(O-2021-51)

ORDINANCE NUMBER O-21271 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 09 2020

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING FIGURES B, C, H, J, K, AND L, RELATING TO CENTRE CITY PLANNED DISTRICT AND TAILGATE PARK PROJECT IN THE TWO BLOCK AREAS BOUNDED BY IMPERIAL AVENUE, K STREET, 13TH STREET, AND 14TH STREET.

WHEREAS, on January 30, 2020, the Planning Commission voted 5-0-2 to initiate amendments to the General Plan, Downtown Community Plan, Centre City Planned District Ordinance, and the Local Coastal Program (Amendments) with respect to two blocks bounded by Imperial Avenue and K, 13th and 14th Streets (Site) in the East Village Neighborhood of the Downtown Community Plan area in order to provide uniform zoning across the Site that would foster appropriate redevelopment of the Site; and

WHEREAS, the Amendments include changing the land use district (Figure B) from Mixed Commercial to Ballpark Mixed-Use for the Site, changing the overlay district (Figure C) for the northern block of the Site from Fine Grain Development to Large Floorplate, and amending the floor area ratio limits (Figures H, J, K, and L) on the Site consistent with other properties in the Ballpark Mixed Use district; and

WHEREAS, on September 10, 2020, the Planning Commission voted 7-0 to support the proposed Amendments; and

WHEREAS, the matter was set for public hearing on November 10, 2020, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending Figures B, C, H, J, K and L, as follows:

FIGURE A

[No change in text.]

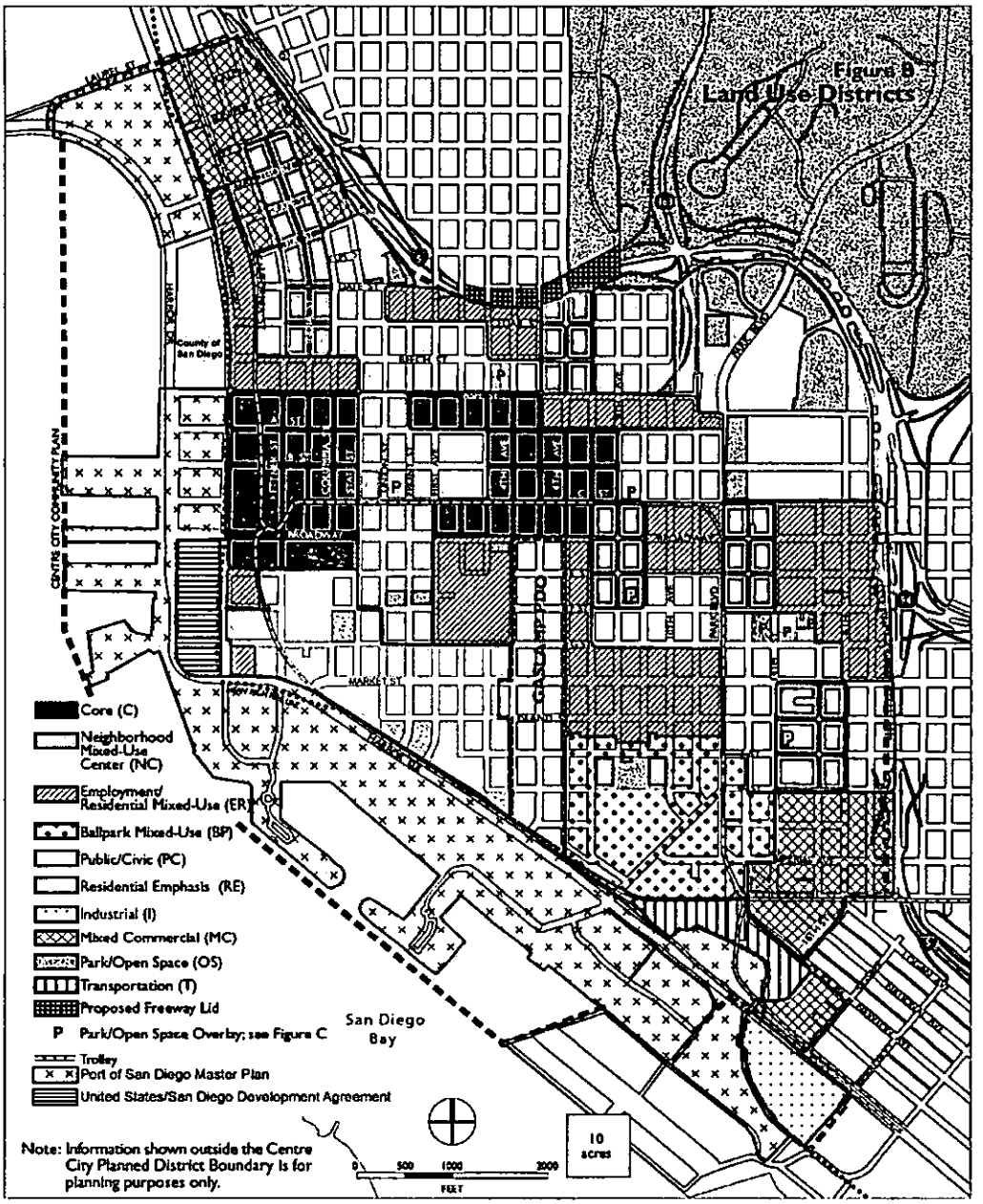
Figure B
Land Use Districts
CENTRE CITY COMMUNITY PLAN
County of San Diego
Core (C)
Neighborhood Mixed-Use Center (NC)
Employment/ Residential Mixed-Use (ER)
Ballpark Mixed-Use (BP)
Public/Civic (PC)
Residential Emphasis (RE)
Industrial (I)
Mixed Commercial (MC)
Park/Open Space (OS)
Transportation (T)
Proposed Freeway Lid
P Park/Open Space Overlay; see Figure C
Trolley
Port of San Diego Master Plan
United States/San Diego Development Agreement
San Diego Bay
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

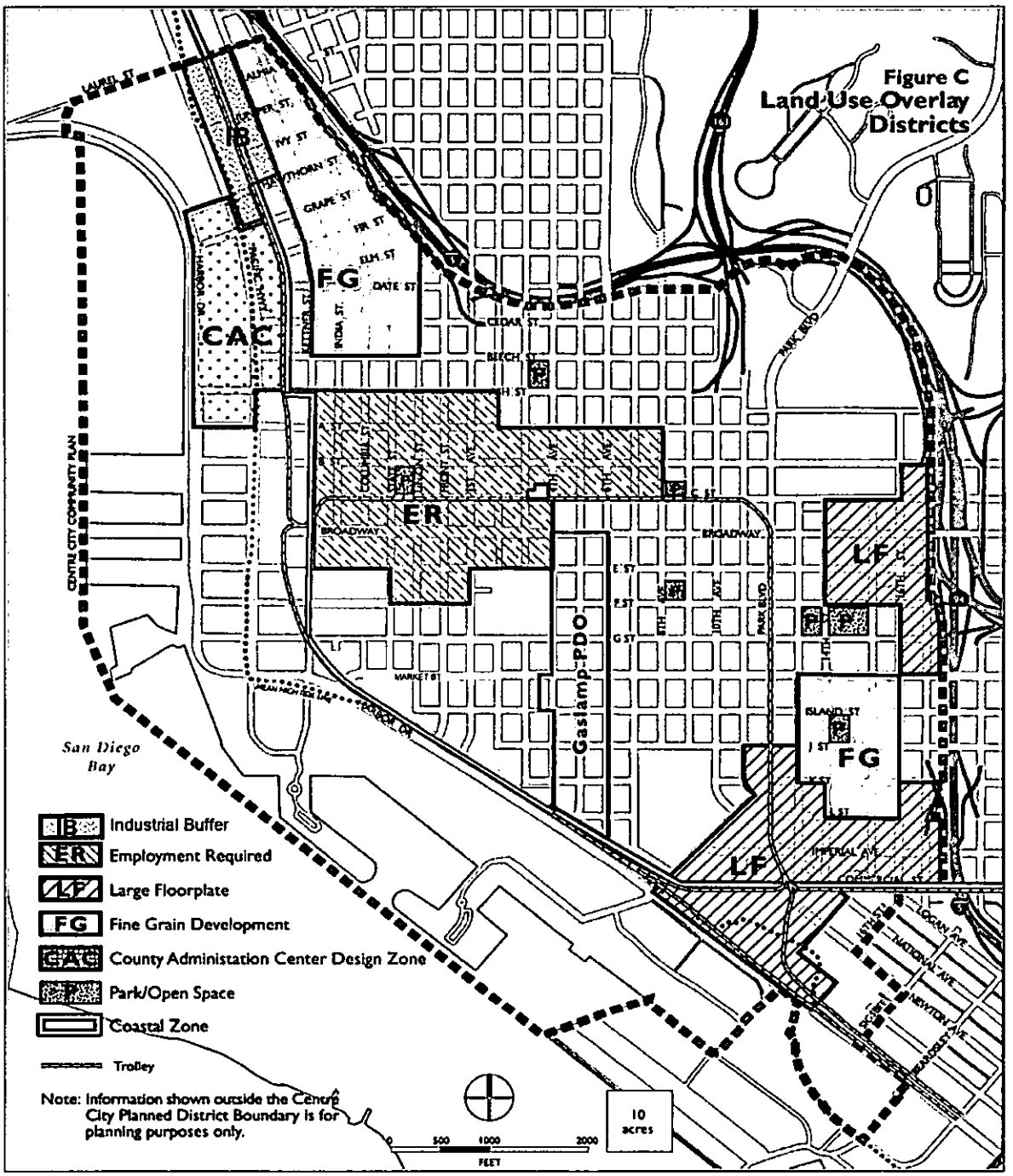
Figure C
Land Use Overlay Districts
IB
CAC
FG
ER
LF
P
Gaslamp-PDO
San Diego Bay
CENTRE CITY COMMUNITY PLAN
Industrial Buffer
Employment Required
Large Floorplate
Fine Grain Development
County Administation Center Design Zone
Park/Open Space
Coastal Zone
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

FIGURES D THROUGH G

[No change in text.]

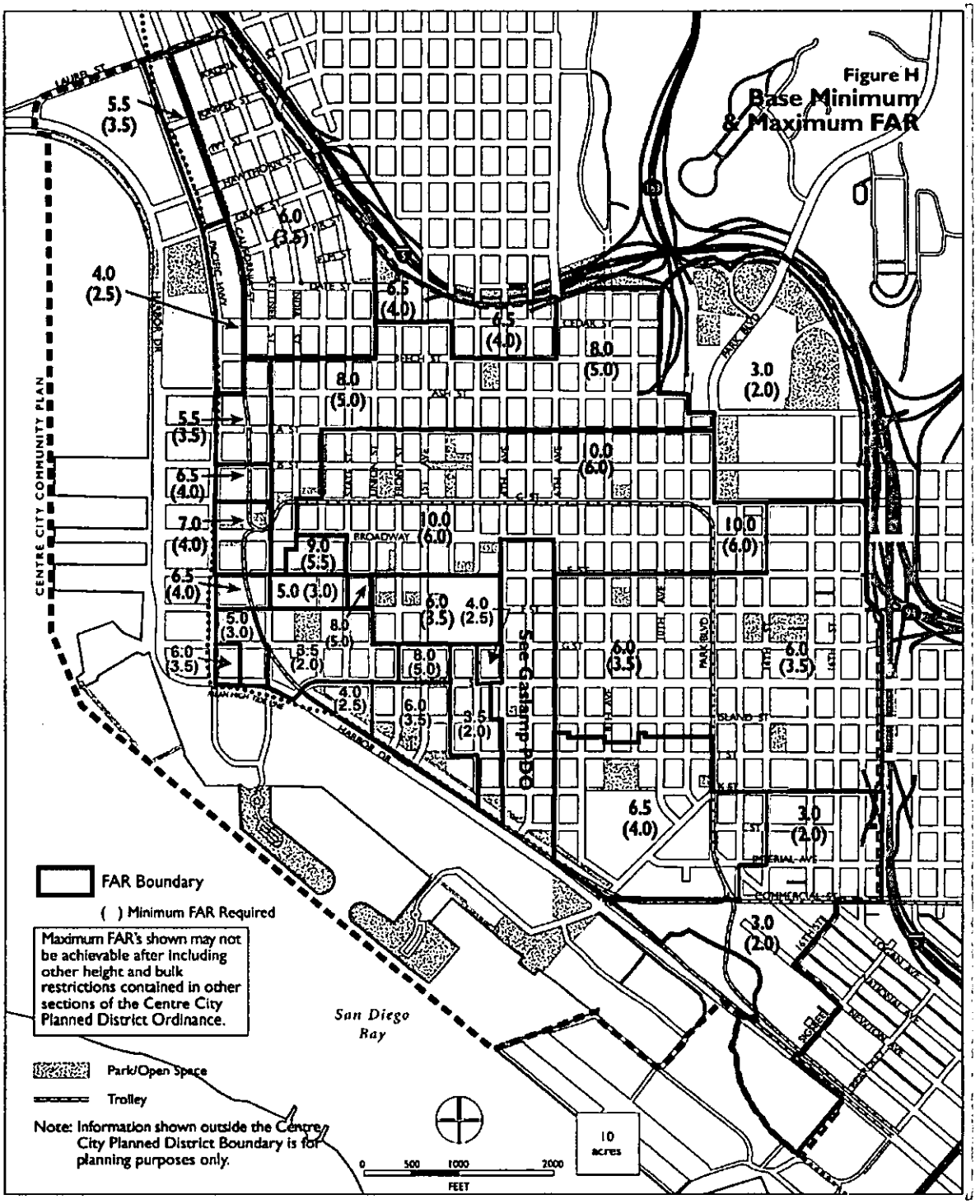
Figure H
Base Minimum & Maximum FAR
CENTRE CITY COMMUNITY PLAN
Embarcadero
FAR Boundary
( ) Minimum FAR Required
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
San Diego Bay
Park/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

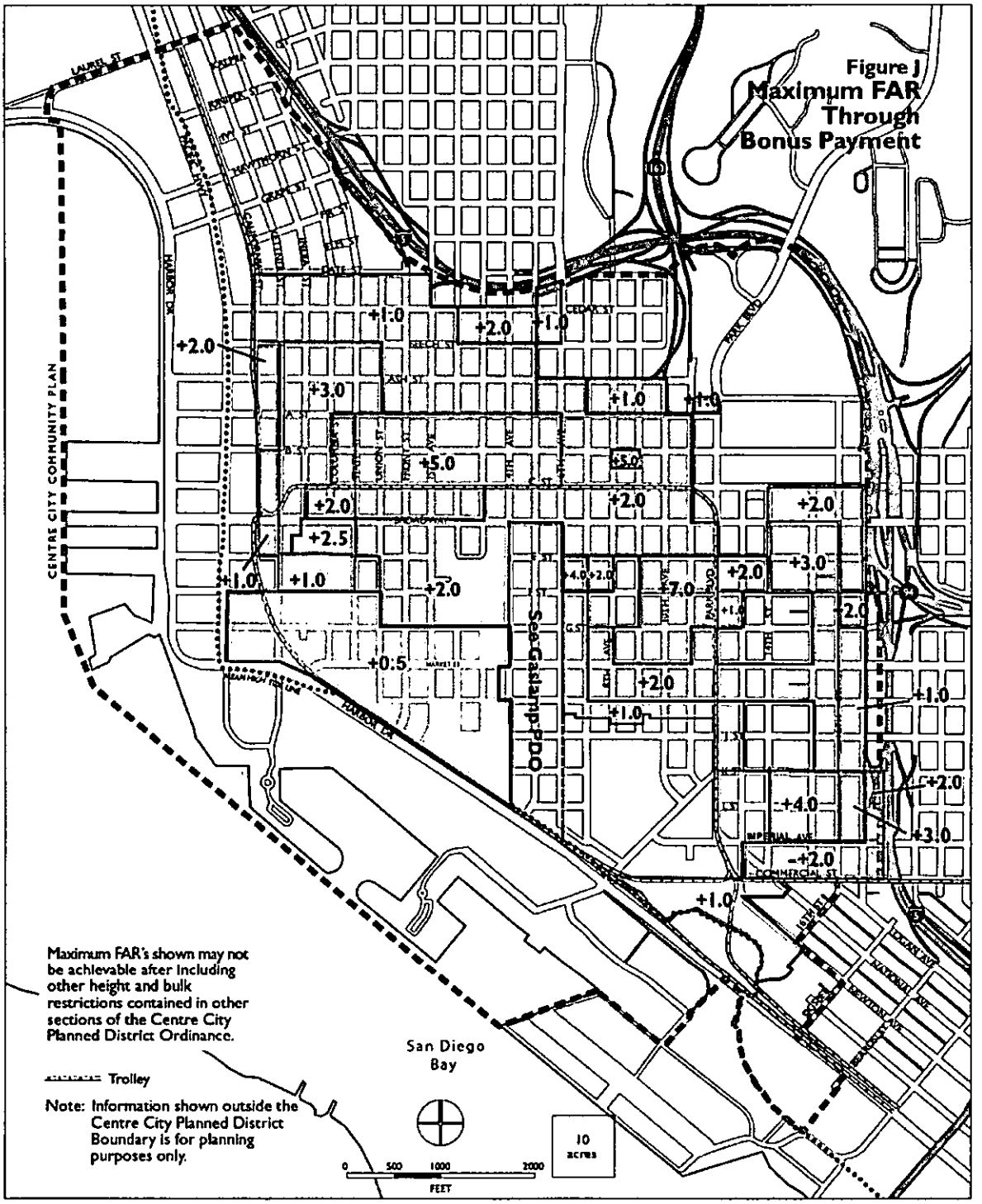
Figure J
Maximum FAR Through Bonus Payment
CENTRE CITY COMMUNITY PLAN
See Gaslamp PDO
+1.0
+2.0
+3.0
+5.0
+2.5
+0.5
+7.0
+4.0
+2.0
+1.0
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
0 500 1000 2000
FEET
10 acres

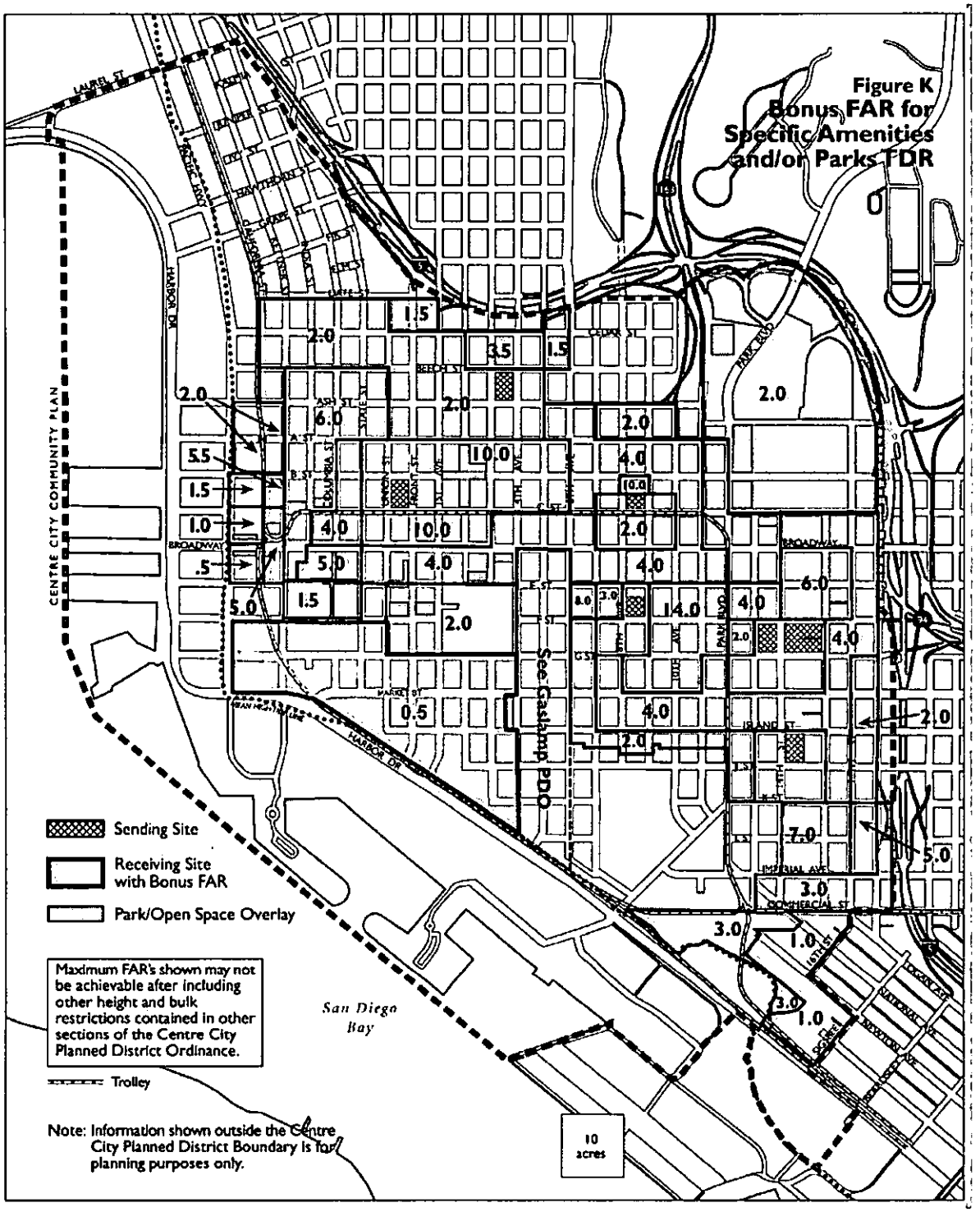
Figure K
Bonus FAR for Specific Amenities and/or Parks TDR
CENTRE CITY COMMUNITY PLAN
Sending Site
Receiving Site with Bonus FAR
Park/Open Space Overlay
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
See Gaslamp PDO
10 acres

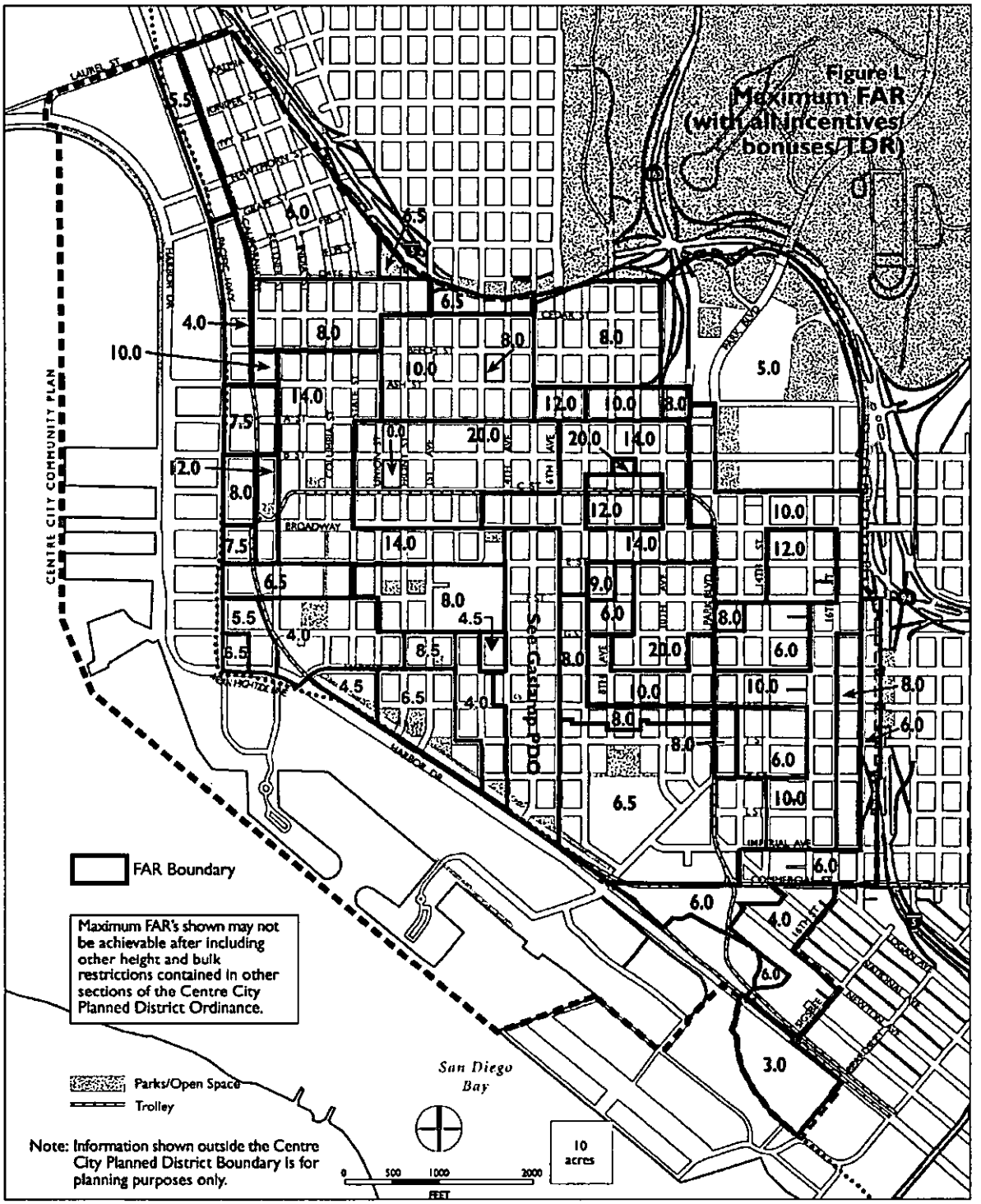
Figure L
Maximum FAR
(with all incentives/
bonuses/TDR)
CENTRE CITY COMMUNITY PLAN
See Gaslamp PDO
BROADWAY
HARBOR DR
FAR Boundary
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Parks/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
10 acres
0 500 1000 2000
FEET

FIGURES M THROUGH N

[No change in text.]

Section 2. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 3. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, or on the date that R-313303 adopting the amendments to the General Plan and Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for the Airport, the Ordinance shall be submitted to the City Council for reconsideration. That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the

thirtieth day from and after its final passage, or on the date that R-313303 adopting the amendments to the General Plan and Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. The City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, or the date that R-313303 adopting the amendments to the General Plan and Downtown Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program

amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 4. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance, unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective.

APPROVED: MARA W. ELLIOTT, City Attorney

By */s/ Noah J. Brazier*
Noah J. Brazier
Deputy City Attorney

NJB:als
10/19/2020
Or.Dept:DSD
Doc. No.: 2475260_2

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of 12/08/2020.

ELIZABETH S. MALAND
City Clerk

By */s/ Connie Patterson*
Deputy City Clerk

Approved: 12/9/2020
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING FIGURES B, C, H, J, K, AND L, RELATING TO CENTRE CITY PLANNED DISTRICT AND TAILGATE PARK PROJECT IN THE TWO BLOCK AREAS BOUNDED BY IMPERIAL AVENUE, K STREET, 13TH STREET, AND 14TH STREET.

FIGURE A

[No change in text.]

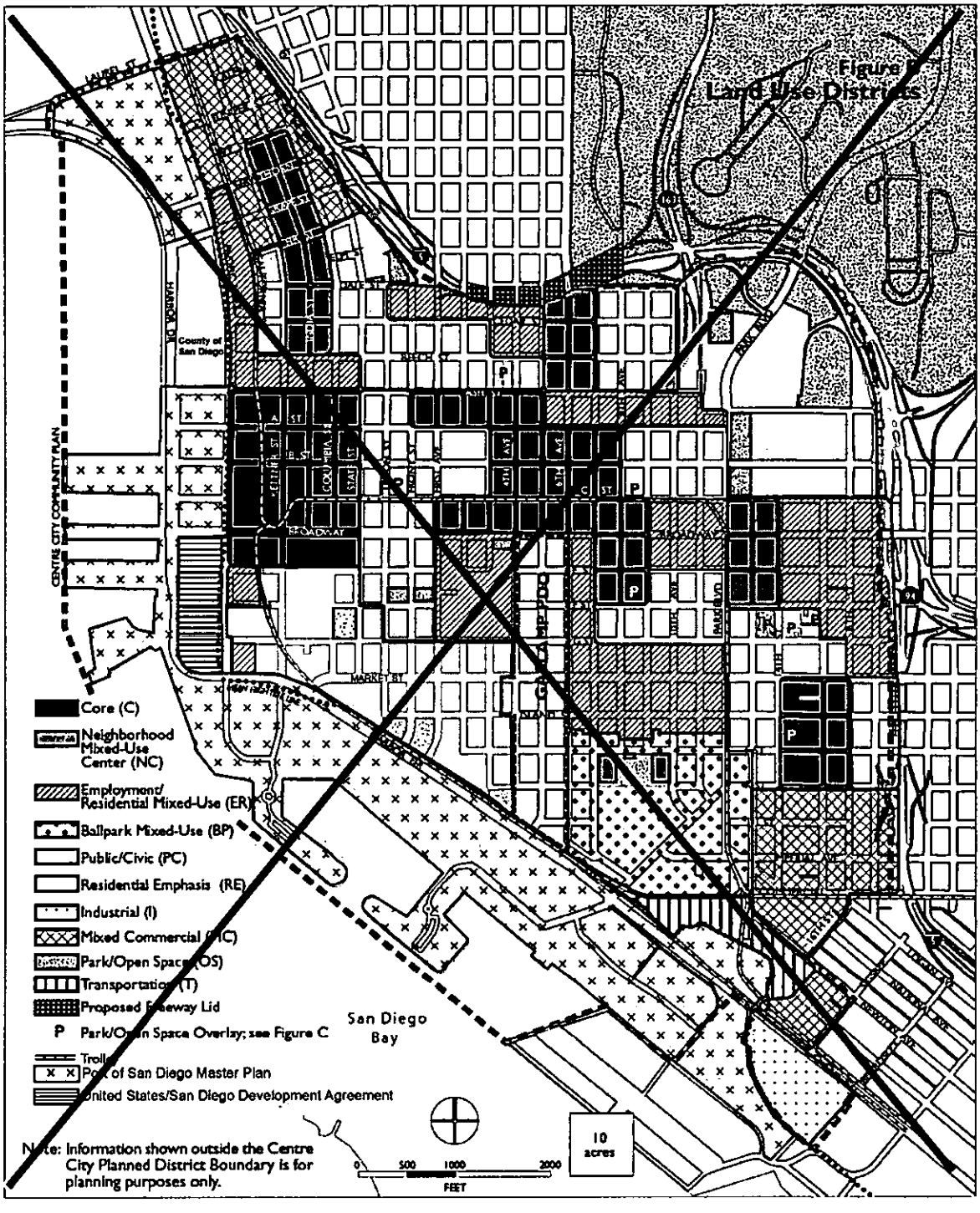
Figure B
Land Use Districts
CENTRE CITY COMMUNITY PLAN
Core (C)
Neighborhood Mixed-Use Center (NC)
Employment/ Residential Mixed-Use (ER)
Ballpark Mixed-Use (BP)
Public/Civic (PC)
Residential Emphasis (RE)
Industrial (I)
Mixed Commercial (MC)
Park/Open Space (OS)
Transportation (T)
Proposed Freeway Lid
P Park/Open Space Overlay; see Figure C
Trolley
Port of San Diego Master Plan
United States/San Diego Development Agreement
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
0 500 1000 2000
FEET
10 acres

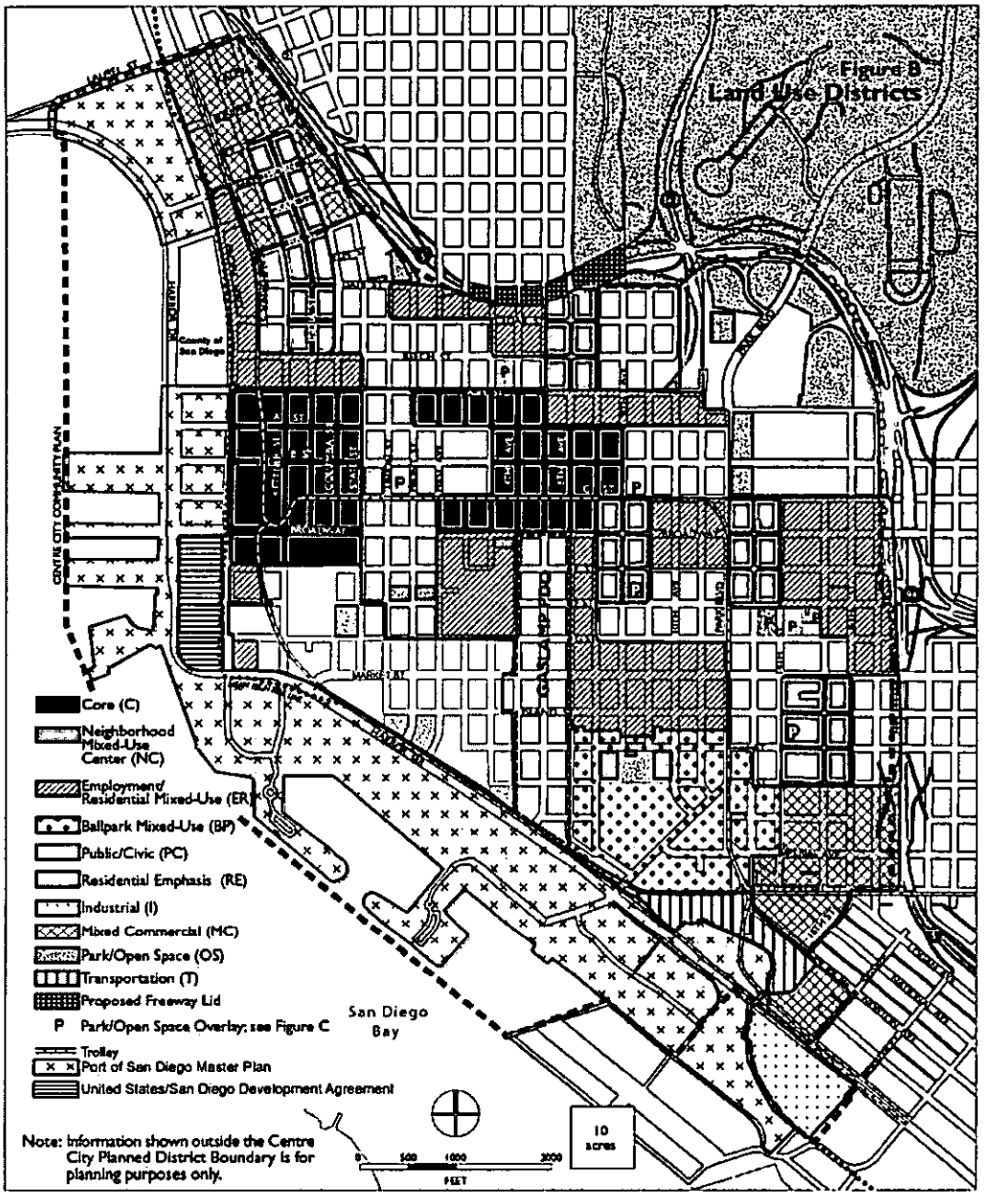
Figure B
Land Use Districts
CENTRE CITY COMMUNITY PLAN
Core (C)
Neighborhood Mixed-Use Center (NC)
Employment/ Residential Mixed-Use (ER)
Ballpark Mixed-Use (BP)
Public/Civic (PC)
Residential Emphasis (RE)
Industrial (I)
Mixed Commercial (MC)
Park/Open Space (OS)
Transportation (T)
Proposed Freeway Lid
P Park/Open Space Overlay; see Figure C
Trolley
Port of San Diego Master Plan
United States/San Diego Development Agreement
San Diego Bay
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

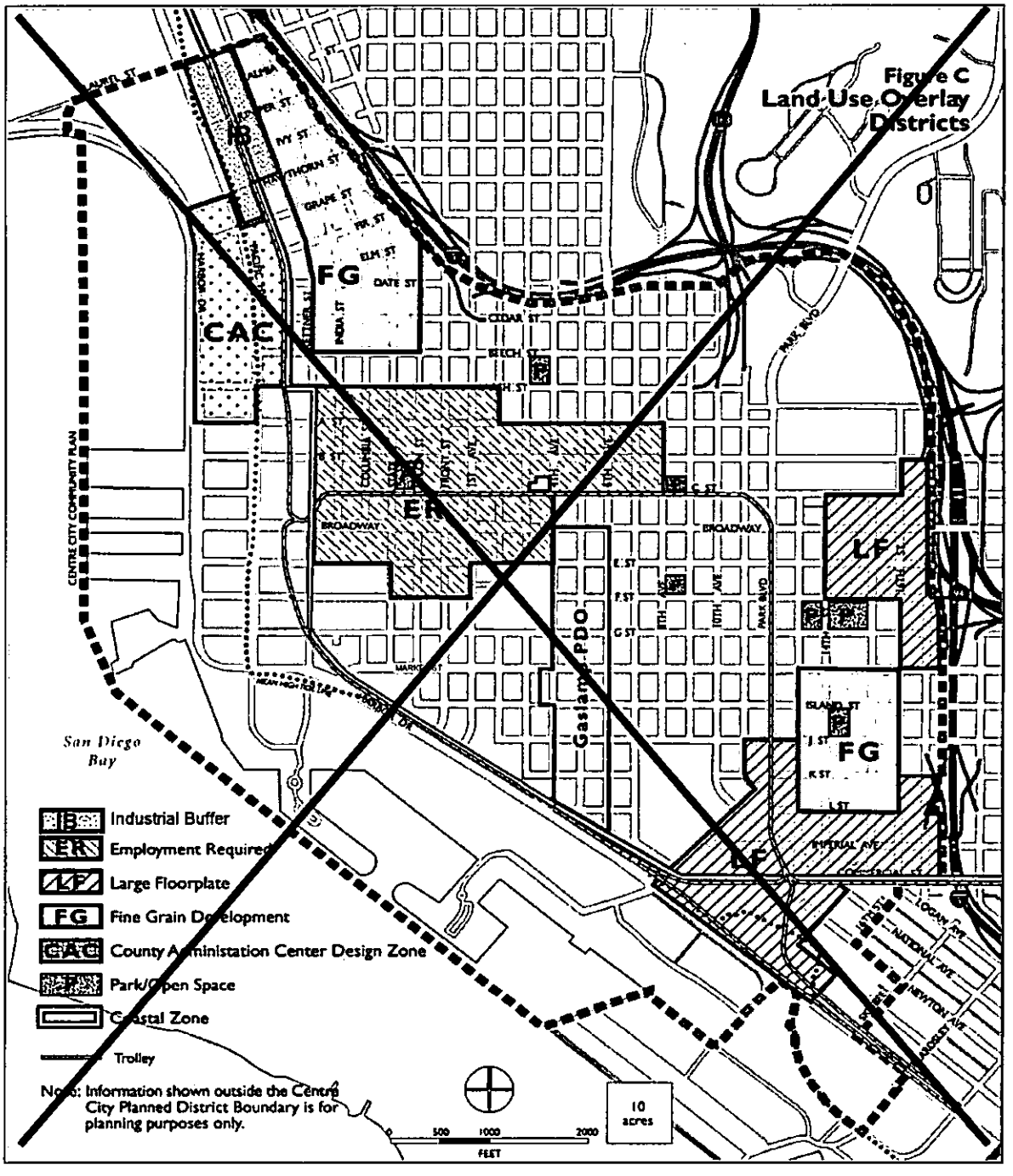
Figure C
Land Use Overlay Districts
IB
FG
CAC
ER
LF
PDO
Gaslamp
San Diego Bay
Industrial Buffer
Employment Required
Large Floorplate
Fine Grain Development
County Administration Center Design Zone
Park/Open Space
Coastal Zone
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

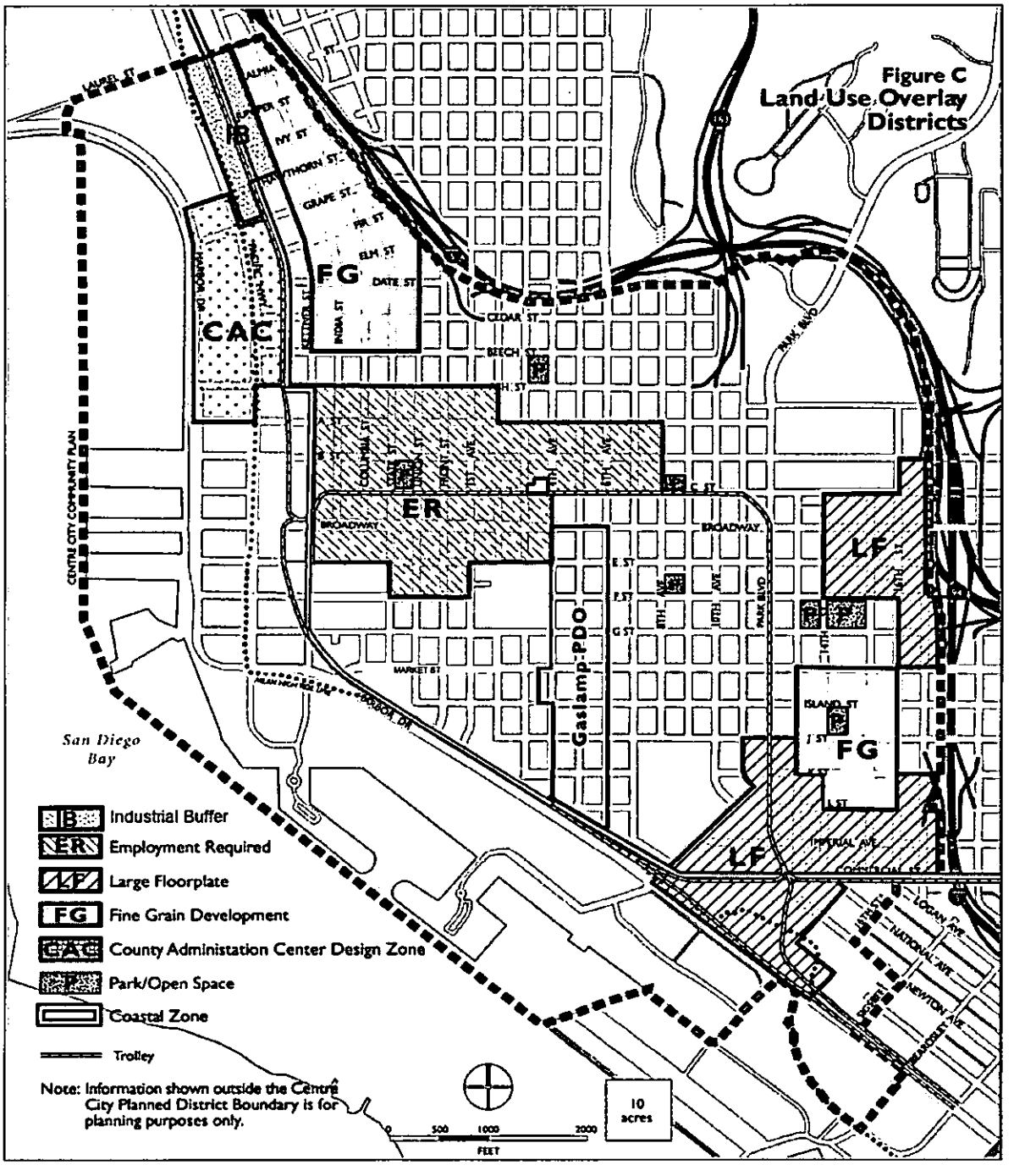
Figure C
Land Use Overlay Districts
IB
FG
CAC
ER
LF
P
Gaslamp PDO
San Diego Bay
Industrial Buffer
Employment Required
Large Floorplate
Fine Grain Development
County Administation Center Design Zone
Park/Open Space
Coastal Zone
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres
0 500 1000 2000
FEET

FIGURES D THROUGH G

[No change in text.]

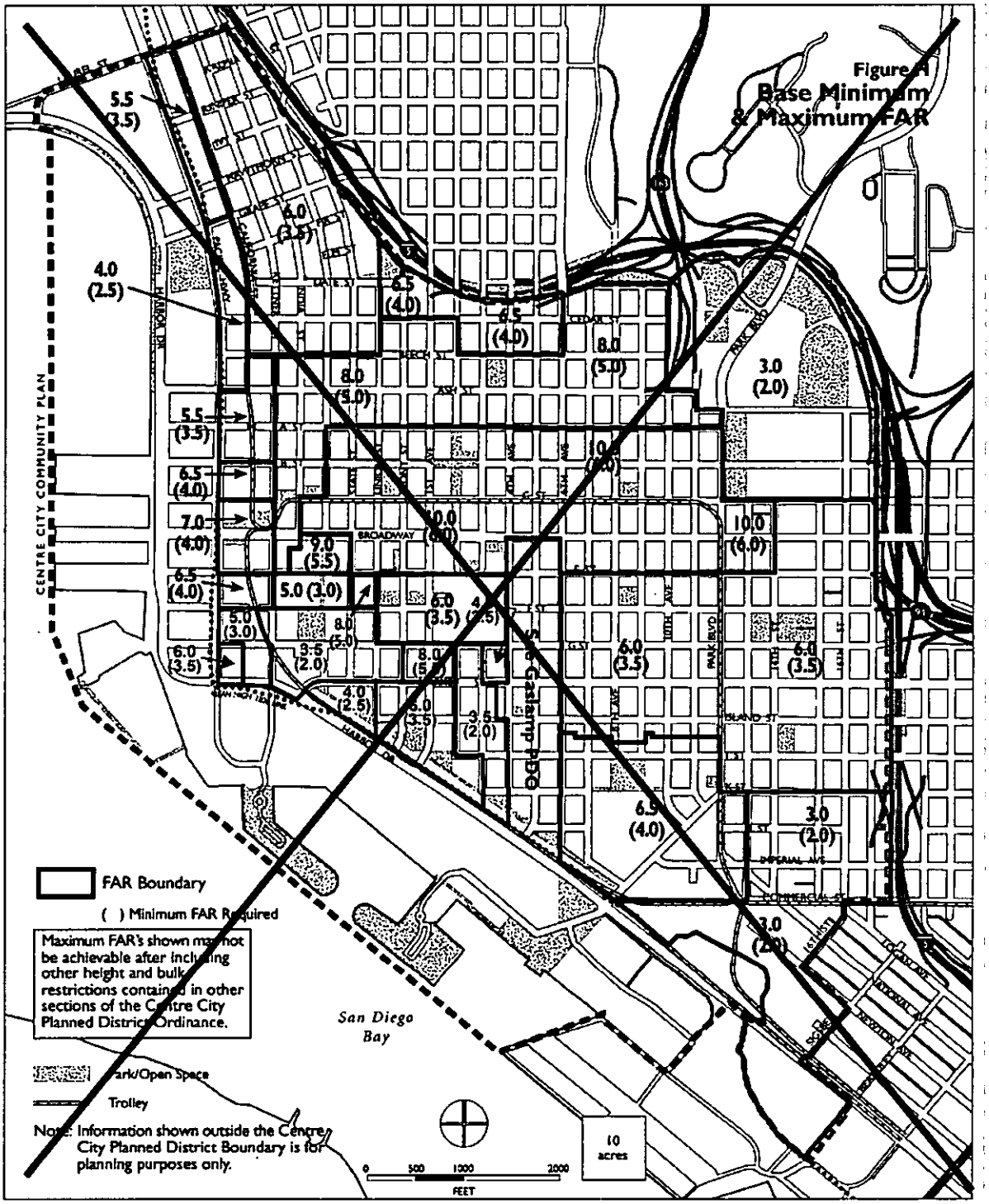
Figure H
Base Minimum
& Maximum FAR
CENTRE CITY COMMUNITY PLAN
San Diego Bay
FAR Boundary
( ) Minimum FAR Required
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Park/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres
0 500 1000 2000
FEET
BROADWAY
PARK BLVD
ISLAND ST
IMPERIAL AVE
COMMERCIAL ST
HARBOR DR
5.5 (3.5)
4.0 (2.5)
6.0 (3.5)
6.5 (4.0)
8.0 (5.0)
3.0 (2.0)
7.0 (4.0)
9.0 (5.5)
5.0 (3.0)
10.0 (6.0)
3.5 (2.0)

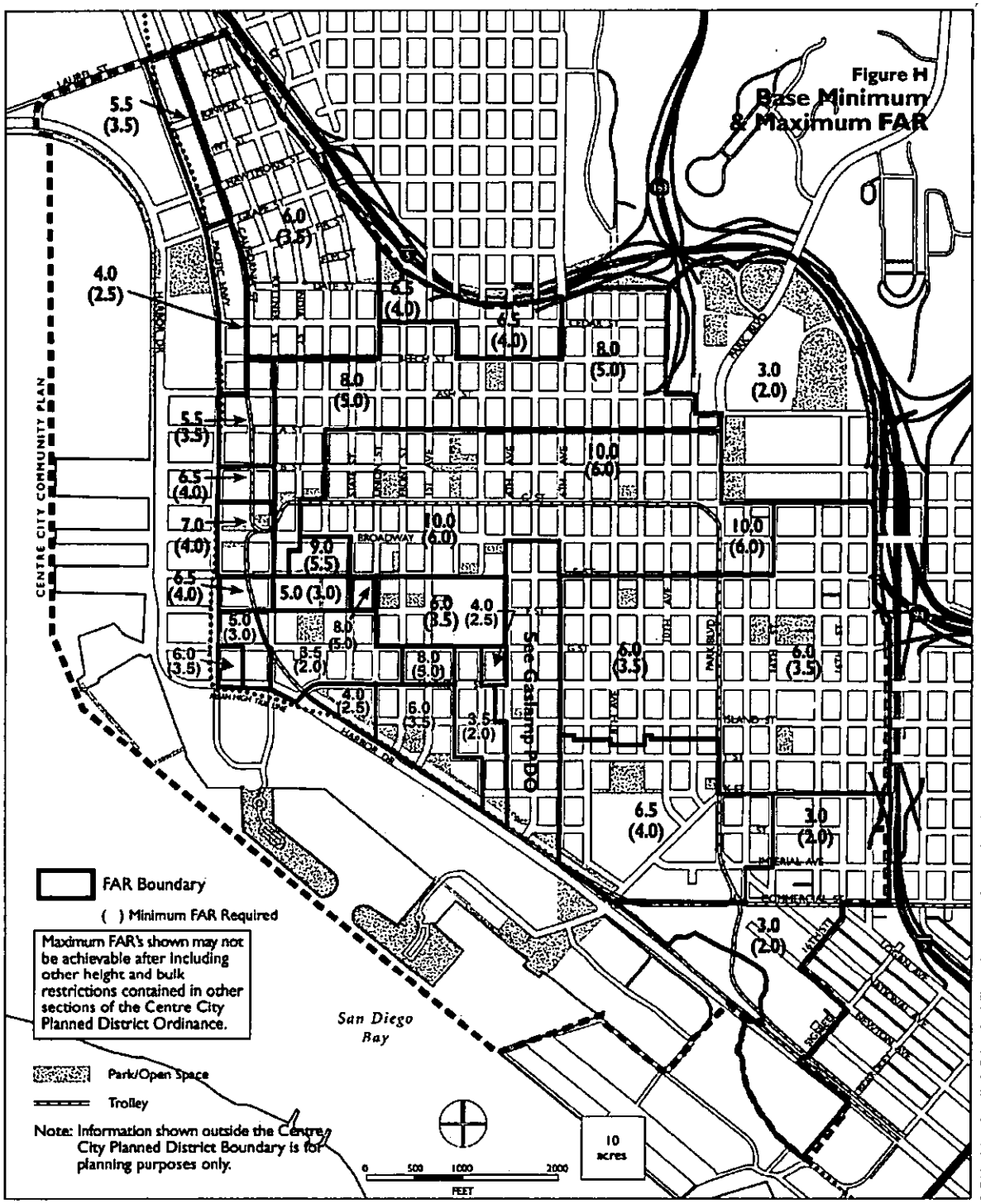
Figure H
Base Minimum & Maximum FAR
CENTRE CITY COMMUNITY PLAN
5.5 (3.5)
6.0 (3.5)
4.0 (2.5)
6.5 (4.0)
6.5 (4.0)
8.0 (5.0)
3.0 (2.0)
8.0 (5.0)
5.5 (3.5)
10.0 (6.0)
6.5 (4.0)
7.0 (4.0)
10.0 (6.0)
10.0 (6.0)
9.0 (5.5)
6.5 (4.0)
5.0 (3.0)
6.0 (3.5)
4.0 (2.5)
5.0 (3.0)
8.0 (5.0)
6.0 (3.5)
3.5 (2.0)
8.0 (5.0)
6.0 (3.5)
6.0 (3.5)
4.0 (2.5)
6.0 (3.5)
3.5 (2.0)
See Gaslamp PDO
6.5 (4.0)
3.0 (2.0)
3.0 (2.0)
BROADWAY
HARBOR DR
PARK BLVD
ISLAND ST
INTERIAL AVE
COMMERCIAL ST
FAR Boundary
( ) Minimum FAR Required
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
San Diego Bay
Park/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

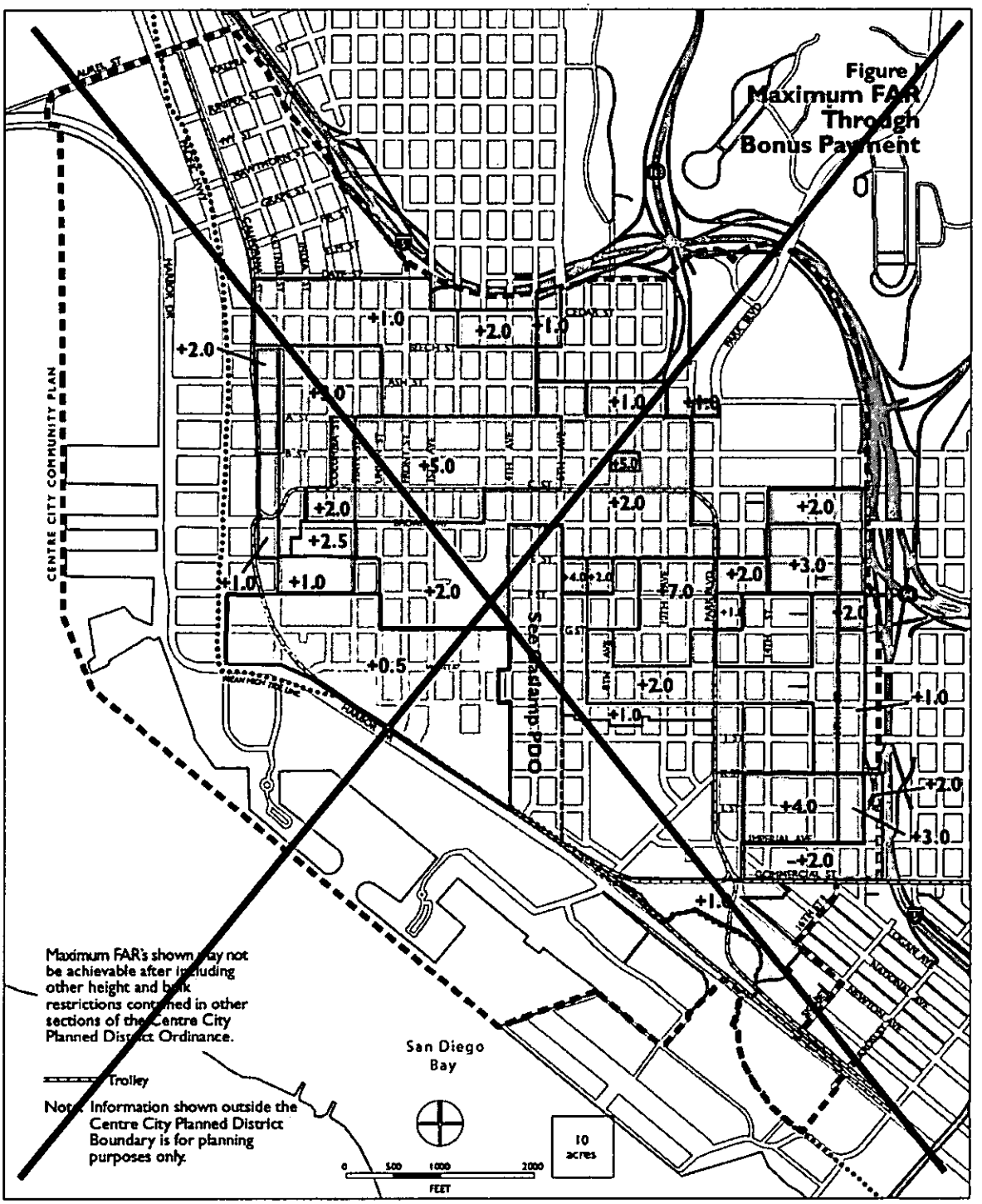
Figure
Maximum FAR
Through
Bonus Payment
CENTRE CITY COMMUNITY PLAN
+1.0
+2.0
+1.0
+2.0
+1.0
+1.0
+5.0
+5.0
+2.0
+2.0
+2.0
+2.5
+1.0
+1.0
+2.0
+3.0
+2.0
+7.0
+2.0
+0.5
+2.0
+1.0
+1.0
+2.0
+4.0
+3.0
+2.0
+1.0
See Gaslamp PDO
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
0 500 1000 2000
FEET
10 acres

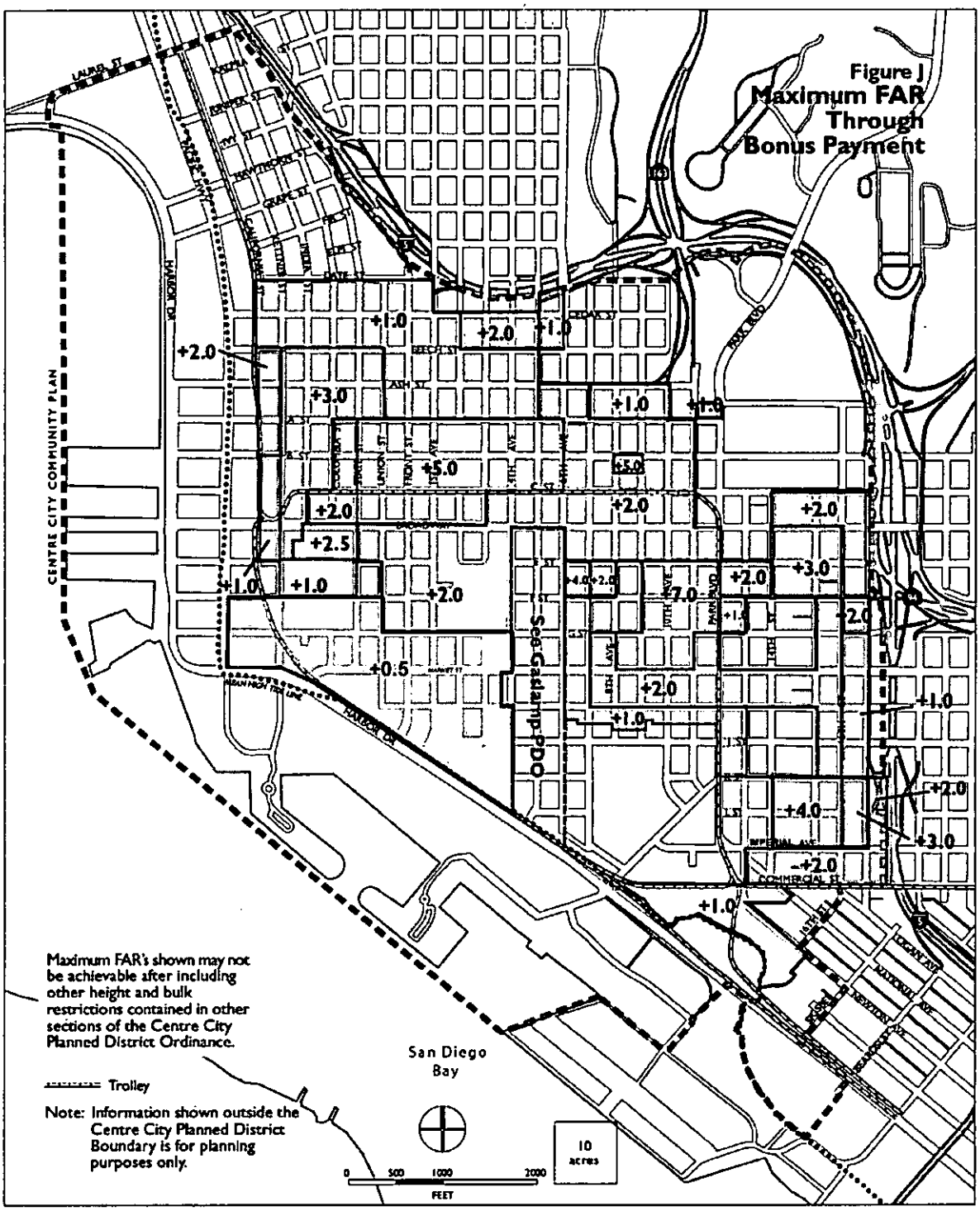
Figure J
Maximum FAR Through Bonus Payment
CENTRE CITY COMMUNITY PLAN
Seaport District
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
0 500 1000 2000
FEET
10 acres

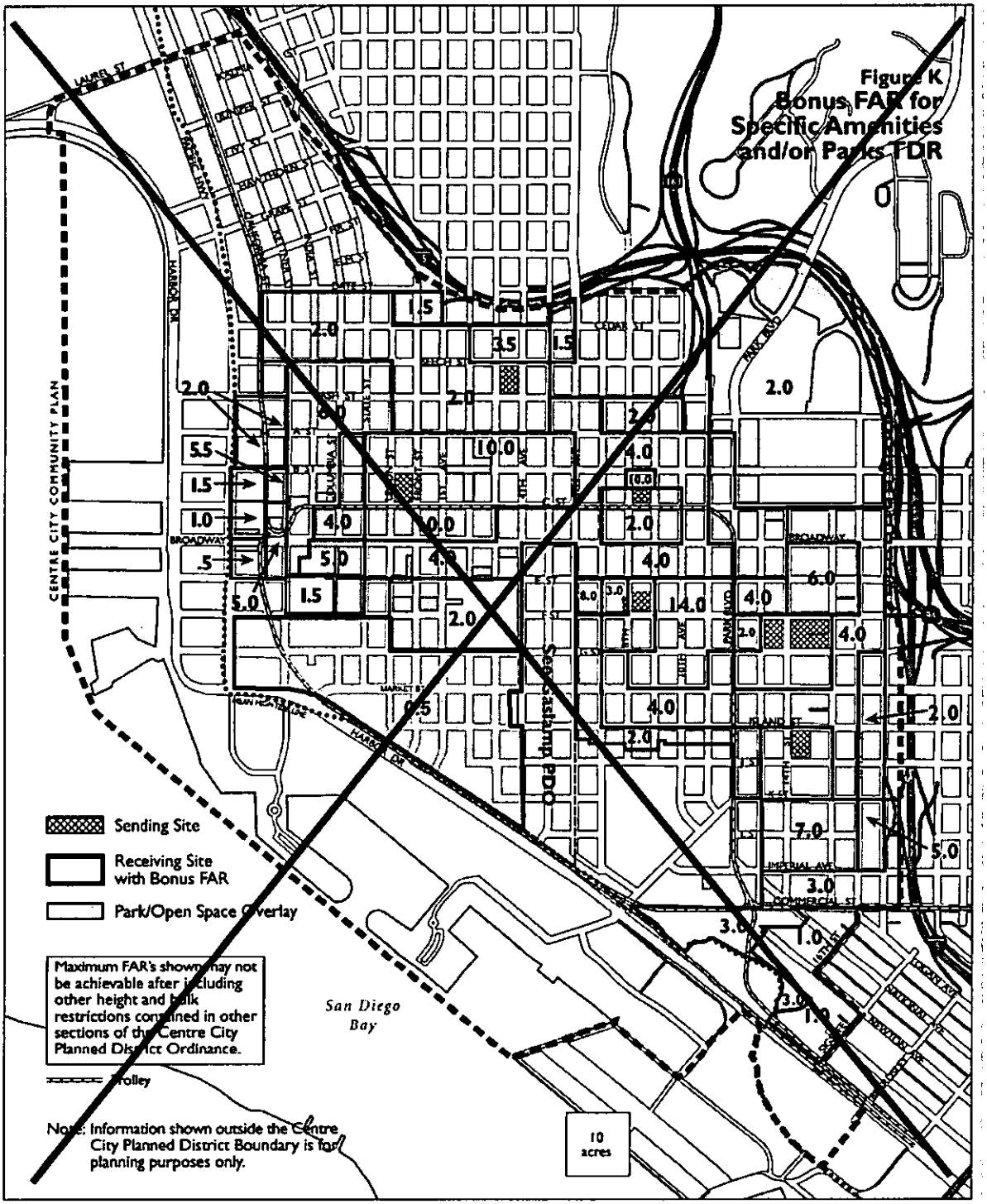
Figure K
Bonus FAR for Specific Amenities and/or Parks TDR
CENTRE CITY COMMUNITY PLAN
HARBOR DR
BROADWAY
CEDAR ST
PARK BLVD
ISLAND ST
IMPERIAL AVE
COMMERCIAL ST
Sea Gaslamp PDO
San Diego Bay
Sending Site
Receiving Site with Bonus FAR
Park/Open Space Overlay
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres

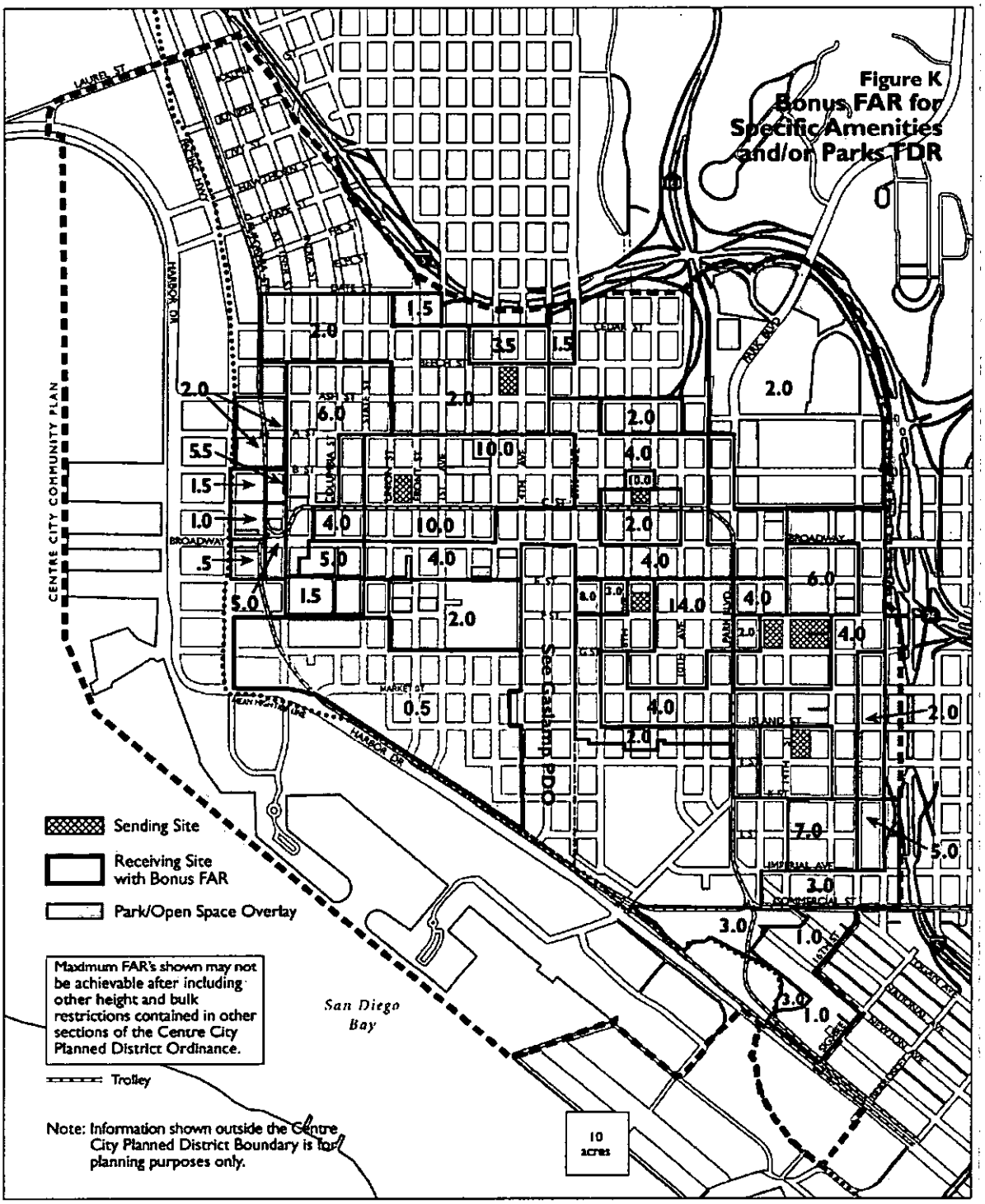
Figure K
Bonus FAR for Specific Amenities and/or Parks TDR
CENTRE CITY COMMUNITY PLAN
HARBOR DR
BROADWAY
MARKET ST
ISLAND ST
IMPERIAL AVE
COMMERCIAL ST
See Gaslamp PDO
San Diego Bay
Sending Site
Receiving Site with Bonus FAR
Park/Open Space Overlay
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres

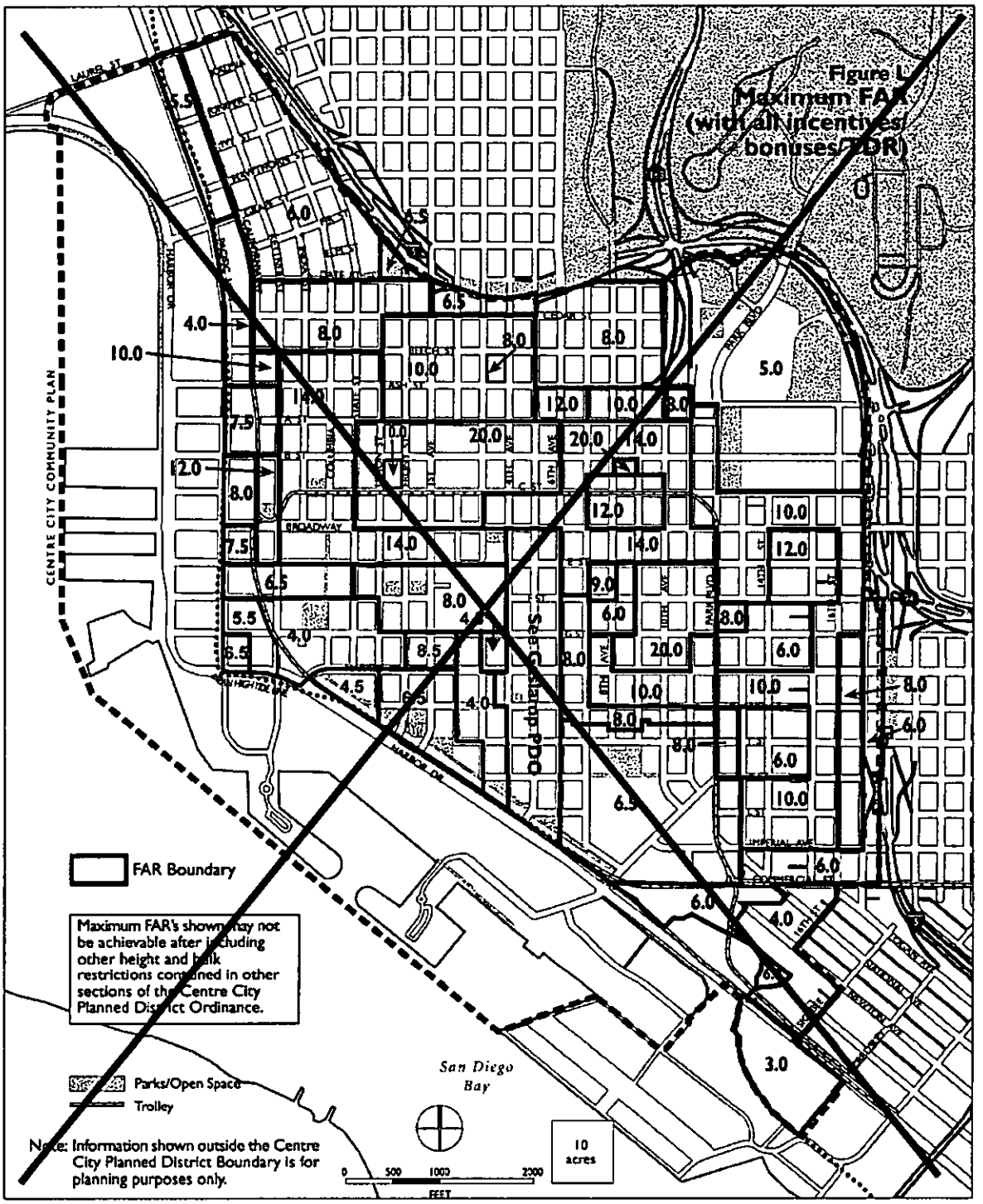
Figure L
Maximum FAR
(with all incentives/
bonuses/TDR)
CENTRE CITY COMMUNITY PLAN
FAR Boundary
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Parks/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
10 acres
0 500 1000 2000
FEET

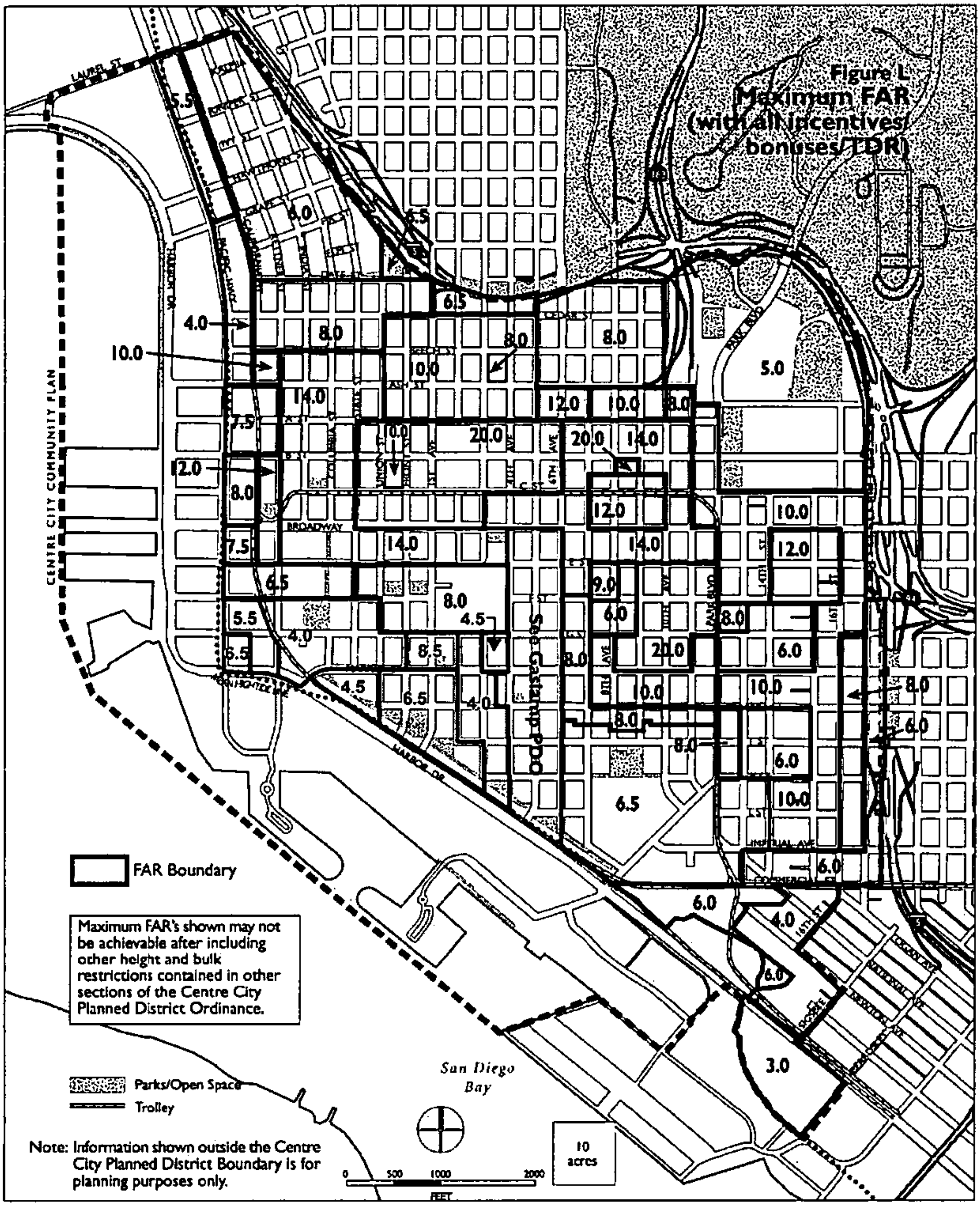
Figure L
Maximum FAR
(with all incentives/
bonuses/TDR)
FAR Boundary
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Parks/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
10 acres
0 500 1000 2000
FEET
CENTRE CITY COMMUNITY PLAN
LAUREL ST
BROADWAY
HARBOR DR
CEDAR ST
PARK BLVD
IMPERIAL AVE
See Gaslamp PDO
5.5
4.0
6.5
8.0
10.0
12.0
14.0
20.0
7.5
9.0
4.5
5.0
3.0

FIGURES M THROUGH N

[No change in text.]

NJB:als
10/19/2020
Or.Dept:DSD
Doc. No.: 2475154

Passed by the Council of The City of San Diego on DEC 08 2020, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Vacant	☐	☐	☐	☐
Monica Montgomery	☒	☐	☐	☐
Mark Kersey	☒	☐	☐	☐
Chris Cate	☒	☐	☐	☐
Scott Sherman	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Georgette Gómez	☒	☐	☐	☐

Date of final passage DEC 09 2020.

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

NOV 10 2020, and on DEC 09 2020.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 21271