

RESOLUTION NUMBER R-288970

ADOPTED ON JULY 15, 1997

A RESOLUTION APPROVING AMENDMENTS TO THE MISSION VALLEY COMMUNITY PLAN, THE FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT (FSDRIP) SPECIFIC PLAN, AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN.

WHEREAS, the Council of The City of San Diego (the "Council") adopted the Progress Guide and General Plan on February 26, 1979; and

WHEREAS, the Council adopted the Mission Valley Community Plan on June 25, 1985; and

WHEREAS, the Council adopted the First San Diego River Improvement Project (FSDRIP) Specific Plan on November 16, 1982; and

WHEREAS, the FSDRIP Specific Plan designates the Mission Valley West site for an office tower; and

WHEREAS, the Mission Valley Community Plan travel forecast assumes a development intensity of 400,000 square feet of commercial office use; and

WHEREAS, the Westfield Corporation, pursuant to Council Policy 600-35 and San Diego Municipal Code section 111.0704 made application to the Planning Commission of The City of San Diego (the "Commission") to initiate amendments to the FSDRIP Specific Plan, Mission

Valley Community Plan, and Progress Guide and General Plan to redesignate the Mission Valley West site for retail use; and

WHEREAS, on September 12, 1996, the Commission held a public hearing and initiated the plan amendments; and

WHEREAS, Community and Economic Development staff processed the applications for these plan amendments and recommended approval to the Commission of the proposed plan amendments; and

WHEREAS, on May 29, 1997, the Commission recommended approval of the proposed plan amendments as well as retention of the Specific Plan language permitting development of the site with an office tower; and

WHEREAS, the Commission's recommendation has been incorporated into the proposed plan amendments; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, subject to satisfaction of those conditions and requirements set forth below in paragraphs one (1) and two (2), that it hereby approves the proposed amendments to the Mission Valley Community Plan and the FSDRIP Specific Plan, copies of which are on file in the office of the City Clerk as Document Nos. RR- 288970-1 and RR- 288970-2, respectively; and the amendment to the Progress Guide and General Plan, to allow for the Mission Valley West site to be developed with retail uses.

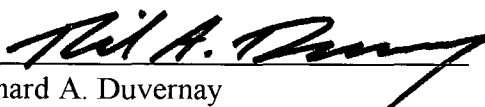
1. Westfield Corporation shall pay a Mission Center Road Corridor Improvement Fee in the amount of \$269,126, which amount has been agreed upon by Westfield and understood by Westfield and the City to be based on the total average daily trips that the project will generate beyond the existing uses on the site. The fee shall be deposited in a special account by the City

upon issuance of the first building permit and shall be used by the City within two years of buildout of this project solely for improvements to the Mission Center Road corridor.

2. Westfield shall modify its development plans to the satisfaction of the City Manager to make best efforts to design and implement 30% landscaping coverage on the site without compromising the proposed amount of parking.

BE IT FURTHER RESOLVED, that the existing specific plan language permitting development of the site with commercial office uses in an office tower in a park-like setting is retained to allow for office uses without the need for a future plan amendment.

APPROVED: CASEY GWINN, City Attorney

By   
Richard A. Duvernay  
Deputy City Attorney

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