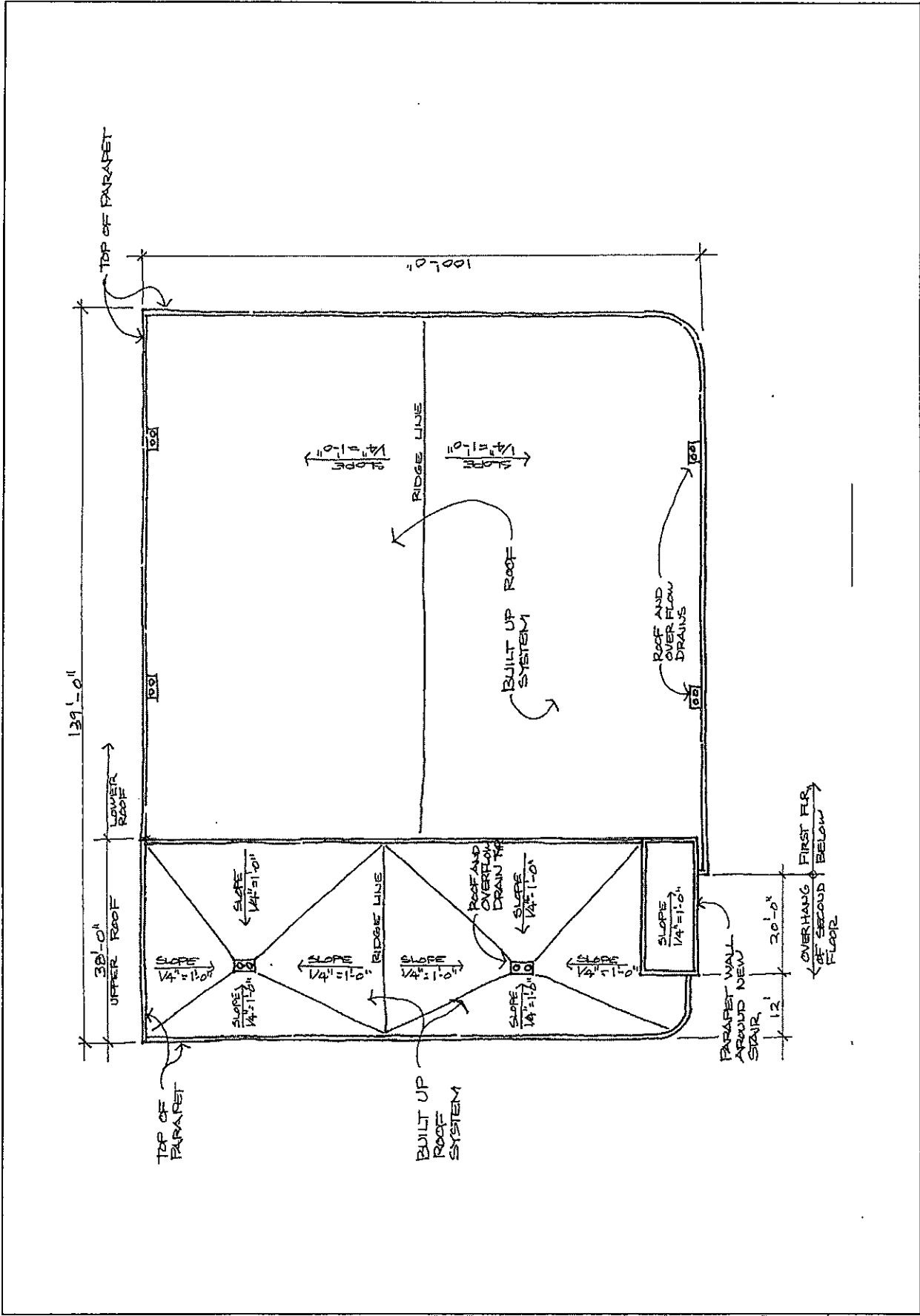


Figure 5
Roof Plan

February 2009

Source : Smith Consulting Architects (2009)

NO SCALE

Gary and Mary West Senior Wellness Center Project
CCDC Secondary Study

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