

RESOLUTION NUMBER R- 299396

ADOPTED ON JUN 28 2004

RESOLUTION INITIATING AN AMENDMENT TO THE
MID-CITY COMMUNITIES PLAN TO FACILITATE THE
MODEL SCHOOL PROJECT

WHEREAS, since the passage of Proposition MM in 1998, San Diego Unified School District has undertaken the development of four new elementary schools in the City Heights community of San Diego to address the needs of over crowded schools and increasing elementary school enrollment; and

WHEREAS, the development of the schools by the San Diego City Schools has resulted in the loss of over 700 residential units, many of them considered affordable in the City of San Diego; and

WHEREAS, the City of San Diego, the Redevelopment Agency of the City of San Diego, the Housing Authority of the City of San Diego, and the San Diego Unified School District formed a Joint Powers Authority known as the San Diego Model School Development Agency (SDMSDA) in July 2002; and

WHEREAS, for the SDMSDA was formed, in part, to consider the feasibility, planning, financing and construction of a development that would combine a new elementary school with multifamily housing, including market rate, low and moderate income--for sale and for rent units that would replace housing units removed by the construction of the school and that would provide recreational opportunities, neighborhood commercial uses, open space, and additional family social services, and

WHEREAS, the SDMSDA has conducted extensive site analysis and community outreach to select a project study area and define a Model School Project in the City Heights community; and

WHEREAS, on April 1, 2004, the SDMSDA selected an approximately 37 acre site referred to as the Florence Griffith-Joyner Elementary School Study Area, as a potential Model School Project area; and

WHEREAS, the Model School Project area generally includes a 37.05-acre site located along portions of 42nd Street, the alley east of 42nd Street, Myrtle Avenue, Fairmount Avenue, Thorn Street, 44th Street, Redwood Street, Highland Avenue, Quince Street, Manzanita Place and Lexington Avenue; and

WHEREAS, the Model School Project area would include approximately 509 rental and for-sale housing units, 23,000 square feet of commercial space, 9.55 acres of open space, rehabilitation of canyon habitat, and the Florence Griffith-Joyner Elementary School, together with infrastructure and related improvements; and

WHEREAS, a community plan amendment to change the land use designations would allow development of the area as a Model School Project area; and

WHEREAS, the first step in this process is for the City Council to initiate the Community Plan Amendment which would allow staff to proceed with the analysis of the proposals and preparation of any necessary revisions to the adopted land use documents;

WHEREAS, in accordance with San Diego Municipal Code section 122.0103(a) the City Council may initiate an amendment to a community plan; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council initiates the plan amendment process to change the following land use designations:

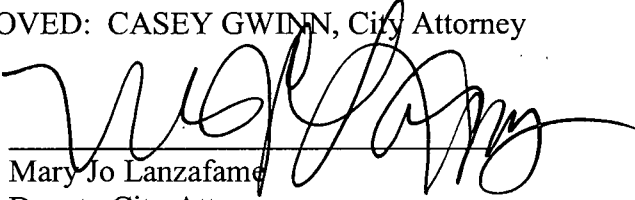
1. The 6.3-acre Florence Griffith-Joyner Elementary School site, generally bounded by Myrtle Avenue on the north, the alley east of 42nd Street, Thorn Street to the south, and 43rd Street on the east from residential 6-10 du/ac to Elementary School.

2. The 7.93-acre site located at the southeast corner of 42nd Street and Thorn Street from residential 6 to 10 du/ac to 11-15 du/ac.

3. The 0.60-acre site located at the northeast corner of Redwood Street and Fairmount Avenue and a 0.39-acre site located at the southeastern corner of Redwood Street and Fairmount Avenue from commercial and mixed-use 9 du/ac to commercial and mixed-use 29 du/ac (43 du/ac as a mixed-use bonus).

APPROVED: CASEY GWINN, City Attorney

By


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MJL:cfq
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Or.Dept: CD3
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