

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 896

ADOPTED ON DECEMBER 13, 1983

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO APPROVING AND ADOPTING
PROCEDURES FOR REVIEW AND APPROVAL OF PLANS FOR
PROPOSED DEVELOPMENTS AND CONSTRUCTION WITHIN
THE SOUTHEAST REDEVELOPMENT PROJECT AREAS.

WHEREAS, the Council of The City of San Diego, has adopted certain redevelopment projects within the southeast area of the City of San Diego pursuant to the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.), and the City Council may adopt additional redevelopment projects within such area in the future; and

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is charged with the responsibility for carrying out all such redevelopment projects; and

WHEREAS, the Southeast Economic Development Corporation, Inc. ("SEDC") is a nonprofit public benefit corporation created by The City of San Diego to administer, under contract to the Agency, all redevelopment projects adopted within the southeast area of the City of San Diego; and

WHEREAS, the Agency pursuant to the respective redevelopment plans, may from time to time establish and implement design criteria and standards to evaluate development proposals within each southeast redevelopment project area; and

WHEREAS, each redevelopment plan for the southeast redevelopment projects provides a procedure for review and reporting by the Agency on applications

for building permits within the southeast redevelopment project areas; and

WHEREAS, the Agency desires to set forth the procedures for review and approval of plans for proposed developments and construction within the southeast redevelopment project areas, including the delegation of certain review and approval powers to the SEDC, the establishment detailed design standards to govern such decisions of the SEDC, and procedures for appeal to the Agency Board; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. Basic concept plans and schematic plans for proposed developments and construction within the southeast redevelopment project areas shall be submitted to the Agency Board for approval, subject to submission of such plans to any advisory body required by the applicable redevelopment plan and to the SEDC for review and comment.
2. All other plans and documents such as preliminary construction plans, final construction plans, specifications, and related drawings and documents for proposed developments and construction within the southeast redevelopment project areas shall be submitted to the SEDC for approval. The SEDC shall approve, approve with conditions, or disapprove such plans and documents.
3. The SEDC decisions with respect to review of such plans and documents shall be based upon their compliance with the detailed design standards contained in: (a) the applicable redevelopment plan; (b) the design for development or other design standards adopted by the Agency from time to time for the applicable redevelopment project or portion thereof; (c) the criteria and standards contained in any disposition and development agreement, participation agreement or other such document approved by the Agency with respect to such development or construction; and (d) the basic concept plans and/or schematic plans approved by the Agency with respect to such development or construction.
4. In the event the SEDC approves with conditions or disapproves any such plans or documents referred to in Section 2 of this resolution, the applicant may appeal such decision to the Agency Board by filing with the secretary of the SEDC a written notice of intent to appeal, specifying the grounds for appeal, within ten (10) days after the applicant is notified in writing of the decision of the SEDC.

APPROVED: John W. Witt, General Counsel

By Anthony J. Shanley Deputy Counsel

AJS:ta:704

12/5/83

Or.Dept:SEDC

RA-84-39