

(R-2006-649)  
REV. COPY

RESOLUTION NUMBER R- 301264

DATE OF FINAL PASSAGE MAR 14 2006

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO REPEALING THE CENTRE CITY COMMUNITY PLAN, ADOPTED APRIL 28, 1992, AND ADOPTING A NEW DOWNTOWN COMMUNITY PLAN.

WHEREAS, on April 28, 1992, the Council of the City of San Diego (" Council") adopted the Centre City Community Plan by Resolution No. 279876, on file in the office of the City Clerk as Document No. 279876; and

WHEREAS, due to changing conditions in the Centre City area, it is proposed that the Centre City Community Plan adopted in 1992, and all amendments thereto, be repealed and a new Downtown Community Plan be adopted; and

WHEREAS, the Planning Commission of the City of San Diego held public hearings on October 27, 2005; November 10, 2005; December 8, 2005; and January 12, 2006 to consider the proposed Downtown Community Plan; and

WHEREAS, the Planning Commission provided its recommendations for approval and adoption of the proposed Downtown Community Plan; and

WHEREAS, the Council held a public hearing to consider its approval and adoption of the proposed Downtown Community Plan and the repeal of the 1992 Centre City Community Plan, and all amendments thereto; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council hereby adopts the Downtown Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR - 301264, with the changes listed on the Community Plan Errata and the Addendum to the Community Plan Errata, dated February 28, 2006, on file in the office of the City Clerk as Document No. RR - 301264, except that the legend in Figure 3-11 of the Plan shall be corrected, as follows: FAR ratio of 12.0 shall be modified to 14.0.

BE IT FURTHER RESOLVED, that the 1992 Centre City Community Plan, and all amendments thereto, is hereby repealed, subject to and as provided below.

BE IT FURTHER RESOLVED, that the provisions of the Downtown Community Plan shall not be applicable within the Coastal Zone until the day the California Coastal Commission unconditionally certifies the Downtown Community Plan as a local coastal amendment; and until such certification, the provisions of the 1992 Centre City Community Plan, and all amendments thereto, shall be applicable within the Coastal Zone. If the Downtown Community Plan is not certified, or is certified with conditions or modifications by the California Coastal Commission and such conditions or modifications are not accepted by The City of San Diego, the provisions of the Downtown Community Plan shall be null and void within the Coastal Zone and the provisions of the 1992 Centre City Community Plan, and all amendments thereto, shall be applicable in the Coastal Zone.

BE IT FURTHER RESOLVED, that CCDC staff is directed to draft implementing language within sixty (60) days to establish a new FAR Bonus Payment Program for Redevelopment Agency approval with the following components:

1. The FAR Bonus Payment would be set and fixed at \$15/FAR square foot, to be applied at the time that the development application is deemed complete and payable upon issuance of a building permit.
2. The FAR Bonus Payment should only apply to development projects within the Redevelopment Project Areas covered by the Plan.
3. Subject to the requirements of California Redevelopment Law, the FAR Bonus Payments would be deposited into a dedicated fund to be used to assist in the acquisition and construction of downtown parks and public infrastructure.


BE IT FURTHER RESOLVED, that CCDC staff is directed to draft implementing language within ninety (90) days to create a Downtown Parks Maintenance Program for Council and Redevelopment Agency approval to be privately and voluntarily funded.

BE IT FURTHER RESOLVED, that Council Districts 2 and 8 are directed to propose an Implementation and Monitoring Committee within thirty (30) days for Council approval to review progress of plan implementation on an annual basis.

BE IT FURTHER RESOLVED, that CCDC and City facilities financing staff is directed to propose an update to the Centre City Facilities Financing Plan within six months for review

and approval by the Land use and Housing Committee and Council to provide adequate public infrastructure for future development in accordance with the Plan.

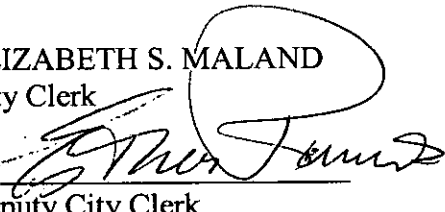
APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Susan Y. Cola  
Deputy City Attorney

SYC:mm  
12/20/05  
03/01/06 REV.COPY  
Or.Dept: Redev. Agency  
RA-2006-649  
MMS#2974

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 28 2006.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 3-14-06  
(date)

Vetoed: \_\_\_\_\_  
(date)

  
JERRY SANDERS, Mayor

\_\_\_\_\_  
JERRY SANDERS, Mayor

Community Plan Errata  
For consideration by City Council and Redevelopment Agency  
February 28, 2006

1. Page 3-30, add policy 3.3-P6 as follows:

Within six months of adoption of the Downtown Community Plan, and in collaboration with adjacent community members, residents and business owners, fund and hold planning/urban design meeting(s) to develop guidelines for land uses on properties within the Centre City Planned District adjacent to industrial areas, the working waterfront and Barrio Logan.

2. Page 4-6. Modify Policy 4.1-P-4 as follows:

Allow ~~Where ever possible, incorporate~~ parking under all new parks and open spaces greater than a half block in size. ~~Where feasible, incorporate~~ Design underground parking ~~as part of the design and development of all parks, so long as access ramps do not isolate the park from adjacent pedestrians.~~

3. Page 5-13. Modify Figure 5-2 as follows:

Show yellow area denoting "See Centre City PDO" extending to California Street consistently from Little Italy to the Marina District. (Color area from Laurel to Hawthorn between Pacific Highway and California Street, and the block bounded by Pacific Highway, E, F and California streets; and delete yellow on blocks between Ash and B Street east of California Street). The area is contiguous with the North Embarcadero Visionary Plan boundaries. Add height limits west of Pacific Highway within the North Embarcadero area.

4. Page 8-8 (currently blank)

Insert notation "This page intentionally left blank"

5. Page 9-3 Table 9-1

National Register of Historic Places – Eligible

~~"Determine eligibility"~~ Evaluate and encourage listing on the National Register. If not listed as on the National Register, determine eligibility for Local Register with associated development restrictions."

Local Register of Historic Places - Listed

~~"Whenever possible, retain resource or significant portions on-site, relocate, or document prior to demolition (listed in order of preference)."~~ Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures. Structures contributing to a Local Register District have the same protection status as individually listed structures."

6. Goal 9.1-G-1

~~Protect significant historic resources to communicate downtown's heritage.~~

DOCUMENT NO. 301264

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SAN DIEGO, CALIFORNIA

7. Page 9-5, last paragraph at the bottom of the page:

Downtown's historical integrity will be ~~propagated~~ preserved with a combination of ~~preserved~~ rehabilitated buildings, historic districts, portions of older buildings integrated in new projects (like warehouses in East Village), emphasis on downtown's historic public realm, and on-going architectural and cultural history interpretive programs.

8. Policy 9.2-P.1

~~Where feasible and not in conflict with achievement of development and population intensity policies, incorporate~~ Incorporate elements of buildings in new projects to impart heritage.

9. Insert the following text on page 11-1, and again on page 11-4 following item #3 ("Maintaining Land Use Balance") and before the paragraph beginning "At various times...":

The City of San Diego General Plan Strategic Framework Element (adopted by Resolution number R-297230) chapters 7 and 8 specifically sets forth the Economic Prosperity and Equitable Development core values and policies which serve as the guiding principles for the goals and implementation actions identified in the Strategic Framework Element Action Plan. The Action Plan (adopted by Resolution number R-297231) goals 7 and 8 set the City's long-term policy for growth and development with regard to Economic Prosperity and Equitable Development.

10. Insert the following text on Pages 2-6 as the first paragraph under Section 2.4, "Relationship to Other Plans, Development Regulations and Guidelines" and add same to introductory pages in chapters 8, 13 and 14 (pages 8-1, 13-1 and 14-1, respectively):

The Downtown Community Plan is subject to and must comply with all of the provisions of the City of San Diego General Plan and Strategic Framework Element and Action Plan as may currently exist or as may be amended in the future by the City of San Diego. The provisions thereof are specifically adopted herein by reference.

11. On all maps in the Community Plan, add the following footnote:

The Downtown Community Plan does not apply to lands within the jurisdiction of the San Diego Unified Port District.

**Proposed Downtown Community Plan Errata - ADDENDUM**  
**For consideration by City Council and Redevelopment Agency**  
**February 28, 2006**

Figures 3-9, 3-10, 3-11 and 3-12 are hereby replaced by revised Figures 3-9, 3-10, 3-11 and 3-12 (attached).

Page 3-22, Add the following text:

The Redevelopment Agency is authorized to establish a Floor Area Ratio (FAR) Bonus Payment Program within the Redevelopment Project Areas covered by the Downtown Community Plan to permit projects to obtain obtain increased FARs through the FAR Bonus Payment Program. Such FAR Bonus Payment Program shall be implemented consistent with the attached revised Figures 3-9, 3-10, 3-11 and 3-12.