

**SAN DIEGO CITY COUNCIL
AGENDA FOR THE
SPECIAL COUNCIL MEETING OF
FRIDAY, DECEMBER 5, 2008, AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADDITIONAL TELECONFERENCE LOCATION*

FRIDAY, DECEMBER 5, 2008, 1:00 P.M. (EST)
VIRGINIA ROOM ON THE 2ND FLOOR OF THE RENAISSANCE MAYFLOWER HOTEL
1127 CONNECTICUT AVENUE NW
WASHINGTON, DC 20036.

*NOTE: Councilmember Toni Akins will participate in the meeting by teleconference.

ITEM-600: ROLL CALL

ADOPTION AGENDA, DISCUSSION, HEARINGS
NOTICED HEARINGS:

ITEM-601: Two actions related to North University City Public Facilities Financing Plan and Facilities Benefit Assessment Fiscal Year 2009. Resolution of Designation for the FBA in North University City; Approve the setting of Development Impact Fees consistent with the FBA in North University City for those developments which have never been assessed or otherwise agreed to pay a FBA; and Authorize the City Auditor and Comptroller to modify individual Capital Improvement Project Program budgets to reflect this plan. (North University City Community Plan Area. District 1.)

[?View referenced exhibit back-up material \(Part 1 of 2\).](#)

[?View referenced exhibit back-up material \(Part 2 of 2\).](#)

(See Report to the City Council No. 08-160; North University City Public Facilities Financing Plan and Facilities Benefit Assessment DRAFT Fiscal Year 2009, November 2008.)

(First Public Meeting was held on November 10, 2008, Item 204.)

STAFF’S RECOMMENDATION:

Adopt the following resolutions:

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-601: (Continued)

Subitem-A: (R-2009-538)

Resolution of the Council of the City of San Diego designating an area of benefit in North University City and the boundaries thereof, confirming the description of public facilities projects, the Community Financing Plan and Capital Improvement program with respect to Public Facilities Projects, the method for apportioning the costs of the public facilities projects among the parcels within the area of benefit and the amount of the facilities benefit assessments charged to each such parcel, the basis and methodology for assessing and levying discretionary automatic annual increases in facilities benefit assessments, and proceedings thereto, and ordering of proposed public facilities project in the matter of one facilities benefit assessment area;

Authorizing the City Planning & Community Investment Department to prepare a map of the boundaries of the area of benefit based on this Resolution and to file the map with the City Clerk in accordance with the provisions of Section 61.2209(a) of the Ordinance. The City Clerk is authorized and directed to record the map in the office of the County Recorder of the County of San Diego;

Authorizing and directing the City Clerk to execute and record a Notice of Assessment in the office of the County Recorder of the County of San Diego in accordance with the provisions of Section 61.2209(b) of the Ordinance.

Subitem-B: (R-2009-539)

Resolution of the Council of the City of San Diego approving the development impact fee schedule for properties within North University City.

OTHER RECOMMENDATIONS:

The North University City Planning Group (UCPG) on March 11, 2008, voted (12-1-1) in support of the April 2008 version of the financing plan with qualifications.

REQUESTED ACTION:

1) Approve the North University City Public Facilities Financing Plan – Fiscal Year 2009; 2) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in North University City; 3) Adopt a Resolution of Designation for the FBA in North University City; 4) Approve the setting of Development Impact Fees (DIF) consistent with the FBA in North University City for those developments which have never been assessed or otherwise agreed to pay an FBA; and 5) Authorize the City Auditor and Comptroller to modify individual Capital Improvement Project Program budgets to reflect this plan.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)
NOTICED HEARINGS: (Continued)

ITEM-601: (Continued)

STAFF SUPPORTING INFORMATION:

STAFF RECOMMENDATION:

Approve the North University City Public Facilities Financing Plan - Fiscal Year 2009; rescind the existing Facilities Benefit Assessments and Development Impact Fees (Attachment #2) and establish new Facilities Benefit Assessment and Development Impact Fees for the North University Community.

EXECUTIVE SUMMARY:

The proposed FY 2009 PFFP (Attachment #1) details the public facilities that will be needed through the ultimate development of North University City at full community development, currently estimated to be the year 2015. This plan includes the Westfield University Town Centre (UTC) Development project approved by Council on July 29, 2008.

The proposed financing plan includes the addition of approximately \$28 million in FBA funding as a result of construction and material cost increases, project delays, and the addition of new projects. New projects include an expanded transit center at UTC, a joint use park at University City High School, and two new fire stations, only one of which is funded with FBA at this time. City Staff and the UCPG FBA subcommittee's review of the development schedule resulted in a decrease in anticipated development (ADTs), primarily due to the removal of parcels that have no further development rights. The combination of increasing project costs, additional projects, reduction of anticipated ADTs, and reduced revenue due to the downturn in the economy has necessitated an increase of 5% in the assessment rate. Changes that offset potential increases to the fee include replacing FBA funding with Transnet and deferring construction timing assumptions of some facilities.

The following changes are proposed for the assessments of FY 2009:

Land Use	FY 2009 Assessment	Proposed FY 2009 Assessment
Single Family Unit	\$18,581	\$19,510
Multi-Family Unit	\$13,007	\$13,658
Commercial ADTs	\$1,251	\$1,314

FISCAL CONSIDERATIONS:

Adoption of the designated area of benefit will continue to provide a funding source for the public facilities identified in the North University City Public Facilities Financing Plan FY 2009.

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:

None.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS: (Continued)

ITEM-601: (Continued)

STAFF SUPPORTING INFORMATION: (Continued)

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The September 2008 version of the plan incorporating the Westfield/UTC expansion was presented to the UCPG at their September 9, 2008 meeting (please refer to Attachment #4 for more detail). The UCPG approved the April 2008 version of the PFFP by a vote of 12-1-1, with the following caveats (please refer to Attachment #3 for staff response to the motions):

1. The \$7.7 million appropriation for the Regents Road Bridge project for FY 2009 must be moved to FY 2010.
2. The Limited Roadway Changes (included in Project NUC-18B in financing plan) should not be fully funded with FBA funds.
3. The \$4 million for improvements in Rose Canyon should be separated from NUC-18.
4. Construction of the new fire station should be moved from FY 2013-2014 to FY 2010.
5. In conformance with the community plan amendment, a second fire station should be added to the financing plan and should be funded no later than FY 2012.

This current version of the plan, dated November 2008, will be provided to the group prior to the Council hearing scheduled on November 10, 2008.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

All property owners with remaining new development are listed on the draft North University City Assessment Roll, beginning on page 163. These property owners will be mailed a notice of the public hearing and a copy of the financing plan. The owners will have liens placed upon their property and will be required to pay an FBA upon any building permit issuance.

Redevelopment that increases the intensity of existing uses may be subject to an impact fee.

Anderson/Gabriel

NOTE: This plan is a financing measure and is exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) and Section 15378(b)(4).

Staff: Cheryl M. Robinson – (619) 533-3679
Jana Garmo– Deputy City Attorney

ADJOURNMENT