

NOTICE OF DETERMINATION

To: County Clerk
County of San Diego
1600 Pacific Highway, Suite 260
San Diego, California 92101

From: Civic San Diego (Lead Agency)
401 B Street, Suite 400
San Diego, California 92101
Attn: James Alexander
Phone: 619.533.7171

To: Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

(overnight or hand delivery)
1400 Tenth Street, Rm. 113
Sacramento, California 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

State Clearinghouse Number: #2003041001

Project Title: San Diego Downtown Community Plan – 6th & G Hotel Project (705 Sixth Avenue)

Project Applicant: 6th and G, LLC, 321 7th Avenue, San Diego, CA 92101

Specific Project Location: The area included in the Downtown Community Plan, which covers the downtown area of the City of San Diego, west of Interstate 5. The 6th & G Hotel Project site is located on a 10,011 square-foot premises at the northeast corner of Sixth Avenue and G Street in the East Village neighborhood of the Downtown Community Plan area.

General Project Location: City of San Diego

Project Description: The Downtown Community Plan establishes land use designations, as well as goals and policies to govern development through the year 2035. The Centre City Planned District Ordinance provides more specific standards for future downtown development. The 6th & G Hotel Project consists of construction of a six-story, 84-foot tall, mixed-use hotel development comprised of 180 hotel guest rooms and approximately 2,500 square feet of commercial lease space with sidewalk café area. The 6th & G Hotel Project is consistent with the Employment/Residential Mixed-Use (ER) Land Use District for the site.

This is to advise that the president of Civic San Diego (CivicSD), as the lead agency under the California Environmental Quality Act (“CEQA”), approved Centre City Development Permit/Neighborhood Development Permit/Neighborhood Use Permit (CCDP/NDP/NUP) No. 2019-10 for the above described 6th & G Hotel Project on November 20, 2019. This action was not appealed to the CivicSD Board of Directors prior to the end of the appeal period and the decision became final on December 5, 2019. In connection with these actions the following determinations were made:

1. Development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (“FEIR”) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance and 10th Amendment to the Centre City Redevelopment Plan certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August

- 3, 2007 (Former Agency Resolution R-04193); April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (City Council Resolution R-310561.)
2. The effect of greenhouse gas emissions on climate change, and the subsequent adoption of guidelines for analyzing and evaluating the significance of data, is not considered "new information" under State CEQA Guidelines section 15162 triggering further environmental review because the potential effects of greenhouse gas emissions was available and known and could have been addressed with reasonable diligence before approval of the Downtown FEIR. Nonetheless, development within the Downtown Community Plan area is also assessed for consistency with the following documents all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan ("CAP") certified by the City Council on December 15, 2015 (City Council Resolution R-310176) and the Addendum to the CAP certified by the City Council on July 12, 2016 (City Council Resolution R-310596).
 3. The Downtown FEIR and CAP FEIR are both Program EIRs prepared in compliance with State CEQA Guidelines section 15168. Consistent with best practices suggested by Section 15168, a Consistency Evaluation was completed for the 6th & G Hotel Project, which incorporates the above environmental documents by reference. The Consistency Evaluation included review of the 6th & G Hotel Project's consistency with the CAP pursuant to the CAP Consistency Checklist. The Consistency Evaluation concluded that the environmental impacts of the 6th & G Hotel Project were adequately addressed in the Downtown FEIR and CAP FEIR, 6th & G Hotel Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR, and that none of the conditions listed in State CEQA Guidelines section 15162 exist; therefore, no further environmental documentation is required under CEQA.
 4. The 6th & G Hotel Project will not have significant effect on the environment beyond what has already been evaluated in the Downtown FEIR for the Centre City Redevelopment Project.
 5. Mitigation measures were previously made condition of the approval of the Centre City Redevelopment Project, compliance with which were made a condition of the approval of the 6th & G Hotel Project.
 6. A Statement of Overriding Considerations was not adopted for the 6th & G Hotel Project.
 7. Findings were made pursuant to the provisions of CEQA.

The Downtown FEIR, FEIR Consistency Evaluation, and record of approval of the 6th & G Hotel Project may be examined at CivicSD, 401 B Street, Suite 400, San Diego, California 92101.

Signature:

Title: Associate Planner

Date: 12/6/19

Date received for Filing: Governor's Office of Planning & Research

DEC 11 2019
STATE CLEARINGHOUSE