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CITY OF SAN DIEGO
MEMORANDUM

DATE: May 10, 2007
TO: Members of the Planning Commission
FROM: Patrick Hooper, Project Manger, Development Services Department **PH**
SUBJECT: Pacific Coast Office Building – Project No. 54384

On June 15, 2006, the Planning Commission denied an appeal of a Hearing Officer decision, certified Mitigated Negative Declaration (MND) No. 54384 and approved the Pacific Coast Office Building project. On June 29, 2006, the environmental document was appealed to the City Council. On September 26, 2006, the City Council upheld the environmental appeal and remanded the issue back to the Planning Commission for reconsideration.

As a part of the motion to approve the appeal, the City Council directed staff to "review alternatives that would reduce impacts" associated with the development. This direction was a result of public testimony wherein, it was discussed that previous project design alternatives had been submitted, reviewed and subsequently rejected by Development Services during the project review phase of the entitlement process. The Council felt that the public should be made aware of those project alternatives and have had the opportunity to comment on them. The Council therefore instructed staff to include an alternatives analysis and mandated that the revised document be recirculated for public review.

The MND was revised and recirculated pursuant to the Council direction. Various project designs were summarized along with the staff determinations that precluded these designs from further consideration. Some of the designs lessen certain impacts such as visual affect, building scale, brush management and grading. However, these resulted in increased impacts on the hillside including a higher degree of non-compliance with the Mission Valley Planned District Ordinance and the Mission Valley Community Plan.

There are no changes to the project that is now before the Planning Commission for reconsideration, nor is there any additional mitigation measures required to further reduce the impacts identified by staff to a level of below significant. Staff has followed the City Council direction to review project alternatives and circulate the revised document for public review. The additional analysis serves to document the evolution of project design and the staff conclusion that the proposed project is consistent with the applicable development regulations and land use policies established for the property. Therefore, the staff has reissued Report No. PC-06-194, and recommends that the Planning Commission Certify revised Mitigated Negative Declarations No. 54384; and approves Site Development Permit No. 158004.