

001583

REPORT NO. CCDC-07-11

DATE ISSUED: July 25, 2007

ATTENTION: Council President and City Council
Meeting of July 31, 2007

SUBJECT: Proposed Amendment to the Procedure for Formation of Project
Area Committee for the Centre City Redevelopment
Project – General

ORIGINATING DEPT.: Centre City Development Corporation

COUNCIL DISTRICTS: 2 and 8

REFERENCE: Proposed Amendment to the Procedure for Formation of Project
Area Committee for the Centre City Redevelopment Project

STAFF CONTACT: Susan C. Diekman, Assistant Project Manager - Contracts and
Property Management - (619) 533-7142

REQUESTED ACTION:

That the City Council (“Council”) approve the proposed amendment to section [§ 602] Geographical Representation, Exhibit A to the Procedure for Formation of Project Area Committee (“PAC Procedures”) for the Centre City Redevelopment Project

STAFF RECOMMENDATION:

That the Council approve the proposed amendment to section [§ 602] Geographical Representation, Exhibit A of the PAC Procedures.

SUMMARY:

On February 28, 2006, the Downtown Community Plan (“DCP”) was adopted by the Council and one of the changes that occurred was the redistricting of four neighborhood boundary lines (Little Italy, Core/Columbia, Cortez and East Village). Currently, the PAC neighborhood boundary lines coincide with those established in the 1992 Centre City Community Plan and must be updated to reflect those in the 2006 DCP.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On May 30, 2007, the Corporation Board voted to recommend approval the proposed amendment of the PAC Procedures.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The Project Area Committee ("PAC") and the Centre City Advisory Committee ("CCAC") supported the recommendation at their May 23, 2007 meeting, but regrets the fact that properties have been detached from the Core/Columbia and added to East Village. The impact is that two PAC members will no longer qualify for their seats because when the boundary lines change, they will either live or work in East Village, not Core/Columbia.

BACKGROUND

Formation of the twenty-five (25) member PAC was authorized by the Council on September 11, 1990, to advise the Council and Redevelopment Agency regarding adoption and implementation of the Centre City Redevelopment Project. On November 5, 2001, the Council unanimously approved the proposed CCAC bylaws to provide the formation of the CCAC as the official downtown planning group. This action added three additional members for a total of twenty-eight (28) members. The CCAC and PAC were approved to function as concurrent operating committees.

DISCUSSION

On February 28, 2006, the DCP was adopted by the Council and one of the changes that occurred was the redistricting of four neighborhood boundary lines (Little Italy, Cortez, Core-Columbia and East Village). The Little Italy boundaries were extended three blocks to the east from Union Street to Front Street so public spaces such as Amici Park would be located officially in Little Italy. The Cortez neighborhood was reduced in size by six blocks due to the changes in Little Italy and Core-Columbia neighborhoods. The biggest impact was the redistricting of East Village which increased by 16 blocks while the Core/Columbia neighborhood was reduced by 13 blocks. The changes were made to address the evolving trends, observations of current conditions and neighborhood development of objectives from a land use/neighborhood organization standpoint.

The current PAC neighborhood boundary lines were derived from the 1992 Centre City Community Plan (with the exception that Core and Columbia districts were combined as one neighborhood for purposes of the PAC). The proposed changes would be to the DCP designated neighborhoods to reflect variations in function, history, topography, location, architecture, building scale, and civic icons. The updated PAC neighborhood lines should be consistent with the identity and vision of each neighborhood with the exception of keeping Core-Columbia as one neighborhood.

An unintended consequence of the redistricting of the neighborhoods is that two PAC members will no longer qualify for their seats. Since they no longer meet the neighborhood eligibility requirement. The Corporation's legal counsel has confirmed that the two members must vacate their seats once the Council amends the PAC Procedures.

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Council President and City Council
Docket of July 31, 2007
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CONCLUSION

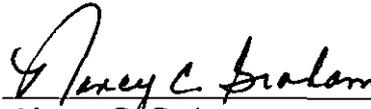
In accordance with Section [§ 900], Amendment of Procedures, of the PAC Procedures, the Council may amend procedures to make any necessary adjustments or changes to effectively form and select a representative PAC. Due to changes in the redistricting of the neighborhood boundary lines, the PAC neighborhood boundary lines should be adjusted accordingly.

Respectfully submitted,

Concurred by:



Susan Diekman
Assistant Project Manager – Contracts &
Property Management



Nancy C. Graham
President

Attachments:

- A - Exhibit A - 1992 Neighborhood Map
- B - Exhibit A (revised) - 2006 Neighborhood Map

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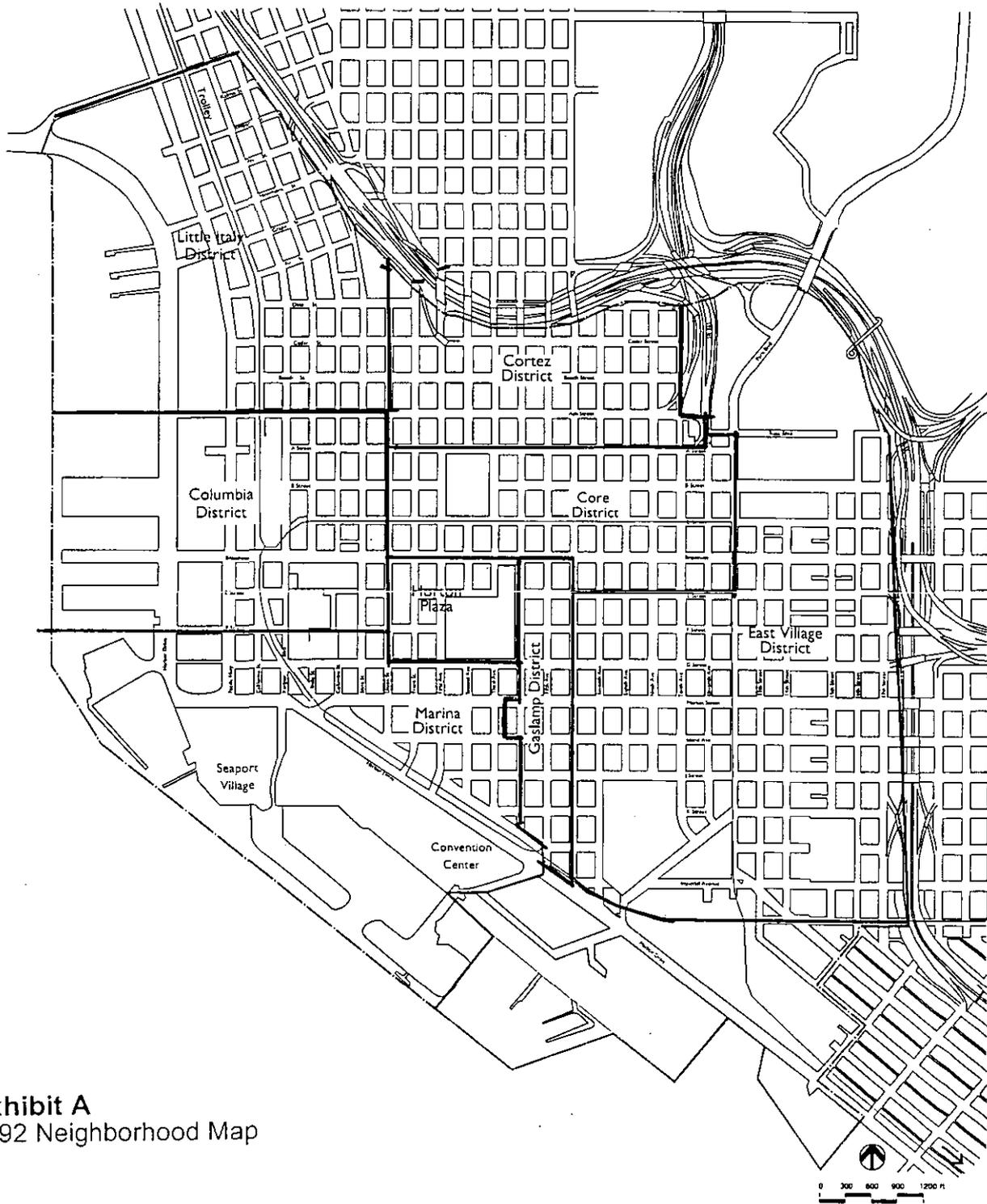


Exhibit A
1992 Neighborhood Map

Centre City Development Corporation
725 Broadway Suite 1100
San Diego, CA 92101 (619) 235-2200

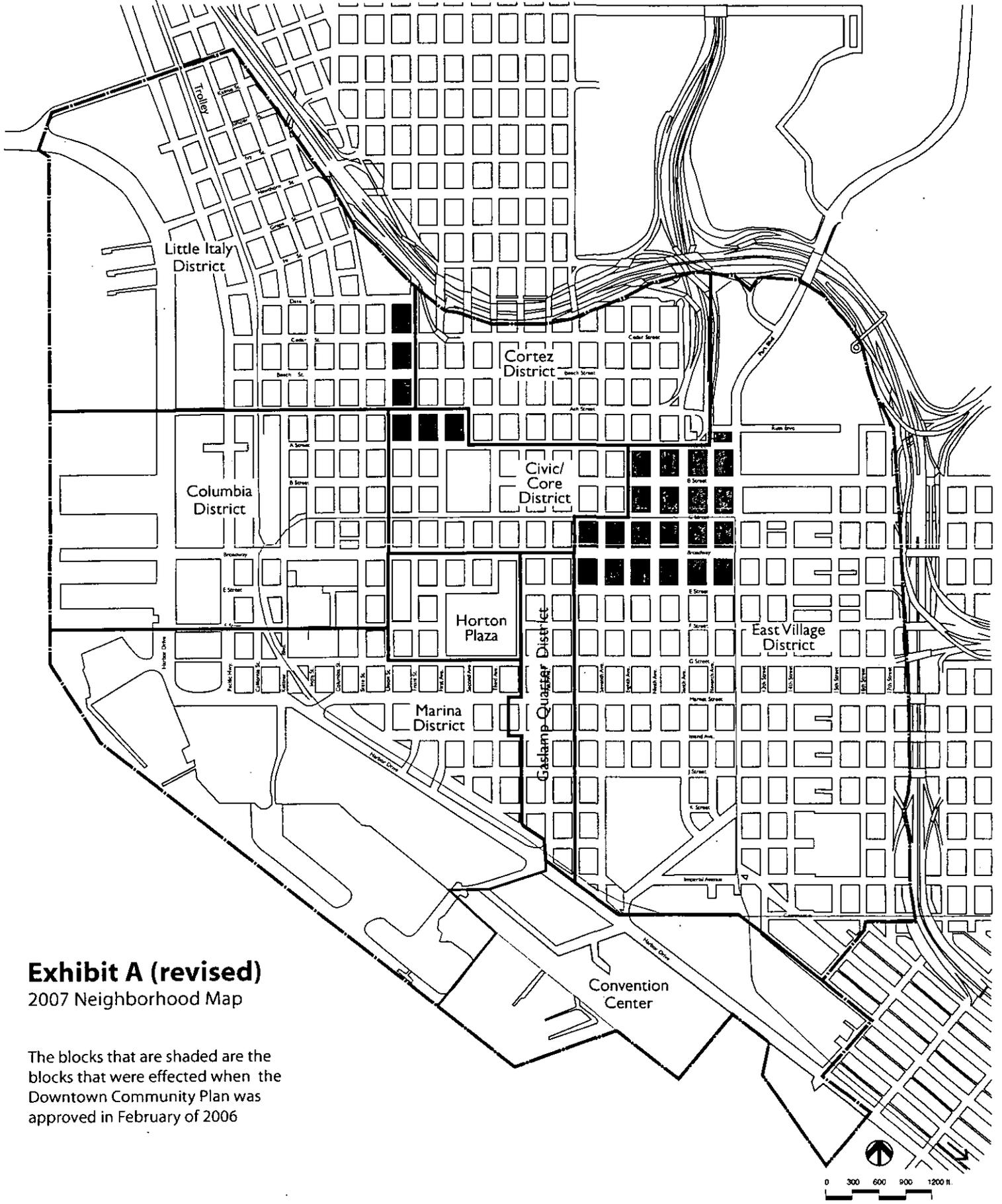


Exhibit A (revised)
2007 Neighborhood Map

The blocks that are shaded are the blocks that were effected when the Downtown Community Plan was approved in February of 2006

**REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO**

1. CERTIFICATE NUMBER 116
(for auditor's use only) 7131

TO: **001591**
CITY ATTORNEY

2. FROM: (ORIGINATING DEPARTMENT)
CENTRE CITY DEVELOPMENT CORPORATION

3. DATE
June 27, 2007

4. SUBJECT:

Proposed Amendment to the Procedure for Formation of Project Area Committee for the Centre City Redevelopment Project - General

5. Primary Contact (Name, Phone & Mail Sta.)
Susan C. Diekman, Assistant Project Manager, (619) 533-7142, MS 51D

6. Secondary Contact (Name, Phone & Mail Sta.)

7. Check BOX if REPORT TO COUNCIL IS ATTACHED

X

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND				
DEPT.				
ORGANIZATION				
OBJECT ACCOUNT				
JOB ORDER				
C.I.P. NUMBER				
AMOUNT				

9. ADDITIONAL INFORMATION/ESTIMATED COST:

Fiscal Impact: *None*

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1.	CCDC President	<i>Nancy Graham</i>	<i>6/27/07</i>	9.	EOC	<i>Cey</i>	<i>7/10/07</i>
2.	CCDC Vice President/ CFO	<i>Frank Alex</i>	<i>6/29/07</i>	10.	EAS	<i>Kenneth Teasley</i>	<i>7/11/07</i>
3.	Environmental Review	<i>Beverly Schroeder or Brad Richter</i> <i>BATC</i>	<i>6/27/07</i>	11.	City Attorney	<i>Chad Jones</i>	<i>7/11/07</i>
4.	Asst., Dir., CPCL Redevelopment	<i>Janice L. Wehler</i>	<i>6/27/07</i>	12.	Originating Department	Project Manager <i>BATC</i>	<i>6/27/07</i>
5.	City Planning & Community Investment Director	<i>William Anderson</i>	<i>6/29/07</i>	13.	Vice President Real Estate Operations	Barbara Kaiser <i>BATC</i>	<i>6/27/07</i>
6.	Deputy Chief Operating Officer	<i>Jim Waring</i>	<i>6/27/07</i>	14.			
7.	Chief Operating Officer	<i>Richard...</i>	<i>7/8/07</i>	15.	Docket Coord: _____ Council Liaison: <i>EL</i>		
8.	Auditor				COUNCIL PRESIDENT <i>MS</i>	<input type="checkbox"/> Spob <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO _____ COUNCIL DATE: <i>7/31/07</i>	

11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)

DOCKET OF: July 31, 2007

11a. STAFF RECOMMENDATIONS:

That the Council approve the proposed amendment to section [§ 602] Geographical Representation, Exhibit A of the PAC Procedures.

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 2 and 8

Community Planning Area(s): N/A

Environmental Impact: This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c) (3).

HOUSING IMPACT: N/A

Other Issues: N/A

City Clerk Instruction: Please send copies of the resolution(s) to Lori Young, MS 51D and Project Manager, MS 51D

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE PROPOSED AMENDMENT TO THE PROCEDURES FOR THE FORMATION OF THE PROJECT AREA COMMITTEE FOR THE CENTRE CITY REDEVELOPMENT PROJECT.

WHEREAS, on November 20, 1990, the Council of the City of San Diego [the "Council"] by Resolution No. R-276892, adopted the Procedures for the Formation of a Project Area Committee [the "PAC] for the Centre City Redevelopment Project [the "Project"]; and on November 5, 2001, the Council by Resolution No. R-295698 adopted establishing the Centre City Advisory Committee [the "CCAC"] and approving its by-laws; and

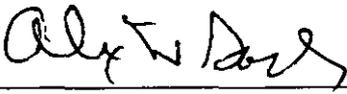
WHEREAS, the PAC proposed amendment would be consistent with neighborhood boundaries as adopted when the Downtown Community Plan that was adopted in February 28, 2006; and

WHEREAS, the PAC voted 21 to 3 and the CCAC voted 19 to 2, to approve the proposed amendment, but regrets the impact of the redistricting on the PAC members currently serving who will no longer be qualified to serve; NOW, THEREFORE;

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BE IT RESOLVED, by the Council of the City of San Diego, that approves the amendment to section [§602] PAC Procedures to be consist with the Downtown Community Plan neighborhood boundary lines.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Alex W. Sachs
Deputy City Attorney

AWS:mm
07/09/07
Or.Dept: CCDC
R-2008-29
MMS#5077

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor