

(RA-93-11)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 2130  
ADOPTED ON AUGUST 11, 1992

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO REPLACING RESOLUTION NO. 536, DATED MARCH 18, 1980, APPROVING AND RATIFYING CENTRE CITY DEVELOPMENT CORPORATION, INC., AS THE DESIGN REVIEW BOARD FOR CENTRE CITY REDEVELOPMENT PROJECTS AND THE PROCEDURES AND THRESHOLDS FOR REVIEW AND APPROVAL OF PLANS FOR PROPOSED DEVELOPMENTS AND CONSTRUCTION WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREAS.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency"), pursuant to the Horton Plaza Redevelopment Plan (Sections 130 and 520), the Marina Redevelopment Plan (Section 100.2.J), the Columbia Redevelopment Plan (Section 110.1.L) and the Gaslamp Quarter Redevelopment Plan (Sections 422 and 423), have established and implemented design standards with respect to the design elements of development proposals within the Horton Plaza, Marina, Columbia and Gaslamp Quarter Redevelopment Project Areas; and

WHEREAS, the Agency by Resolution No. 536, adopted March 18, 1980, established the Centre City Development Corporation as the design review board for Centre City redevelopment projects and established the procedures for review and approval of plans for proposed developments and construction within the Centre City redevelopment project areas; and

WHEREAS, on May 11, 1992, the Agency and City Council approved and adopted the merger and expansion of the Marina, Columbia and Gaslamp Quarter Redevelopment Project areas into one redevelopment project area called the Centre City Redevelopment Project; and

WHEREAS, on May 11, 1992, the Agency and City Council approved and adopted the Centre City Planned District Ordinance and the Centre City Community Plan which regulate and guide development of land located within the Centre City Redevelopment Project area; and

WHEREAS, the Agency desires to eliminate the Planning Commission from the Agency's design review process in order to expedite the review of plans within the Centre City redevelopment project areas; and

WHEREAS, the Agency further desires to replace Resolution No. 536 with a new resolution establishing project thresholds for the review and approval of plans for proposed developments and construction within the Centre City and Horton Plaza Redevelopment Project areas; ; NOW, THEREFORE,

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

1. That the Centre City Development Corporation, Inc. ("CCDC"), is hereby reaffirmed as the Design Review Board with all rights, powers, duties, privileges and immunities of such Design Review Board, as defined in this resolution and otherwise, vested in the Board of Directors of CCDC, as they may from time to time be appointed and serve.
2. That basic concept plans and schematic plans for proposed developments and construction within the Centre City and Horton Plaza Redevelopment Project areas shall be submitted to the Executive Vice President of CCDC for review and approval in accordance with the applicable Redevelopment Plan and/or Planned District Ordinance. Further review of such plans shall be required based on the following project thresholds:
  - a. Projects requesting/requiring Agency financial assistance, projects governed by either a Disposition and Development Agreement or an Owner Participation Agreement, and/or projects requesting an exception to the Marina Planned District Ordinance shall be reviewed by the Executive Vice President of CCDC, the City Architect of The City of San Diego and the CCDC Board and reviewed and approved by the Redevelopment Agency.
  - b. Projects having more than 100,000 square feet or more than 50 dwelling units shall be reviewed by the Executive Vice President of CCDC and the City Architect, and reviewed and approved by the CCDC Board.
  - c. Projects having between 50,000 to 100,000 square feet or 25 to 50 dwelling units shall be reviewed only by the City Architect and reviewed and approved by the Executive Vice President of CCDC.
  - d. Projects having less than 50,000 square feet or less than 25 dwelling units shall be reviewed and approved only by the Executive Vice President of CCDC.
3. That all plans and documents such as 50% construction plans, 100% construction plans, specifications, and related drawings and documents for proposed developments and construction within the Centre City and Horton Plaza Redevelopment Project Areas shall be submitted to the Executive Vice President of CCDC for approval. CCDC shall approve,

approve with conditions or disapprove such plans and documents.

4. That CCDC 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 Centre City Community Plan; (b) the applicable Redevelopment Plan; (c) the Design Guidelines or other design standards adopted by the Agency for the applicable redevelopment project; (d) the Planned District Ordinance for the applicable redevelopment project; (e) the criteria and standards contained in any Disposition and Development Agreement, Owner Participation Agreement or other such document approved by the Agency with respect to such development or construction; and (f) the basic concept plans and schematic plans approved by the agency, the CCDC Board or the Executive Vice President of CCDC.

5. That this resolution is intended to be declaratory of the existing policies, procedures and practices of the Agency with respect to the designation of CCDC as the Design Review Board and the review and approval of plans by the Agency, the CCDC Board and the Executive Vice President of CCDC and to that end all actions and decisions heretofore taken in compliance with this resolution are approved and ratified.

APPROVED: JOHN W. WITT, General Counsel

By

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Deputy Counsel

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Or.Dept:CCDC

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