INITIAL STUDY ANALYSIS

I. PROPOSED PROJECT DESCRIPTION

Location

The Downtown Community Plan area ("Downtown Planning area") encompasses the downtown San Diego area located 15 miles north of the United States International Border with Mexico and 120 miles south of Los Angeles (Figure 1). More specifically, downtown includes approximately 1,445 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay.

The Downtown Planning area is bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east; and San Diego Bay on the south and west (Figure 1). Major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94.

As shown in Figure 1, the proposed Downtown Community Plan shares the same boundaries with the Redevelopment Plan for the Centre City Project Area. The Horton Plaza Redevelopment Project is also located downtown, but has much smaller project boundaries and is completely surrounded by the Downtown Community Plan and Centre City Redevelopment Plan areas. The Horton Plaza Redevelopment Project area is bounded by Broadway, Union Street, Fourth Avenue, and G Street. Various parcels along B Street between Fourth and Eighth Avenues are characterized as "excluded" from the provisions of redevelopment law.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. The boundaries of the PDO areas are depicted in Figure 1. PDOs contain regulations with respect to land use, intensity and density, building massing, sun access, architectural design, landscaping, streetscaping, lighting, and other development characteristics.

The Centre City PDO applies to all of the Downtown Community Planning area with the exception of the Gaslamp Quarter and the Marina Planned Districts which have their own PDOs. The Gaslamp Quarter District is a 16.5-block area located between Broadway and Harbor Drive and Fourth Avenue and Sixth Avenue within the Centre City Redevelopment Project Area, downtown San Diego, plus the eastern half of the block bounded by Third and Fourth Avenues, and Market and Island Streets. The Marina Planned District is a 25-block area located between Pacific Highway, F Street, Union Street, G Street, Fourth Avenue, and Harbor Drive, with the exception of the eastern half of the block bounded by 3rd and 4th Avenues, and Market and Island Streets.

Project Description

The proposed activity for purposes of this Initial Study are amendments to five documents that

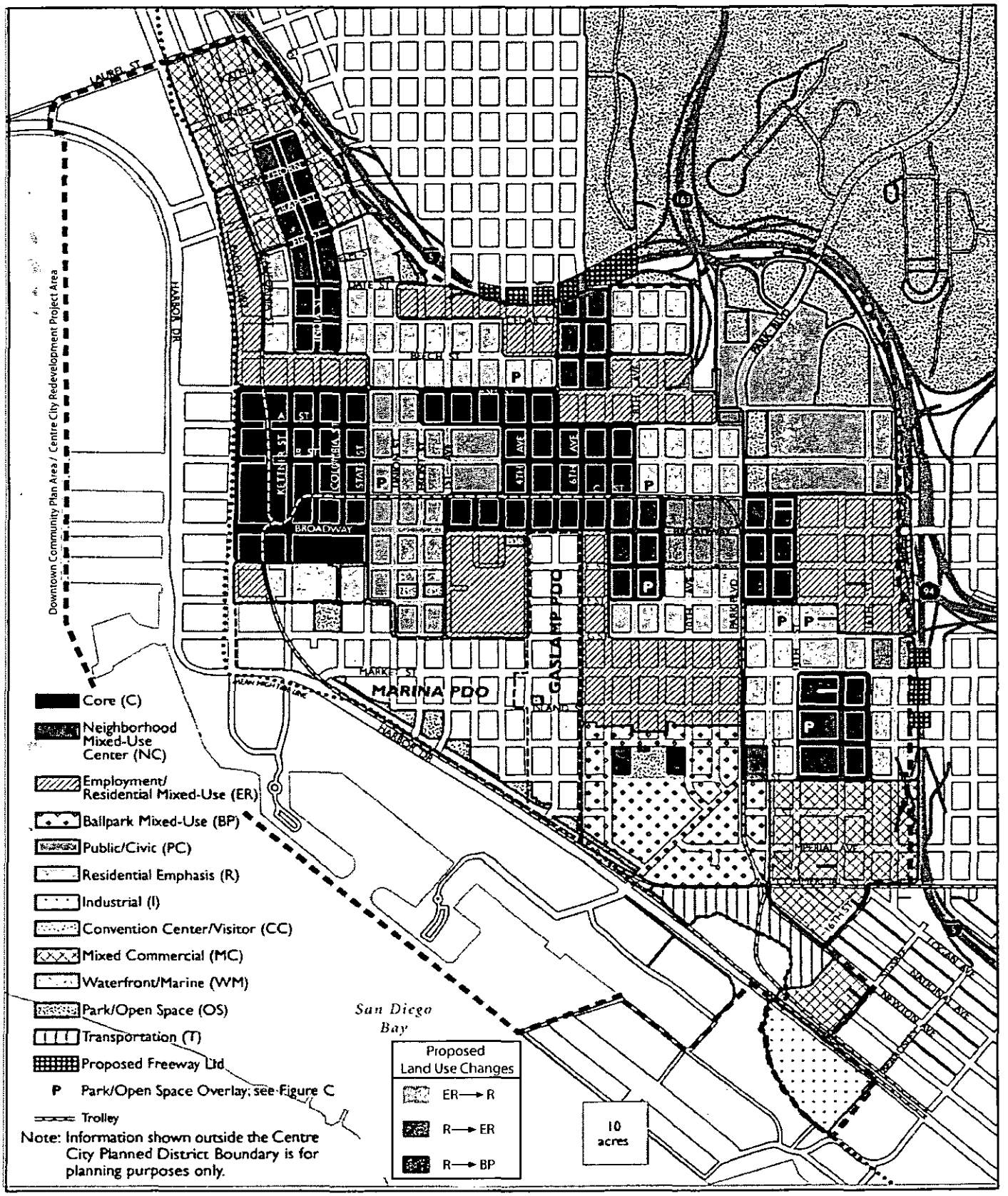
regulate land use and development in the Centre City area: the Redevelopment Plan for the Centre City Project Area, the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina Planned District Ordinance (PDO), and the 2006 Final Environmental Impact Report (Final EIR) Mitigation Monitoring and Reporting Program (MMRP). The proposed refinements largely consist of minor, administrative changes but also include proposed revisions affecting land use, FAR bonus calculations, and urban design proposed for the Centre City PDO; revising parking requirements to the Marina PDO; streamlining the Redevelopment Plan for Centre City; amending the Downtown Community Plan for consistency with the PDO proposed addition of policies for historic preservation and land use reclassifications; and, modifying and adding the approved Mitigation Monitoring and Reporting Program to the Community Plan as an Appendix.

The proposed amendments are intended to advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment project by ensuring that the Community Plan accurately reflects the goals and policies of stakeholders, refining zoning incentives to achieve the goals outlined in the Downtown Community Plan, and establishing consistent zoning practices throughout downtown. None of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning area as envisioned by the approved planning documents, including the 2006 Downtown Community Plan FEIR. The major revision to the Centre City PDO is the rezoning of five areas from one zoning designation to another, as described below, and a revised Land Use Map to reflect these changes (Figures 2 and 3). The areas include:

- the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;
- the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;
- the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;
- the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,
- the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.

The Centre City PDO also proposes to revise calculations for FAR bonuses pertaining to affordable housing, eco-roofs, three-bedroom units, and public right-of-way improvements. A variety of revisions are proposed for urban design standards including tower stepbacks, parking structure encapsulation, and locations of project-related utilities. Language pertaining to



N

No Scale

Figure 2
Proposed Land Use District Changes

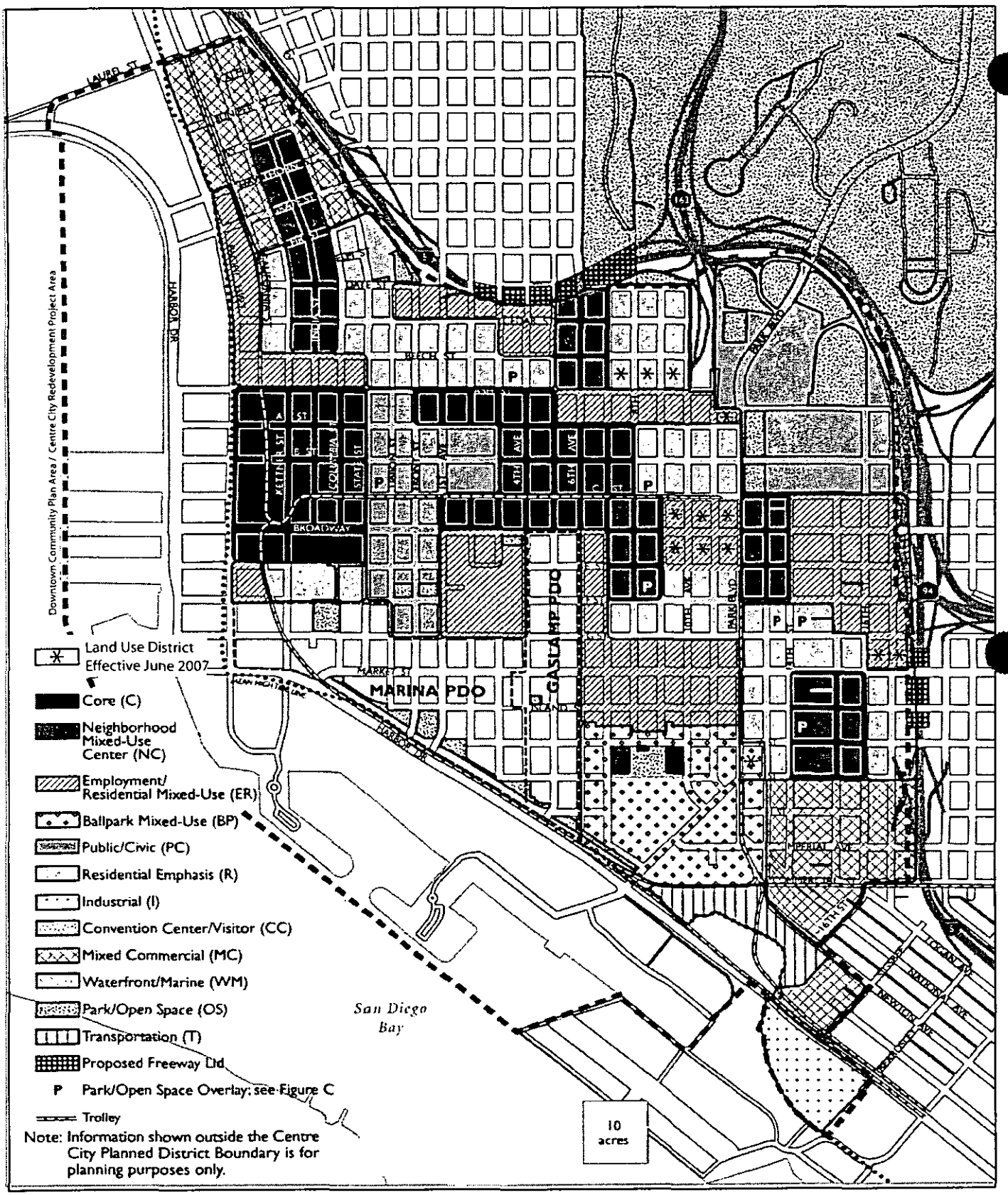


Figure 3
Proposed Land Use Districts

historical resources is proposed to be clarified with the following; 1) the potential transfer of development rights from sites containing historical resources is proposed to be expanded; 2) historical resources would be allowed to be utilized for a wider range of uses not typically allowed within a land use district; and, 3) a new section regarding replacement of historical signage is proposed to be added. Other procedural clarifications and additions are also proposed, including codifying procedures affecting certain classes of uses (historical resources and large retail establishments) and changes to Gross Floor Area (GFA) and Transfer of Development Rights (TDR) calculations. None of the changes in calculations of FAR bonuses, GFA, or TDR change the minimum or maximum FARs considered in the 2006 Downtown Community Plan FEIR.

The proposed Marina PDO amendments would add increased parking requirement regulations consistent with the current standards in effect for the rest of the Centre City Planned District.

The proposed amendments are described in further detail in the Summary of Changes (see Attachment 2). These revised documents will work to better regulate development in the Downtown Planning area and implement the vision and goals of the 2006 Downtown Community Plan and the Centre City Redevelopment Plan.

The amendments described in Attachment 2 would apply to future projects proposed within the Centre City Planned District or Marina Planned District. As amended, the planning documents will form the basis for analyzing future projects. Pursuant to the Redevelopment Agency's Guidelines, a secondary study will be conducted on specific projects to assess whether project-level impacts are fully addressed within the Addendum to the 2006 Downtown Community Plan FEIR and the 2006 Downtown Community Plan FEIR or if further environmental review is required.

The proposed amendments to the Redevelopment Plan for the Centre City Redevelopment Project Area contain changes necessary to consolidate the Land Use and Project Maps. The consolidation of the two maps will achieve two goals: streamlining the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan for a land use change in the Community Plan or planned district ordinances. There are also a few minor "clean-up" items with this amendment, including deleting language pertaining to specific projects that is no longer necessary.

The proposed amendment to the Downtown Community Plan can be summarized as: (1) changes to the land use map for consistency with the proposed changes to the PDO, and clean-up changes to maps; (2) modifications and additions to the text in Chapter 9 (Historic Preservation) consisting mostly of policy and text clarifications; and (3) the addition of an Appendix containing the Mitigation, Monitoring and Reporting Program (MMRP) from the Final Environmental Impact Report (FEIR). As previously stated, none of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning Area as envisioned by the approved planning documents, including the 2006 FEIR.

The proposed changes to the Mitigation Monitoring and Reporting Program (MMRP) include clarification language for mitigation of impacts to archaeological resources to be consistent with existing City policies.

CEQA Compliance

The Centre City Redevelopment Project and related activities have been addressed by the following environmental document, which was prepared prior to this Initial Study and is hereby incorporated by reference:

> Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area (State Clearinghouse Number 2003041001, certified February 28, 2006). Certified by the Redevelopment Agency (Resolution No. R04001) and the City Council (Resolution No. R301265) on March 14, 2006.

The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed Project. This environmental document is available for review at the office of the Centre City Development Corporation, 225 Broadway, Suite 1100, San Diego, CA 92101.

This Initial Study has been prepared in compliance with the requirements for an Initial Study according to the State Guidelines for the implementation of CEQA (California Administrative Code, Section 15000 et. seq. as amended October 26, 1998) and the San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990).

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean that here are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigations in prior environmental documents.

II. ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist

III. SUMMARY OF FINDINGS: The following findings are derived from the environmental assessment documented by this Initial Study and the previous FEIR:

1. No substantial changes are proposed in the Project (Revisions to the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina PDO, the Redevelopment Plan for the Centre City Project Area, and the 2006 Final Environmental Impact Report (FEIR) Mitigation Monitoring and Reporting Program (MMRP)), or with respect to the circumstances under which the Project is to be undertaken as a result of the proposed activity, which will require important or major revisions in the FEIR for the Project Area;

2. No new information of substantial importance to the Project has become available

that was not known or could not have been known at the time the FEIR for the Project area was certified as complete, and that shows that the Project will have any significant effects not discussed previously in the FEIR, or that any significant effects previously examined will be substantially more severe than shown in the FEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;

3. No Negative Declaration, Subsequent EIR, or Supplement to the FEIR is necessary or required; and

4. The proposed activity will have no significant effect on the environment, except as identified and considered in the FEIR for the Centre City Redevelopment Project. No new or additional Project-specific mitigation measures are required for this activity.

5. Pursuant to CEQA Section 15164, because some of the changes and additions in the revisions are proposed but none of the conditions defined in Sections 15162 and 15163 of the State CEQA Guidelines that would require preparation of a subsequent or supplemental EIR have been met, an Addendum shall be prepared.

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

This section evaluates the potential environmental effects of the proposed activity using the environmental checklist from the CEQA Guidelines as amended in September 2004. The conclusions drawn regarding the degree of impact are based on a comparison of the effects of the proposed activity with the results and conclusions of the FEIR.

A "Not Significant" response indicates that, although impacts or changes in the environment not discussed in the FEIR would occur, the impact would be below a level of significance or the impact would not apply to the proposed Project. A response of "Significant but Mitigated" indicates that incorporation of mitigation measures identified in the Mitigation Monitoring and Reporting Plan for the FEIR would reduce the impact of the proposed Project not discussed in the FEIR to below a level of significance. A response of "Significant and Not Mitigated" indicates that the findings conclude that the impacts of the Project not discussed in the FEIR would remain significant even with implementation of the mitigation measures identified in the revised Mitigation Monitoring and Reporting Plan for the FEIR. A response of "Significant and Not Mitigated" does not indicate that the impact of the proposed activity would be greater than assumed in the FEIR nor does it imply that the impact was not considered in the FEIR.

For each response category, assessments are determined on a Direct ("D") and Cumulative ("C") basis. A direct impact is the result of the Project impact solely within the Project area. A cumulative impact is the result of the Project impact on a regional scale, in combination with impacts assumed from other projects in the region and vicinity

The following table lists each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed activity. The checklist has been completed with a majority of the environmental analysis focusing on: the

rezoning of blocks within four areas; development standards for homeless facilities and social service providers; modifications to the calculations for FAR bonuses; and, changes to urban design standards and modification to the TDR Program for Historical resources. The Project Description starting on page 8 of this document provides a thorough description of these proposed actions. These focus areas were selected based on their potential for resulting environmental impacts not fully covered by the Final EIR.

The remaining proposed changes are also discussed beginning on page 8 and are intended to advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment project by ensuring that the Community Plan accurately reflects the goals and policies of stakeholders, refining zoning incentives to achieve the goals outlined in the Downtown Community Plan, and establishing consistent zoning practices throughout downtown, which are unlikely to result in changes to the analysis or conclusions of environmental impacts covered by the Final EIR. For example, the Redevelopment Plan is being amended to consolidate land use and project maps. Currently, if land use changes are proposed to the Community Plan and/or PDO, all three documents must be amended to make the changes. The consolidation of the two maps would achieve the streamlining of the Redevelopment Plan and eliminating the need to amend the Redevelopment Plan for land use changes. For this reason, the environmental analysis has been focused on the issues identified above; however, where applicable, other proposed revisions are also discussed.

Any future projects that propose to apply the standards and regulations analyzed in this Initial Study may also be subject to future environmental review and mitigation, as appropriate, pursuant to the California Environmental Quality Act (CEQA) at the time a specific project is proposed.

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY:						
(a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the Downtown Community Plan? *According to the FEIR, views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado and the downtown skyline are afforded by public viewing areas within and around the downtown and along view corridor streets within the planning area; although, no designated scenic resources actually exist within the Downtown Planning area except for a small portion of State Designated Scenic Highway 163, as it enters the Downtown Planning area. Further, the Downtown Community Plan identifies several view corridor streets, including: Broadway from Park Boulevard west to the Bay, Park Boulevard from K Street to the Bay, as well as portions of the majority of the east – west streets from Kettner Street west. However, Cedar Street begins as a view corridor street from 1st Avenue while Beech and Ash Streets begin as view corridor streets from 6th Avenue.* *Because the other proposed amendments would not have the potential to impact aesthetics and visual quality, the following analysis focuses on the proposed revisions to the Centre City PDO related to tower stepbacks. The proposed amendments would allow for two faces of a proposed tower to avoid stepback requirements within any district (except the Little Italy neighborhood) on a discretionary basis through the Design Review process. In 2006, the Centre City PDO introduced changes to the development*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
standards by allowing one face of a tower to 'meet the ground' without the previously required stepback from the streetwall. The proposed addition of a second tower face avoiding a stepback is intended to allow for greater design flexibility. The proposed changes would be visible from areas looking into the downtown area. However, as stated above, no designated scenic resources exist within the Downtown Planning area. Additionally, the proposed changes are intended to result in greater design flexibility, providing for a varied and aesthetic skyline. Any future projects proposing to avoid the stepback requirement would still be subject to applicable development regulations including view corridor stepbacks, and maximum floor plate dimensions. The small portion of the State Designated Scenic Highway 163 would not be affected by the proposed amendments. *In addition, to ensure conformance with the existing neighborhood character, projects that propose two faces of a tower that avoid stepback requirements would be required to follow the Design Review process and would only be allowed on a discretionary basis. The Design Review process will ensure that projects proposing avoidance of stepback requirements will not affect public views of scenic resources or interfere with identified View Corridors.* *Therefore, the direct and cumulative impacts of the project amendments to views of scenic resources from public viewing areas would not be significantly different from the conclusions of the FEIR. Further, the FEIR concludes that build-out*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
of the Downtown Community Plan would not significantly impact the view corridor along Broadway. Since the Design Review process would be a requirement and avoidance of stepback requirements would only be allowed on a discretionary basis, the impact of the proposed revision to the PDO would not be significant. *Since no State scenic highway is visible from the Downtown Community Plan area, impacts to these scenic resources could not occur. The proposed amendments do not include any components that would substantially disturb the existing visual character of the Downtown Planning area including the small portion of the State Designated Scenic Highway 163. Thus, the impact of the project amendments on the visual character of the area would not be significant.*						
(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? *Generally, the proposed amendments are intended to establish stricter guidelines for development and activities in the Downtown Planning area. For example, the amendments include the prohibition of exit stairs on towers (but would continue to allow short external stairs (maximum three-stories) which connect roof decks or stepped buildings to provide potential additional use of roof tops) as this construction method has resulted in unsatisfactory design solutions. The revision to the PDO is suggested to provide for better designs within the planning area and to provide for more attractive developments. The revision does not affect any other requirement of the PDO and proposed projects would still be required to adhere to all policies addressing*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
design and architectural elements. *However, as discussed above, the proposed amendments would also allow two faces of towers to avoid stepback requirements on a discretionary basis. Development projects that propose to avoid the stepback requirements would be required to adhere to the Design Review process, this process would ensure that the elimination of the stepback requirement, on a project-by-project basis, would not conflict with the bulk, scale, character or design of the surrounding area. Therefore, the direct and cumulative visual impacts of the proposed project on surrounding development would not be significantly different from the conclusions of the FEIR.*						
(c) Substantially affect daytime or nighttime views in the area due to lighting? *The City of San Diego's Light Pollution Law (Municipal Code Section 101.1300 et seq.) protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. Since any development proposed under these amendments would be subject to the City's Light Pollution Law, the direct and cumulative impacts to daytime and nighttime views due to lighting would not be significant, consistent with the findings of the FEIR. Additionally, no changes to lighting policies or regulations are proposed with these amendments.*					X	X
2. AGRICULTURAL RESOURCES						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? *Centre City is an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Conservation Service, nor does it contain any farmlands designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.						
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? *The Downtown Community Plan area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 51201 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act contract would not occur.*					X	X
3. AIR QUALITY						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan? *The proposed amendments would allow for the rezoning of land uses. The areas include:* • *the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;* • *the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;* • *the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
• *the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,* • *the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.* *The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.* *This rezoning would not conflict with the Regional Air Quality Strategy or State Implementation Plan as these changes are not expected to substantially alter the type of development on these blocks. As discussed in the Land Use and Planning section below, 73 percent of non- Residential Emphasis zoned blocks in the Downtown Planning area have historically developed with 95 percent residential uses. In addition, the proposed amendments would not alter the minimum or maximum FAR or allowed intensity. The potential impacts related to FAR have been evaluated in the FEIR and the proposed amendments would not differ from the results discussed in the FEIR. Therefore, even with the more flexible zoning, a similar type and level of development is expected to occur on the rezoned blocks as was previously allowed and analyzed in the FEIR. The development of similar uses on these blocks would result in similar air*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
emissions and would not be significantly different than the conclusions identified in the FEIR. No impact to an applicable air quality plan would occur.						
(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? *The proposed amendments include the rezoning of land uses as discussed above.* *The FEIR indicates that construction activities could result in a potentially significant impact from exposing sensitive receptors to substantial emissions of Particulate Matter and requires implementation of Mitigation Measure AQ-B.1-1 at the project-level to reduce this potentially significant impact to below a level of significance. Since no specific project involving construction activities associated with construction on the rezoned blocks are known at this time, this mitigation measure is therefore not a requirement for this project. If and when a specific project proposes to construct on the rezoned blocks under the proposed amendments, the project would be reviewed for conformance with the FEIR and the addendum hereto. Environmental documentation prepared pursuant to Redevelopment Agency Guidelines would identify the potentially significant impacts of construction activities and, if a potentially significant impact is identified, require the implementation of Mitigation Measure AQ-B.1-1 or similar.* *The FEIR also finds that the long-term operation of development within the Downtown Community Plan*			X	X		

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
area could involve the exposure of sensitive receptors to substantial air contaminants including reactive organic gases (ROGs) from any residential land uses, toxic air contaminants (TACs) from any commercial retail land uses, and substantial concentrations of carbon monoxide (commonly referred to as CO "hot spots") due to traffic congestion. However, the FEIR concludes that the long-term operation of future development within the downtown would not expose sensitive receptors to significant levels of any of the substantial air contaminants discussed above. As described further in Section 15(a) of this document, the proposed amendments, and in particular the land use reclassifications, would not have a substantially greater effect on traffic or habitable space than that analyzed under the FEIR. Since the rezoned blocks would not involve the emission of substantial levels of ROGs or other air contaminants beyond the level assumed in the FEIR, the impacts of the proposed amendments are not considered significant and are consistent with the analysis of the FEIR. *Additionally, the proposed amendments would not affect future development in close enough proximity to any industrial activities to be impacted by emissions associated with such activities. Therefore, impacts caused by the exposure of sensitive receptors to substantial air contaminants that may endanger human health over the long-term would not be significant. Impacts associated with the generation of substantial air contaminants are discussed below in 3.c.*						
(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
human health? *Similar to the existing regulations, the proposed amendments would allow the construction of development projects on the rezoned blocks as discussed above, which may cause the generation of substantial air contaminants during the short-term from construction activities and over the long-term operation of development from mobile- and stationary-sources.* *The FEIR indicates that construction activities associated with development could involve potentially adverse impacts associated with hazardous building materials, the creation of dust, and the generation of construction equipment emissions. The FEIR concludes that existing City of San Diego regulations requiring a pre-construction hazards assessment and strict remediation measures if materials are present would ensure that air quality impacts associated with the release of hazardous building materials during construction activities are not significant. Since the proposed amendments do not include revisions that would in any way violate or impede implementation of the required pre-construction hazards assessment and strict remediation measures, impacts would not be significant, consistent with the analysis of the FEIR.* *Moreover, the FEIR concludes that construction activities associated with future development would cause the creation of dust and the generation of construction equipment emissions that, when considered together, result in a potentially significant impact; the FEIR requires implementation of Mitigation Measure AQ-B.1-1 at the project-level to reduce this potentially significant impact to below a level of significance. Since no specific project*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
involving construction on the rezoned blocks is known at this time, this mitigation measure is therefore not a requirement for this project. If and when a specific project proposes to construct on the rezoned blocks or under the other revisions proposed, the project would be subject to environmental review pursuant to the Redevelopment Agency's Guidelines which requires that a secondary study be conducted on specific projects to assess whether project-level impacts are fully addressed within the 2006 FEIR and Addendum hereto or if further environmental review is required. Environmental documentation prepared pursuant to CEQA would identify the potentially significant impacts of construction activities and, if a potentially significant impact is identified, require the implementation of Mitigation Measure AQ-B.1-1 or similar. *The FEIR concludes that the mobile-source emissions (primarily air emissions from automobile trips) over the long-term operation of development in the downtown would not be significant. As described in Section 15(a) of this document, since the rezoning of blocks would not result in a substantial increase in automobile trips in the downtown area, the impact of the mobile-source emissions generated by the proposed amendments would not be significant, consistent with the analysis of the FEIR. However, the limited number of additional automobile trips generated by development on the rezoned blocks-, as well as dust potentially emitted during construction activities, would contribute to the significant and unmitigated cumulative impacts to the air quality of the San Diego Air Basin as identified in the FEIR.*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Lastly, the proposed amendments do not allow any land uses that would significantly increase stationary-source emissions in the Downtown Planning area beyond the levels identified in the FEIR; therefore, impacts from stationary sources would not be significant.						
4. BIOLOGICAL RESOURCES						
(a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies? *Due to the highly urbanized nature of the downtown area, there are no sensitive plant or animal species, habitats, or wildlife migration corridors within the area. In addition, the ornamental trees and landscaping located in the downtown area are considered of insignificant value to native wildlife in their proposed location. Therefore, no impact to any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies is anticipated to occur as a result of the proposed amendments.*					X	X
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. According to the FEIR, the Downtown Planning area is not within a subregion of the San Diego County Multiple Species Conservation Program (MSCP), and does not contain any riparian habitat or other sensitive natural*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
community identified in local or regional plans, policies, and regulations by local, state, or federal agencies. Therefore, impacts to riparian habitat or other sensitive natural communities would not occur as a result of the proposed amendments.						
5. HISTORICAL RESOURCES						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? *The amendments proposed include the addition of pre-construction evaluation and testing procedures to the MMRP prepared for the FEIR, clarification of language regarding proposed alterations to historical resources to be consistent with City-wide regulations, the consideration of relocation for all historical resources proposed to be demolished, and the potential expansion of the transfer of development rights (TDR) program between blocks with historical resources.* *The proposed amendments seek to more closely regulate development and redevelopment of historical resources. The proposed amendments would help ensure that potential impacts to historical resources are reduced to less than significant levels or avoided. The addition of language to the MMRP for the FEIR seeks to clarify necessary procedures to be followed when a proposed development could affect an archaeological resource. Additional revisions focus on incorporating language regarding proposed alterations to historical resources consistent with City-wide regulations. In an attempt to avoid the demolition of historical resources, the PDO is proposed to be revised to include language that would first seek to relocate the resource within the*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Centre City Planned District, if feasible. These proposed revisions would help to ensure that potential impacts to historical resources would be reduced to less than significant levels or avoided completely. *Finally, additional revisions would clarify when and how development rights could be transferred from sites containing historical resources. The ability to transfer development rights already exists within the Downtown Planning area and the amendments seek to clarify and facilitate the transfer of rights to encourage the preservation and rehabilitation of structures of historic merit that contribute to the quality of the urban environment.* *The proposed amendments would not alter the evaluation and review process of historical resources, other than to clarify requirements for the initial evaluation of resources and to bring language regarding the alteration of historic resources into compliance with City-wide regulations.* *Implementation of the policies and regulations of the PDO's governing the Downtown Planning area and their associated Design Guidelines, which are in compliance with the Secretary of the Interior's Standards and Guidelines, will ensure that implementation of the proposed amendments would not have a significant impact on historical resources of the Downtown Planning area, consistent with the analysis of the FEIR.*						
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
disturbance of human remains interred outside of formal cemeteries? *The proposed amendments to the MMRP clarify mitigation for archaeological resources consistent with existing City regulations and policies and strengthen the protection of such resources. As proposed, the amendments do not include changes with a potential to adversely affect significant archaeological resources; impacts are not significant.*						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? *The proposed amendments do not include changes with a potential to adversely affect paleontological resources; impacts are not significant.*					X	X
6. GEOLOGY AND SOILS						
(a) Substantial health and safety risk associated with seismic or geologic hazards? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The Downtown Planning area is located in a seismically active region. The Rose Canyon fault zone, Downtown Graben, and the San Diego Fault traverse the Downtown Planning area. According to the FEIR, a seismic event on these faults could cause significant seismic groundshaking within the downtown area. Therefore, the proposed amendments would allow the construction of development projects in an area with potential for substantial health and safety risks associated with a seismic hazard. Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically-induced settlement) is considered low due to the moderate to non-expansive geologic structure that underlies the planning area, such hazards could nevertheless occur. The FEIR indicates that conformance with,*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
and implementation of, all seismic-safety development requirements, including City requirements for the Downtown Special Fault Zone, the seismic design requirements of the Uniform Building Code (UBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards in the Downtown Community Plan area are not significant. Since the proposed amendments would not significantly alter the type or level of development allowed nor impede conformance with, or implementation of, the above-mentioned seismic safety development requirements, the impacts of the proposed amendments are not significantly different than the conclusions of the FEIR.						
7. HAZARDS AND HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to onsite hazardous materials? *The proposed amendments would not significantly alter the type or level of development allowed nor implement any changes that involve the routine transport, use, or disposal of hazardous materials. Therefore, no impact associated with this issue is expected to occur.*					X	X
(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. According to the FEIR, the Downtown Planning area contains one site, the Tow Basin Facility, on the State of California Hazardous*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Waste and Substances Sites List. Additionally, there are several sites on the County of San Diego's Site Assessment Mitigation (SAM) Case Listing that are located in the Downtown Planning area. However, the FEIR concludes that compliance with existing mandatory federal, state, and local regulations would ensure that significant hazards to public and the environment do not occur. Since the proposed amendments do not significantly alter the type or level of development allowed nor include components that would in any way violate or impede adherence to the existing mandatory regulations, impacts related to the creation of significant hazards to the public or the environment would not be significant, consistent with the analysis of the FEIR.						
(c) Substantial safety risk to operations at San Diego International Airport? *The northern tip of the Downtown Planning area is located within the Airport Influence Area of the Airport Land Use Compatibility Plan for San Diego International Airport. The FEIR prepared for the planning area identifies policies that regulate development within areas affected by Lindbergh Field including building heights, use and intensity limitations, and noise sensitive uses. Since, the proposed amendments do not significantly alter the type or level of development allowed nor include components that would in any way violate or impede adherence to these policies, impacts related to the creation of substantial safety risks at San Diego International Airport would not be significant, consistent with the analysis in the FEIR.*					X	X
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? *The proposed amendments do*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
not propose any features that would affect an emergency response or evacuation plan or alter the findings of the 2006 FEIR. Therefore, implementation of the proposed amendments is not anticipated to result in substantial impairment of an adopted emergency plan or an emergency evacuation plan; impacts are not significant.						
8. HYDROLOGY AND WATER QUALITY						
(a) Substantially degrade groundwater or surface water quality? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR for this category of impacts. According to the FEIR, adherence to existing State and local water quality controls would ensure that the urban runoff generated by new development within the Downtown Community Plan area would not degrade groundwater or surface water quality; Best Management Practices (BMPs) required as part of the local Storm Water Pollution Prevention Plan (SWPPP) would reduce short-term water quality impacts during construction activities whereas BMPs required by the local Standard Urban Stormwater Mitigation Program (SUSMP) and Stormwater Standards would reduce the long-term impacts of development allowed by the revised documents. Furthermore, Waste Discharge Permits required for groundwater discharge during construction would ensure that impacts to groundwater quality are not significant. Since the proposed amendments do not include components that would in any way violate or impede adherence to the above-mentioned water quality controls, direct impacts to groundwater and surface water quality would not be significant.*		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown area would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. The future development on the rezoned blocks and other blocks affected by the amended regulations would contribute to this existing significant cumulative impact. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the FEIR, the contribution of the proposed amendments to this existing cumulative water quality impact will remain significant and unmitigated.						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that development under the Downtown Community Plan would not substantially increase impervious surfaces and associated runoff flow rates or volumes. Since the proposed amendments do not include components that would substantially increase impervious surfaces beyond the level assumed by the FEIR, impacts associated with increased runoff flow water or volumes would not be significant, consistent with the analysis of the FEIR. Impacts associated with the quality of urban runoff are analyzed in Section 8(a).*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c) Substantially impede or redirect flows within a 100-year flood hazard area? *The areas affected by the proposed amendments are not located within a 100-year floodplain. Similarly, the proposed amendments would not affect offsite flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.*					X	X
(d) Substantially increase erosion and sedimentation? *The hydrology of the Downtown Planning area would not be substantially altered over the long-term by implementation of the proposed amendments as the planning area would maintain a similar quantity of impervious surfaces as currently exists. However, the FEIR indicates that the potential for erosion and sedimentation could increase during any short-term site preparation, excavation and other construction activities and concludes that the mandatory preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would ensure that short-term impacts associated with erosion and sedimentation are not significant. Since the proposed amendments do not include components that would in any way impede preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), impacts associated with erosion and sedimentation are not significant.*					X	X
9. LAND USE AND PLANNING						
(a) Physically divide an established community? *As previously stated, many of the proposed amendments are 'clean-up' in nature or have been proposed to clarify language. The majority of these amendments do not have the ability to divide an established community. Some of the proposed*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
amendments include: changes to zoning designations and associated maps, adjustments to FAR calculations and modification to the development standards for homeless facilities and social service providers. However, the amended regulations would not result in uses, facilities or infrastructure that would disrupt or divide an established community. Changes to zoning designations are anticipated to result in similar development projects as the previous designation, the development of which would not divide an established community. The adjustments to the FAR calculations would not change minimum and maximum FARs considered by the FEIR and would not divide an established community. Lastly, modifications to development standards for homeless facilities and social service providers may result in the allowance of more of these facilities (through the CUP process) but would not result in the division of an established community. Therefore, no significant impact associated with this issue would occur.						
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation? *As stated above, many of the proposed amendments are 'clean-up' in nature or have been proposed to clarify language. The majority of these amendments would not result in conflicts with existing applicable plans. Therefore, the analysis below focuses on those amendments that could potentially conflict with existing applicable plans. The project proposes changes to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, 11th Amendment to*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
the Redevelopment Plan for the Centre City Redevelopment Project Area, and Mitigation, Monitoring and Reporting Program of the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area. By their nature, the proposed amendments include several components that differ from existing applicable land use plans, policies or regulations. Specifically, the amendments call for the rezoning of the following blocks: • *the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;* • *the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;* • *the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;* • *the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,* • *the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Employment Residential Mixed Use. *The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.* *Additionally, the amendments would include specific language that may allow a project protecting historic resources to establish uses through a CUP process that are not allowed under the current regulations. Lastly, the proposed amendments include modifications to FAR calculations; modifications to the development standards for homeless facilities and social service providers; and, updates to associated maps to reflect the proposed amendments.* *The amendments are proposed to better implement the Downtown Community Plan, Centre City PDO, and Redevelopment Plan. Since approval of these plans in the Spring of 2006, necessary 'clean-up' items, refinements to incentive programs, and other issues have arisen necessitating the proposed amendments. The appropriate format to implement these changes is through amendments to the applicable planning documents and review of the potential environmental impacts associated with those amendments. By their nature, the proposed amendments include several components that differ from existing applicable land use plans, policies or regulations. However, these components would be temporary in nature, would not be substantial and as discussed throughout this document, would not result in significant*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
environmental impacts beyond those identified in the FEIR.						
(c) Substantial incompatibility with surrounding land uses? *The proposed amendments would alter the zoning on the blocks depicted in Figure 2. Specifically, the amendments call for the rezoning of the following blocks:* • *the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;* • *the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;* • *the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;* • *the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,* • *the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.* *The net change of the rezoning would result in six and one-half less blocks zoned Residential*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use. The blocks proposed for rezoning from Employment Residential Mixed Use to Residential Emphasis are located on the three blocks north of Ash Street between 7th and 10th Avenues. The blocks north of this area are developed with residential uses while the blocks on the south side of Ash Street are developed with predominantly commercial developments. The rezoning of these three blocks would be compatible with the existing development in the area and would not result in impacts beyond those identified in the FEIR. As described in Section 15(a) below, traffic generated by the rezoned residential uses is not expected to be different than the levels anticipated in the FEIR; therefore, the rezoned uses would not result in a noticeable difference in trips or traffic patterns and would not differ from the impacts concluded in the FEIR. The eight and one-half blocks proposed to move from Residential Emphasis to Employment Residential Mixed Use are located along Park Boulevard. Six of the blocks are bounded by Park Boulevard, 9th Avenue, C Street and E Street. The remaining blocks are bounded by either Park Boulevard, A Street, 11th Avenue, Russ Boulevard or I-5, Market Street, 16th Street, and G Street. Development surrounding these blocks is commercial/mixed-use in nature. While the existing surrounding development is largely commercial/mixed-use in nature, the area is undergoing redevelopment which will include the full range of uses including residential. All of the proposed zoning districts within the Centre City Planned District are mixed-use in nature and can						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
be developed with predominantly residential or mixed-use, except for the Residential Emphasis district. As such, the rezoning of these blocks would be compatible with surrounding development and would not result in impacts beyond those identified in the FEIR. As described in Section 15(a) below, traffic generated by the rezoned blocks is not expected to be different than the levels anticipated in the FEIR; therefore, the rezoned uses would not result in a noticeable difference in trips or traffic patterns and would not differ from the impacts concluded in the FEIR. *The proposed amendments would include specific language that may allow a project protecting historic resources to establish uses through a CUP process that are not allowed under the current regulations, provided the project meets certain criteria, described below. This amendment would require that the subject building be designated as a historical resource by the City of San Diego Historical Resources Board before approval of the Conditional Use Permit, the use of the building shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed, the site shall be maintained in, or restored to, its original historical appearance, in accordance with Chapter 14, Article 3, Division 2 (Historical Resource Regulations) of the San Diego Municipal Code, and any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, in accordance with Chapter 14, Article 3, Division 2 (Historical Resource Regulations) of the San Diego Municipal Code.*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
The inclusion of the above-listed regulations would ensure that the use not previously allowed would not result in incompatibilities with surrounding land uses or historic resources. *The amendments proposed also include modifications to the manner in which FAR bonuses are calculated and/or granted. As discussed above, the modifications to the FAR calculations would not change the minimum or maximums considered by the 2006 FEIR. The granting of FAR bonuses for affordable rental housing would be revised to be equitable to affordable for-sale units; FAR bonuses for Eco-roofs would be calculated on a sliding scale where additional gross floor area (GFA) is earned based upon actual landscaped roof area- not percentage of the net roof area, as existing policies currently allow/dictate; and, the FAR calculation would be modified for those projects that provide a minimum of 10 percent of the total amount of residential units within a project as three-bedroom units, not to exceed 1,200 square feet in size, shall be entitled to a FAR bonus, provided that there are a minimum of 5 three-bedroom units provided in the project. The FAR modifications would not alter the types of uses allowed and would therefore, not conflict with or be incompatible with surrounding uses.* *Lastly, the proposed amendments would modify the development standards for homeless facilities and social service providers, including the City-wide quarter mile separation rule, on a case-by-case basis through a Conditional Use Permit process. The modifications request may be granted if the proposed institution/facility: is*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
relocating from another location within the Centre City Planned District and the previous site vacates any existing Conditional Use Permit or Previously Conforming Use rights; the institution/facility, due to its unique operations or clientele, will not adversely impact the surrounding neighborhood; and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area. The inclusion of the above-listed regulations implemented through the Conditional Use Permit process would ensure that the modifications to development standards for homeless facilities and social service providers would not result in incompatibilities with surrounding land uses. *Overall, the proposed amendments would not result in significantly different impacts than those discussed in the FEIR.*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? *As discussed above, the proposed amendments would modify the development standards for homeless facilities and social service providers, including the quarter mile separation rule, on a case-by-case basis through a Conditional Use Permit process. As mentioned above, the modifications request may be granted when certain criteria is met. The 'proposed potential modifications of these standards could result in more facilities in more locations, but they would also invoke stricter standards for these facilities through the CUP process that would address sanitation and litter problems through conditions of approval of any CUP. Additionally, the CUP can be revoked if not adhered to. The inclusion of the regulations, discussed above and implemented through the Conditional Use Permit process, would ensure that the modifications to development standards for homeless facilities and social service providers would not result in incompatibilities with surrounding land uses.* *Additionally, the proposed amendments are not expected to result in the displacement of substantial numbers of transients. Therefore, the proposed amendments would not cause substantial direct impacts to surrounding communities due to sanitation and litter problems generated by displaced transients. Therefore, the proposed amendments would contribute to the cumulatively significant and not fully mitigated impact to surrounding neighborhoods.*		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
10. MINERAL RESOURCES						
(a) Substantially reduce the availability of important mineral resources? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that the viable extraction of mineral resources is limited in the Downtown Planning area due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no impact associated with this issue would occur.*					X	X
11. NOISE						
(a) Substantial noise generation? *The FEIR indicates that development within the Downtown Planning area could generate both temporary noise impacts caused by construction activities and long-term noise impacts caused by entertainment and industrial sources. However, the FEIR concludes that adherence to existing sections of the City of San Diego Municipal Code at the individual project level would ensure that noise impacts caused by construction activities and entertainment and industrial sources are not significant. Since the proposed amendments do not include any regulations or measures that would in any way violate or obstruct implementation of the applicable sections of the City of San Diego Municipal Code and would subject to the Municipal Code, the impacts of the amendments would not be significant, consistent with the analysis of the FEIR. Additionally, no changes to the noise regulations are being proposed with these amendments.* *Further, the FEIR concludes that build-out of the downtown will result in substantial traffic noise*		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
increases on several street segments. As discussed in Section 15 (a) of this document, the rezoned blocks would result in virtually no change in trip generation and traffic patterns. Noise generation associated with trips would, therefore, remain unchanged from the analysis contained in the 2006 FEIR. Although their would be virtually no change in trips associated with rezoned blocks, these trips, in combination with other development in the Downtown Community Plan area, would contribute to the cumulatively significant traffic noise increases on several street segments. This impact is consistent with the analysis of the FEIR and considered cumulatively significant and not mitigated.						
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dB (A) CNEL)? *New development subject to the amended regulations would still be required to adhere to the existing requirements for residential open spaces and plazas. The FEIR indicates that exterior traffic noise in public park and plazas is a significant impact and requires mitigation at the project level to help reduce this impact, however, impacts would not be fully mitigated. Since no project proposing outdoor residential open space or public parks and plazas pursuant to the proposed amendments is being analyzed at this time, this mitigation measure is therefore not currently a requirement of the proposed action. If and when future development is proposed under the revised regulations, it would be subject to environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines. Environmental documentation prepared pursuant to*	X					X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
the Redevelopment Agency's Guidelines would identify the potentially significant impacts associated with substantial noise levels within outdoor residential open space or public parks and plazas. If a significant impact is identified, appropriate mitigation may be required unless that mitigation is found to be contrary to the Downtown Community Plan urban design objectives. Consistent with the analysis in the FEIR, this is a potentially significant and unmitigable direct impact associated with new development in the Downtown Planning area.						
(c) Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dB (A) CNEL)? *The FEIR states that traffic noise levels in excess of 65 dB(A) could result in substantial interior noise within habitable rooms. As discussed above, the amendments propose the rezoning of several blocks. Specifically, the three blocks along the north side of Ash Street between 7th and 10th Avenues would be reclassified from Employment Residential Mixed Use to Residential Emphasis. The FEIR indicates that this section of Ash Street is forecast to exceed 7,000 average daily trips (ADT), which means that noise levels on this street would exceed 65 dB (A) CNEL and could expose habitable rooms facing this street to levels in excess of 45 dB (A) CNEL (the interior standard required by California Code of Regulations, Title 24). The FEIR identifies this as a potentially significant impact, and requires mitigation at the project level to reduce this impact below a level of significance. Similarly, the rezoning of blocks from Residential Emphasis to Employment Residential Mixed Use and Ballpark Mixed Use could result in the development of habitable rooms potentially subjecting future development in these areas to*			X	X		

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
significant noise impacts. As described further in Section 15(a), the proposed amendments, and in particular the reclassification of land use zones, is not expected to result in a substantial increase in traffic or residential units above that analyzed at the "macro-scale" level analyzed in the FEIR, and therefore the impacts to interior noise levels in habitable rooms would be similar to those concluded in the FEIR. Since no project proposing habitable rooms pursuant to the proposed amendments is being analyzed at this time, this mitigation measure is therefore not currently a requirement of the proposed action. If and when future development is proposed under the revised regulations, it would be subject to environmental review pursuant to the Redevelopment Agency's Guidelines to assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. If a significant impact is identified, appropriate mitigation would be required at that time. Consistent with the analysis in the FEIR, this is a potentially significant but mitigable direct and cumulative impact associated with new development in the Downtown Planning area.						
12. POPULATION AND HOUSING						
(a) Substantially induce population growth in an area? *The FEIR concludes that build-out of the Downtown Community Plan under the existing PDO would not induce substantial population growth that results in adverse physical changes. The amendments proposed would rezone blocks within the Downtown Planning area that could alter the existing housing stock. Specifically, the amendments call for the rezoning of the following blocks:*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
• *the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;* • *the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;* • *the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;* • *the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,* • *the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.* *The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use. The Residential Emphasis designation requires 80 percent of the overall project to be residential uses*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
while the Employment Residential Mixed Use and Ballpark Mixed Use designations would allow for residential uses but does not include minimum residential requirements. The proposed amendments could potentially result in less direct population growth within the Downtown Planning area through a modest reduction in housing units, though the proposed amendments are not anticipated to do so. Based on data collected since 1999, nearly 73 percent of the non-residential zoned blocks, such as the Employment Residential Mixed Use designation, develop with residential uses. Further, those 73 percent also included approximately 95 percent of the development devoted to residential uses. This trend is not anticipated to subside and the housing stock within the Downtown Planning area is not expected to substantially change as a result of the proposed amendments. The results of the amendments would by and large, not affect the housing stock within the Downtown Planning area and the projection of available housing stock included within the FEIR would remain valid. The proposed amendments would not induce substantial population growth that results in adverse physical changes beyond the level assumed in the FEIR. Therefore, impacts associated with this issue would not be significant.						
(b) Substantial displacement of existing housing units or people? *The proposed amendments do not include policies or regulations that could result in the substantial displacement of existing housing units or people. Therefore, displacement of housing units and/or persons would not occur as a result of the proposed amendments, and the construction of replacement housing would not be required. Impacts associated with this issue would*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
not occur.						
13. PUBLIC SERVICES AND UTILITIES:						
(a) Substantial adverse physical impacts associated with the provision of new schools? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that the additional student population anticipated at buildout of the downtown would require the construction of at least one additional school. In and of itself, the rezoning of blocks would not significantly alter the projected number of students in the Downtown Planning area to warrant construction of a new school facility. However, the future development of these rezoned blocks, in combination with other development in the downtown area, would contribute to the cumulative need for at least one additional school in the downtown area, consistent with the analysis of the FEIR. Nevertheless, as indicated in the FEIR, the specific future location of a new school is unknown at present time. Pursuant to Section 15145 of the CEQA, analysis of the physical changes in the Downtown Planning area which may occur from future construction of schools would be speculative and no further analysis of their impacts is required. However, construction of new schools would be subject to environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
measure(s).						
(b) Substantial adverse physical impacts associated with the provision of new libraries? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that, cumulatively, development in the downtown would generate the need for a new Main Library and possibly several smaller libraries within the downtown area. As discussed above, in and of itself, the project would not generate additional demand necessitating the construction of new library facilities. However, future development of these rezoned blocks would contribute to the cumulative need for new library facilities in the downtown area as identified in the FEIR. Nevertheless, the specific future location of these facilities (except the Main Library) is unknown at present time. Pursuant to Section 15145 of the CEQA, analysis of the physical changes in the Downtown Planning area which may occur from future construction of these public facilities would be speculative and no further analysis of their impacts is required (The environmental impacts of the Main Library were analyzed in a Secondary Study prepared by CCDC in 2001). Construction of any additional library facilities would be subject to environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
measure(s).						
(c) Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR reports that the San Diego Fire Department is in the process of idnetifying sites for two new fire stations in the downtown area. However, the specific location of the fire stations are not known. Pursuant to Section 15145 of the CEQA, analysis of the physical changes in the Downtown Planning area which may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the new fire protection facilities would be subject to environmental review under the 2006 FEIR and the Addendum hereto. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would identify potentially significant impacts and appropriate mitigation measures.*					X	X
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR analyzes impacts to law enforcement service resulting from the cumulative development of the downtown and concludes that the construction of new law enforcement facilities would not be required. Further, future development of rezoned blocks would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
could be identified in the future. Pursuant to Section 15145 of the CEQA, analysis of the physical changes in the Downtown Planning area which may occur from future construction of law enforcement facilities would be speculative and no further analysis of their impacts is required. However, construction of new law enforcement facilities would be subject to environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation measure(s).						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. In addition, the rezoning of blocks as identified above would not result in substantially different demands for water and treatment facilities over that which was previously analyzed in the FEIR. Therefore, impacts associated with this issue would not be significant.*					X	X
(e) Substantial adverse physical impacts associated with the provision of new storm water facilities?					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that the cumulative development of the downtown area would not impact the existing downtown storm drain system. Since implementation of the proposed amendments would not substantially increase the amount of impervious surfaces, the amount of runoff volume entering the storm drain system would not increase. Therefore, the proposed amendments would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.						
(f) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, the rezoning of blocks as identified above would not result in substantially different wastewater generation rates over that which was previously analyzed in the FEIR. Therefore, impacts associated with this issue would not be significant.*					X	X
(g) Substantial adverse physical impacts associated with the provision of new landfill facilities? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that cumulative development within the downtown would increase the amount of solid waste sent to the Miramar Landfill and contribute to the eventual need for an*					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
alternative landfill. Although the rezoning of blocks as proposed by the amendments could generate a minor increase in solid waste during short-term construction and long-term operation, the minor amount of waste generated would not be substantial enough to have direct short- or long-term significant impacts on the Miramar Landfill. However, the proposed amendments would contribute, in combination with other development activities in the downtown, to the cumulative increase in the generation of solid waste sent to the Miramar Landfill and the eventual need for a new landfill as identified in the FEIR.						
(h) *The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of the CEQA, analysis of the physical changes that may occur from future construction of landfills would be speculative and no further analysis of their impacts is required. However, construction or expansion of a landfill would be subject to environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation measure(s).*						
14. PARKS AND RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? *The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR discusses impacts to park and recreational facilities and the maintenance thereof and concludes that buildout of the Downtown Community Plan would not result in significant impacts associated with this issue. Further, the rezoning of blocks as discussed above would not generate a level of demand for parks and recreational facilities beyond the level assumed in the FEIR. Therefore, substantial deterioration of existing neighborhood or regional parks would not occur or be substantially accelerated as a result of the proposed amendments. No significant impacts associated with this issue would occur.*						
15. TRANSPORTATION/TRAFFIC						
(a) Cause the LOS on a roadway segment or intersection to drop below LOS E? *The proposed Land Use Reclassifications may result in minor changes to future traffic patterns. The traffic impact analysis of the FEIR is a long-range, "macro-scale" study. That is, the study considers forecast 2030 roadway systems and traffic volumes. Trip generation is based on the general land use designations of the Community Plan and does not assume any specific trip generation from any specific property due to the uncertainty associated with the ultimate type and intensity of use which may occur.* *The traffic analysis contained within the FEIR is based on a build-out scenario of land uses for development within the entire Downtown Planning area. For example, trips generated from non-residential uses are based on a total square*		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
footage of these uses and not the exact location of those uses. As such, exact trips counts are not available on a block-by-block basis as the exact nature and intensity of future development is not known. However, the assumption of the total possible development identified within the Community Plan for the Downtown Planning area was used to derive associated trips. *The proposed amendments would not result in a substantial change to anticipated trips in the Downtown Planning area. As discussed in Issue area 12 (a) above, the rezoned blocks are anticipated to develop with similar uses as currently allowed. Similar development would result in similar trips. Additionally, the 12 blocks considered in the proposed amendments are mixed-use in nature and no increase in allowed FAR would occur. No substantial change in trips considered in the FEIR would result form the proposed amendments. The proposed amendments would have no impact on the transit, non-motorized circulation, access, or parking conclusions of the FEIR.* *The FEIR states that projects generating greater than 2,400 Average Daily Trips (ADT) or 200 peak hour trips could result in potentially significant impacts to the LOS of a roadway segment or intersection and requires an update to the FEIR traffic analysis to determine the appropriate level of mitigation, if applicable. However, since no project under the proposed amendments is known at this time, specific traffic mitigation measures are therefore not a requirement of the proposed Project.* *If and when the construction of the rezoned blocks is proposed, a future proposed project would be*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
subject to environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines to assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant traffic impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation measure(s). *Therefore, the direct impacts of the proposed amendments on the LOS of a roadway segment or intersection are not considered significant.*						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? *As described in section (a) above, the proposed amendments, and in particular the land use reclassifications, would not contribute to traffic impacts greater than those analyzed in the FEIR and therefore the impact of the project on freeway segment LOS or ramp delays would be nearly identical to those identified in the FEIR.* *The FEIR concludes that development within the downtown will result in significant cumulative impacts to freeway segments and ramps serving the Downtown Planning area. Since the proposed amendments would allow similar trips to be generated in the downtown, the proposed amendments would similarly contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and on several ramps serving the downtown. The FEIR includes mitigation measure TRF-A.2.1-1 to reduce these impacts to the extent feasible, but not below a level of significance. The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the cumulative-level impacts of the proposed amendments to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR.*		X			X	
(c) Create an average demand for parking that would exceed the average available supply? *The proposed amendments would revise the off-street parking requirements for office uses, commercial/retail uses, hotel rooms, and dwelling*		X			X	

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
or live/work units for the Marina PDO. These requirements are identical to the off-street parking requirements of the Centre City PDO, which regulates development for the entire downtown, except for the Marina and Gaslamp Quarter Districts. Through compliance with the proposed parking requirements, future development within the Marina Planned District would not have a significant direct impact on downtown parking. However, the FEIR concludes that the total parking demand generated by downtown development would exceed the amount of parking provided by such development in accordance with the Centre City PDO. Since the proposed amendments require the same amount of off-street parking spaces as the Centre City PDO, it is anticipated that total parking demand generated by development subject to the proposed Marina PDO would exceed the amount of parking provided by such development in accordance with the requirements of the Marina PDO. Implementation of FEIR Mitigation Measure TRF-D.1-1 would reduce, but not fully mitigate, the significant cumulative impact of excessive parking demand. This mitigation measure is an ongoing activity implemented by the City and CCDC that is not the direct responsibility of the proposed amendments. Furthermore, no feasible mitigation has been identified which could be implemented by the project to mitigate this impact. Therefore, the proposed amendments would contribute to the cumulatively significant and not mitigable shortfall in parking supply anticipated to occur throughout the downtown by the FEIR. Although the proposed revisions to the off-street parking requirements would not meet demand, the amendments would improve the situation by requiring more project parking.						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? *The Downtown Planning area has an abundance of alternative transportation choices including the Coaster, Trolley, and bus lines. The proposed amendments do not include measures that would substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded. Additionally, SANDAG has indicated that transit facilities should be sufficient to serve the downtown population without exceeding capacity. Therefore, no impact will occur associated with transit or alternative modes of transportation.*					X	X
16. MANDATORY FINDINGS OF SIGNIFICANCE						
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? *As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Centre City area. Furthermore, the project would not eliminate important examples of major periods of California history or prehistory. No aspects of the project would substantially degrade the environment. Cumulative impacts are described in subsection b below.*					X	X
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable		X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *As acknowledged in the FEIR, implementation of the Downtown Community Plan, Centre City PDO, and Redevelopment Plan will result in cumulative impacts associated with: air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This project will contribute to each of these impacts, except for cumulative historical and archaeological resources impacts. Implementation of the mitigation measures identified in the FEIR would reduce some significant cumulative impacts; however, the impacts would remain significant and immitigable. Cumulative impacts would not be greater than those identified in the FEIR.*						
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? *As described elsewhere in this study, the proposed project would result in significant impacts. However, these impacts would be no greater than those assumed in the FEIR. Implementation of the mitigation measures identified in the FEIR would mitigate many, but not all, of the significant impacts. The proposed project would result in significant project level and/or cumulative impacts related to air quality, land use compatibility (indirect effects associated with homeless displacement), hydrology, noise, and traffic/parking. Other significant direct impacts associated with implementation of the proposed project would be mitigated to a level less than significant with incorporation of mitigation measures identified in the FEIR.*	X	X				

Attachment 2

SUMMARY OF CHANGES

11TH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AMENDMENTS TO THE SAN DIEGO DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, MARINA PLANNED DISTRICT ORDINANCE, AND MITIGATION, MONITORING AND REPORTING PROGRAM OF THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE SAN DIEGO DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA (STATE CLEARINGHOUSE NUMBER 2003041001, REVISED MARCH 2006)

Summary of Proposed Project

Redevelopment Plan for the Centre City Project Area

Minor changes are proposed to the Redevelopment Plan for the Centre City Redevelopment Project to consolidate the land use and project maps. This would be the 11th Amendment to the Redevelopment Plan. The consolidation of the two maps will achieve two goals: streamlining the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan for a land use change in the Community Plan or planned district ordinances. There are also a few clean-up items with this amendment, including deleting language pertaining to specific projects that is no longer necessary and clean-up changes to the Project Area Map.

Downtown Community Plan

Minor changes are proposed in the 2006 Downtown Community Plan which can be summarized as:

1. Changes to the land use map for consistency with the proposed changes to the PDO, and clean-up changes to maps;

2. *Modifications and additions to the text in Chapter 9 (Historic Preservation) consisting mostly of* policy and text clarifications; and

3. The addition of an Appendix containing the Mitigation, Monitoring and Reporting Program (MMRP) from the Final Environmental Impact Report (and relates to the PDO Miscellaneous Change No. 1 listed above).

Centre City Planned District Ordinance

The proposal for refinements of the Centre City PDO largely consists of several minor, administrative changes. However, we have identified three areas described below in which changes affecting the Final EIR are proposed. These include revisions impacting Land Use, FAR Bonuses, and Urban Design. Some of these are limited design or use changes which would not require changes to the environmental analysis or conclusions of the Final EIR, some describe administrative or process changes, and the remainder warrant consideration for revisions to the Final EIR.

Land Use

Land Use changes are identified throughout the proposed Ordinance. These changes include:

1. Reclassifications of land use districts on the Land Use Districts Map are proposed. The five areas proposed to be reclassified include:

   a) The six blocks fronting on Broadway between Ninth Avenue and Park Boulevard would be reclassified from Residential Emphasis (minimum 80% residential uses required) to Employment Residential Mixed Use. This designation offers more potential for development of commercial office, institutional, or other non-residential uses, while still allowing residential land uses.

   b) The block located at the northeast corner of A Street and 11th Avenue would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

   c) The block bounded by J Street, 13th Street, K Street, and Park Boulevard would be reclassified from Residential Emphasis to Ballpark Mixed Use (BMP), which is also a more flexible land use district that continues to allow residential land uses.

   d) The three blocks along the north side of Ash Street between 7th and 10th avenues would be reclassified from Employment Residential Mixed Use to Residential Emphasis, which would partially offset the above three reclassifications.

   e) The one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

The proposal would also revise two maps; the revision to Figure B would show the proposed redesignations of Land Use Districts and the second is a clean-up of Figure K, the Bonus FAR/TDR map.

2. A proposal to allow the development standards for homeless facilities and social service providers to be modified, including the ¼-mile separation rule, on a case-by-case basis through the Conditional Use Permit (CUP) process, when either of the following findings are made:

   a) The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing CUP or Previously Conforming Use rights for such institution/facility; or

   b) The proposed institution/facility is found to not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area (§151.0315(f)).

3. Residential Emphasis Districts could now allow ground-level active commercial uses more than 50 feet from a street corner. In addition, floor area dedicated to active commercial uses as required by the PDO would be exempted from counting this floor area against the maximum 20% allowed (§151.0307(a)(7)).

4. Neighborhood Mixed-Use Center districts could allow up to 100 percent ground floor street frontage for active commercial use (§151.0307; Table 0308-B).

FAR Bonuses

Four FAR bonuses under the existing PDO are proposed to be modified in how they are calculated and/or granted: (§151.0309(e); Table 0309-A)

1. Affordable Housing – FAR Bonuses for rental projects would be similar to that provided to for-sale units (Table 0309-B). Additional adjustments are made for very-low income rental units and moderate for-sale units and the "in perpetuity" clause for the moderate for-sale units would be deleted.

2. Eco-Roofs – FAR bonuses for Eco-roofs would be calculated on a sliding scale where additional Gross Floor Area (GFA) is earned based upon actual landscaped roof area, not percentage of the net roof area.

3. Three-Bedroom Units – This calculation would be modified to ensure that projects that are predominantly residential would earn a greater FAR Bonus, as the City would earn more three-bedroom units (the intent of this bonus program). Only projects with greater than 50% of their GFA in residential uses would qualify for a bonus of 0.5 FAR, and only projects with greater than 80% of their GFA in residential uses would qualify for a bonus of 1.0 FAR.

4. Public Right-of-Way Improvements – This bonus program would be deleted.

Urban Design

Several urban design standards in the PDO are to be modified. These include:

1. Design permissibility of upper levels of towers. Two faces of a proposed tower could avoid stepbacks (except in the Little Italy neighborhood) on a discretionary basis through the Design Review process (§151.0310(d)(3)(D)(ii)).

2. Exit stairs on outsides of towers would be prohibited with the exception of short access connections of three stories or less, or to rooftops (§151.0311(g)(7)).

3. Review procedures are added for other classes of separately regulated uses: Historical buildings occupied by uses not otherwise allowed (§151.0315(d)), and large retail establishments over 100,000 square feet (§151.0315(e)).

4. Electrical transformers and generators would be required to be located below grade and outside of the public right-of-way (§151.0311(c)(5)).

5. All exterior projecting balconies facing public streets would be required to average no less than 40% open or transparent space at a height of 18 inches above the balcony walking surface (§151.0311(i)) (changed from only applying to residential projects).

6. Standards for residential projects would apply to all residential projects, not just those in the Residential Emphasis Districts (§151.0311(o)).

7. The required encapsulation of a project's parking structure with habitable residential or non-residential uses, where the project is located on a full block (greater than 60,000 square feet), would be reduced from 100 percent to 50 percent of the perimeter (§151.0313(h)(2)).

8. Language regarding proposed alterations to historical resources would be clarified to be consistent with City-wide regulations.

9. Replacement of historical signage would be added to sign regulation language (§151.0314(a)(2)(C)).

Other Miscellaneous Changes

1. Clarification would be provided that all projects in the Centre City area must comply with the Downtown Community Plan Final EIR Mitigation Measures (§151.0303(f)).

2. *Historical resources* proposed to be demolished will be considered for relocation within the Centre City Planned District (§151.0311(n)).

3. Would allow uses not typically allowed within a land use district to be located within *historical resources* under a conditional use permit.

4. Language would be added to the TDR section to allow the transfer of gross floor area from *historical resources* to other sites downtown under certain circumstances.

5. Mechanical penthouses would not count against GFA when architecturally integrated (§151.0305(e)).

6. Would add a requirement for Neighborhood Use Permit for expansion of existing buildings if they cannot meet residential parking requirements (§151.0313(g)).

7. Would reduce the curb cut separation requirement between driveways when one is for loading dock access (§151.0313(l)(3)).

Marina Planned District Ordinance

Brief changes are made to the Marina Planned District Ordinance (PDO) which serve to add parking requirement regulations consistent with the current standards in effect for the rest of the Downtown Community Plan Area. The changes reflect clear standards for parking for residential and non-residential uses (including guest parking and off-street loading areas), parking standards for each land use or residential type, standards for parking structures, enclosed parking, below-grade parking, access, size of stalls, driveway slopes, and calculation of trip generation rates (§103.2007(a-n)).

Minor modifications were made to property development regulations in order to consolidate all parking-related issues into one section (§103.2012(c)).

Mitigation Monitoring and Reporting Program

The proposed changes to the Mitigation Monitoring and Reporting Program (MMRP) include clarification of language for mitigation of impacts to archaeological resources to be consistent with existing City policies including initial evaluation, testing, data recovery, and monitoring at various stages of construction and protocol when a discovery of human remains is made. (HIST-B.1-1) As outlines above, the revised MMRP will be added as an appendix to the Downtown Community Plan.

Centre City Development Corporation

000989

REPORT NO. CCDC 07-29
CCDC-07-15

DATE ISSUED: July 25, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of July 31, 2007

ORIGINATING DEPT.: *Centre City Development Corporation*

SUBJECT: Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area – Areawide – ***JOINT PUBLIC HEARING***

COUNCIL DISTRICTS: Districts 2 & 8

REFERENCE: None

STAFF CONTACT: Brad Richter, CCDC Principal Planner, 619-533-7115

REQUESTED ACTION: That the Redevelopment Agency ("Agency") and City Council ("Council") consider the proposed amendments to land development regulations for the Downtown Community Planning Area, including the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City Planned District Ordinance (PDO), and adoption of the proposed Addendum to the 2006 Final Environmental Impact Report (FEIR).

In addition, that the Agency/Council continue the public hearing with respect to (1) additional proposed amendments to the Downtown Community Plan and Centre City PDO with respect to regulations affecting historical resources, (2) proposed amendments to the Mitigation Monitoring and Reporting Program (MMRP) of the 2006 FEIR, and (3) proposed amendments to the Marina PDO until September 25, 2007.

225 Broadway Suite 1100 San Diego, California 92101-5074 619 235-2200 FAX 619/236-9148

STAFF RECOMMENDATION:

That the Agency:

- Adopt a Resolution certifying that the information contained in the Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City PDO, and Redevelopment Plan for the Centre City Project Area FEIR has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said Addendum has been reviewed and considered by the Agency pursuant to California Public Resources Code Section 21081; and,

- Adopt a Resolution approving the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, approving the Report to City Council pertaining thereto, and authorizing the submission of the proposed 11th Amendment to the Redevelopment Plan, and the Report to City Council, to the City Council of the City of San Diego.

And, that the Council:

- Adopt a Resolution certifying that the information contained in the Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City PDO, and Redevelopment Plan for the Centre City Project Area FEIR has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said Addendum has been reviewed and considered by the Council pursuant to California Public Resources Code Section 21081; and,

- Adopt a Resolution approving proposed amendments to the Downtown Community Plan; and,

- Approve an Ordinance adopting amendments to the Centre City PDO; and,

- Approve an Ordinance approving the proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project.

And, that the Agency and Council:

- Continue the public hearing with respect to (1) additional proposed amendments to the Downtown Community Plan and Centre City PDO with respect to regulations affecting historical resources, (2) proposed amendments to the MMRP of the 2006 FEIR, and (3) proposed amendments to the Marina PDO until September 25, 2007.

SUMMARY: Centre City Development Corporation (CCDC) is proposing specific amendments to the land development regulations for the Downtown Community Planning Area, including the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City PDO. The purpose of these proposed amendments include providing better implementation of the policies of the Downtown Community Plan, creating consistency among

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planning documents, streamlining documents, enhancing the performance of the Floor Area Ratio (FAR) Bonus Programs and urban design standards, and minor clean-ups.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:
On May 30, 2007, the CCDC Board of Directors voted 5-0 to support the proposed amendments, with the exception of the proposed reduction in parking requirements for Single Room Occupancy (SRO) and Living Unit projects. The Board did not support the proposed reductions at this time as CCDC is commencing a wide-ranging parking study that will include re-evaluating parking requirements for all uses downtown; therefore, the Board felt that consideration of the new parking ratios should be considered after the report is completed.

PLANNING COMMISSION RECOMMENDATION: On June 28, 2007, the Planning Commission held a public hearing to consider the amendments and voted 4-0 to recommend approval of the various amendments as recommended by staff and the CCDC Board, with one exception. The Commission voted to support the reduced parking requirements for SRO and Living Unit projects, even though these had not been supported by either the Centre City Advisory Committee (CCAC) or the CCDC Board.

CENTRE CITY ADVISORY COMMITTEE: On May 23, 2007 the CCAC, downtown's community planning group, and the Project Area Committee (PAC) split their recommendation into three votes as follows: the CCAC voted 19-4 and the PAC voted 16-4 to oppose changes to the proposed reduced parking requirements for SROs and Living Unit projects; the CCAC voted 12-11 (passed) and the PAC voted 9-11 (failed) to oppose the proposed amendment allowing for case-by-case consideration of modifications to the development standards for Social Service and Homeless Facility uses, including the requirements for a quarter-mile separation between such uses; and, the CCAC and PAC voted unanimously to support the remainder of the proposed amendments.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: Since the beginning of the year, staff has held public workshops for the proposed amendments before the CCAC and its subcommittees, the CCDC Board and its subcommittees, and the Planning Commission.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:
The proposed amendments affect land use regulations throughout the downtown planning area, and therefore affect property owners, businesses, developers, residents, and visitors to the area.

BACKGROUND

The Centre City Redevelopment Project Area includes approximately 1,500 acres of the metropolitan core of San Diego, bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest. The City's Strategic Framework Element of its General Plan recognizes downtown San Diego as the regional center, promoting greater residential

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development densities as well as its role as the business, government, and cultural hub. Because downtown San Diego is both a Community Planning Area as well as a Redevelopment Project Area, development downtown is subject to both the Community Plan and Redevelopment State law.

On February 28, 2006, the San Diego City Council adopted the Downtown Community Plan, Redevelopment Plan for the Centre City Redevelopment Project, and Centre City PDO, the framework for downtown land development. At the time of adoption, staff anticipated it would be necessary to amend these documents within a year to make a variety of refinements based on the lessons learned in implementation of the new programs and policies. Staff proposes to amend these documents to make a variety of changes and to address other issues that have developed since plan adoption, including land use and other map changes, and adjustments to far bonus calculations.

On April 24, 2007, the City Council formally initiated the proceedings for the proposed amendments.

These proposed amendments advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- ensuring that the Downtown Community Plan accurately reflects the goals and policies of stakeholders;
- refining zoning incentives to achieve goals outlined in the City of Villages Strategy and Downtown Community Plan; and,
- establishing consistent zoning practices throughout downtown.

DISCUSSION

The current effort proposes a package of amendments to the following land use documents: the Redevelopment Plan for the Centre City Redevelopment Project; the Downtown Community Plan; and, the Centre City PDO. There are a variety of reasons for amending these documents today including creating consistency among planning documents, streamlining documents, enhancing the performance of the Centre City PDO Floor Area Ratio (FAR) Bonus Programs and urban design standards, and minor clean-ups.

After preparation of the draft amendments, CCDC staff made a number of public presentations on the proposed amendments including to the CCAC, downtown's Project Area Committee/Community Planning Group, and its subcommittees; the CCDC Board of Directors and its Real Estate Committee; a presentation to the Council to initiate the amendment proceedings late this past April; a public workshop a week later in May; and, a workshop before the Planning Commission.

SUMMARY OF PROPOSED REVISIONS TO DOCUMENTS

There are five documents proposed to be amended in this effort, as described below.

1. Proposed 11th Amendment to the Redevelopment Plan (Tab 1)

   The Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project contains changes necessary to consolidate the land use and project maps. The consolidation of the two maps will streamline the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan in order to make a land use change. Currently, if land use change is proposed to the Downtown Community Plan and/or Centre City PDO, all three documents (including the Redevelopment Plan) must be amended to make the change(s).

   The proposed consolidation would replace references to specific Land Use Districts (Ballpark, Core, etc.) in the Land Use Map with more generalized Project Area descriptions and map. The references address land uses and the types of structures (low-, mid-, and high-rise) permitted within each of the districts. Land Use descriptions would be replaced with a general listing of the mix of uses, and, instead of detailing the types of structures permitted in individual districts, the Redevelopment Plan would list the types of structures allowed within the Project Area.

   A few clean-up items are also proposed with this amendment, including old language pertaining to specific projects that is no longer necessary, and minor clean-up changes on the Project Area Map.

2. Proposed Amendment to the Downtown Community Plan (Tab 2)

   The proposed amendment to the Downtown Community Plan consists of changes to the land use map for consistency with the proposed changes to the PDO and clean-up changes requested by the mapping section of the City of San Diego.

3. Proposed Centre City PDO Changes (Tab 3)

   There are several areas where amendments are proposed in the PDO including Land Use, FAR Bonus Programs, Urban Design, Procedures/Calculations, Parking, and Signs. In addition to minor clean-ups, the proposed changes include clarifications to the text, additional standards considered necessary to augment existing regulations, and refinements to City-wide regulations for downtown projects.

   A. Land Use /Rezoning – There are five areas that are proposed for the zoning to be reclassified, as described below in order to eliminate inconsistencies; better reflect existing, or developing, conditions in the neighborhoods; or, to better implement goals and policies of the Downtown Community Plan. The PDO and Downtown Community

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Plan maps would be revised to accommodate these changes (See Existing and Proposed Land Use Map B, pages 97 and 98).

(1) The six blocks fronting on Broadway between Ninth Avenue and Park Boulevard, from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use. The predominantly residential character required by the Residential Emphasis designation is not the most appropriate land use designation for these areas along downtown's main Ceremonial Street. The proposed category offers property owners much more flexibility to develop uses such as commercial office, institutional, or other non-residential uses, while still allowing residential land uses.

(2) The small block located at the northeast corner of A Street and 11th Avenue, from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use. This 20,000 square-foot site lies at the freeway on-ramps to State Route 163 and Interstate 5 adjacent to City College and was zoned Hotel Residential prior to 2006, and should be classified as a mixed-use zone similar to other blocks to the west along the north side of A Street, consistent with its current use and land use compatibility at this location (eastern half is currently developed with historic building used as a hotel).

(3) The block bounded by J Street, 13th Street, K Street, and Park Boulevard, from Residential Emphasis (minimum 80% residential required) to Ballpark Mixed-Use, which is a more flexible land use district that continues to allow residential land uses. This site is an important terminus at the end of the Park Boulevard diagonal heading north from Harbor Drive, along the new Park to Bay Link, and directly east of the future Main Library and Ballpark. As such, staff believes that other uses, and the potential to achieve distinctive architecture with them, should be accommodated in this location.

(4) The three blocks along the north side of Ash Street between 7th and 10th avenues, from Employment Residential Mixed Use to Residential Emphasis (minimum 80% residential required). This reclassification would apply the correct land use designation to reflect the existing predominant residential land use on the blocks, and will partially offset the other reclassifications from Residential Emphasis.

(5) The block-and-a-half bounded by Interstate 5 and Market, G and 16th streets, from Residential Emphasis (minimum 80% residential required) to Ballpark Mixed-Use. This area was identified as a potential relocation site for the Volunteers of America's Inebriate Reception Center (IRC), but the Residential Emphasis designation does not allow such uses. Staff then discovered that the Residential Emphasis designation was inconsistent with the Large Floorplate Overlay designation on the block, which is intended to accommodate developments that include office and other employment uses. The proposed reclassification eliminates this inconsistency and allows a wider variety of land uses.

B. Land Use/Separately Regulated Uses

(1) Social Services/Homeless Facilities – This proposal would allow the existing City-wide ¼ mile separation regulation and other standards for such facilities to be modified on a case-by-case basis through the Conditional Use Permit (CUP) process, which is typically required for social service institutions and homeless facilities, when one of the following findings are met (Page 95):

(a) The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing CUP or Previously Conforming Use rights for such institution/facility.

(b) The institution/facility, due to its unique operations or clientele, will not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area.

(2) Living Units – This would increase the maximum average size of Living Units (specialized dwelling unit similar to, but larger than, SRO units) from 275 square feet to 300 square feet to allow greater flexibility in the design of these units (Pages 77, 79).

C. FAR Bonuses - After a year working with the FAR Bonus programs, several programs are recommended to be fine-tuned and/or cleaned-up to better implement the goals of the Downtown Community Plan, as follows:

(1) Affordable Housing – The PDO currently provides more aggressive bonuses than the State Density Law requires, with for-sale units enjoying a greater bonus than rental units (as these were viewed to be feasible without subsidies from the Agency). However, as a result of public input, equally aggressive bonuses are proposed for rental projects in anticipation of lesser subsidies being required. Currently the Centre City PDO offers a tiered approach to affordable for-sale units, providing greater bonuses to units restricted in perpetuity vs. for first-time sales only (the latter of which meets the City's Inclusionary Housing Ordinance provisions and the State Density Bonus Law). Although the Housing Commission requested that long-term restriction options be eliminated, CCDC believes this policy issue needs further discussion so is requesting that the previously proposed amendments shown in the attachments eliminating long-term restrictions not be adopted at this time, but rather only change the "in perpetuity" provision to 45-year restrictions which meet the State Redevelopment Law obligations for meeting affordable housing needs, as shown in the Errata Sheet. (Pages 33-34 and Errata Sheet dated July 10, 2007).

(2) Eco-Roofs – certain projects have been able to earn the full maximum 1.0 FAR bonus by providing very little eco-roof area due to the existence of small floorplate towers with large mechanical areas on the roof (exempted from calculation requirements).

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Therefore, a sliding scale is proposed where additional Gross Floor Area (GFA) is earned based upon how much actual landscaped roof area is provided, not just by percentage of the net roof area (Page 36).

(3) Three-Bedroom Units – certain projects that design at least 10% of their residential units as three-bedroom units currently earn a 1.0 FAR Bonus. However, this is available to projects that are primarily non-residential. Therefore, it is recommended that only projects with greater than 50% or 80% of their project GFA devoted to residential uses qualify for this bonus (Page 35).

(4) Public Right-of-Way Improvements – this bonus program was envisioned to be developed as an additional funding source for street improvements, but was essentially replaced by the FAR Bonus Payment Program for public parks added late in the Community Plan adoption process last year. As this bonus program will remain undeveloped for the near future, it is proposed to delete this program as it currently creates confusion for developers since it is not available (Page 37).

D. Urban Design - Since the 2006 Centre City PDO was adopted, several design standards have been identified that need refining in order to clarify intent, practically implement, and/or achieve better quality design, including the following:

(1) Tower Stepbacks - Allow two faces of the tower to avoid stepbacks in all districts (except the Little Italy neighborhood) on a discretionary basis through the Design Review process. Currently, one face of a tower is allowed to "meet the ground" without the required stepback from the streetwall (two sides of a tower were exempted from the stepback in the Large Floor Plate/Employment Required Overlay districts) (Page 52).

(2) Exit Stairways – Most exit stairways on the outside of towers would be prohibited, with the exception of short external stairs (maximum three stories) which connect roof decks of stepped buildings to provide potential additional use of roof tops (Page 60).

(3) Little Italy Streetwall Development Standards – Relax minimum streetwall and ground floor heights in Little Italy to conform to the relatively lower scale of the streetwall in this neighborhood and to accommodate lower densities in the northern end of the neighborhood, due to airport restrictions (Pages 48, 53).

(4) Urban Open Space Guidelines – Revise landscape standards (number of trees, depth of soil) for urban open spaces located above underground parking structures (Page 74).

(5) Structured (Above Ground) Parking – Revise parking encapsulation requirements for projects located on sites 30,000 square feet or larger to apply to cumulative building facades facing street frontages; allow rooftop parking when certain design standards are implemented (Page 82).

(6) Curb Cuts – Reduce the required curb cut separation requirement to provide flexibility to accommodate required loading docks (Page 85).

E. Procedures/Calculations - A few procedural changes and calculation clarifications are proposed to respond to frequently encountered issues in downtown, including:

(1) Previously Conforming Uses – Allow 100% expansion of a previously conforming use (that which was legally established under previous legislation but would no longer conform to land use regulations in effect) with approval of a Neighborhood Use Permit (Process 2, requires public noticing, and appealable to CCDC Board of Directors) (Page 22).

(2) Streetwall Height – Add language to specify where streetwall height measurements are to be taken (Page 49).

(3) FAR Exemptions – Clarify that enclosed mechanical penthouses on buildings not classified as *historical resources* do not contribute to FAR calculations and that required ground floor active commercial uses do not count toward the maximum allowed 20% commercial uses in the Residential Emphasis District (Pages 15, 18, 38-39).

F. Parking – Proposal to reduce the parking requirement for SRO and Living Unit projects in order to make such projects more economically feasible.

(1) Single Room Occupancy (SRO) Hotel/Living Unit Parking – Decrease the parking standard pertaining to Living Units and SROs from 0.5 to 0.3 spaces per unit for Market-Rate Units and 0.2 to 0.1 spaces per unit for units restricted at 50% AMI (Pages 77, 79).

This proposal is no longer supported by staff as both the CCAC and the CCDC Board did not support these changes at this time, due to the commencement of a downtown parking study that will examine parking ratios for all uses. However, the Planning Commission did vote to support the reduced parking requirements for these uses.

G. Signs - Refine the City's sign regulations to include the following provisions:

(1) Logos - Prohibit logos on upper towers of high rise residential projects (Page 87).

Environmental Review/Addendum to the 2006 FEIR (Tab 6) - In accordance with the California Environmental Quality Act (CEQA), an Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City PDO, and Redevelopment Plan for the Centre City Project Area was prepared to evaluate the proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR met any of the requirements for the preparation of a Subsequent or Supplemental EIR, per Sections 15162-15163 of the State CEQA Guidelines. Based on the results of the Initial Study prepared for the Addendum, none of the amendments or the

circumstances under which they are being undertaken would result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives that apply to the proposed project.

CONCLUSION

The proposed amendments would make a variety of changes that create consistency among planning documents, streamline documents, and enhance the performance of Centre City PDO programs and urban design standards. While the amendments include proposed rezonings and other land use changes, the majority of changes reflect relatively minor clean-up and clarification changes to the documents. Therefore, staff recommends that the Agency and Council take the following actions:

1. Consider the Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City PDO, and Redevelopment Plan for the Centre City Project Area, with the FEIR; and

2. Approve the proposed amendments to the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City PDO as outlined in the attached documents.

3. Continue the public hearing with respect to (1) additional proposed amendments to the Downtown Community Plan and Centre City PDO with respect to regulations affecting historical resources, (2) proposed amendments to the MMRP of the 2006 FEIR, and (3) proposed amendments to the Marina PDO, until September 25, 2007.

Respectfully submitted,

Brad Richter
Principal Planner

Concurred by:

Nancy C. Graham
President

Attachments: Proposed Plan Amendments Binder
Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO		1. CERTIFICATE NUMBER (for auditor's use only) N/A
TO: 001001 CITY ATTORNEY	2. FROM: (ORIGINATING DEPARTMENT) **CENTRE CITY DEVELOPMENT CORPORATION**	3. DATE June 29, 2007

4. SUBJECT:
Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area – Areawide - **JOINT PUBLIC HEARING**

(Companion to Redevelopment Agency)

5. Primary Contact: (Name, Phone & Mail Sta.)	6. Secondary Contact (Name, Phone & Mail Sta.)	7. Check BOX if REPORT TO COUNCIL IS ATTACHED	
Brad Richter, Principal Planner, (619)533-7115, MS 51D			X

8. COMPLETE FOR ACCOUNTING PURPOSES

					9. ADDITIONAL INFORMATION/ESTIMATED COST:
FUND					Fiscal Impact:
DEPT.					
ORGANIZATION					
OBJECT ACCOUNT					
JOB ORDER					
C.I.P. NUMBER					
AMOUNT					

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	CCDC President	Nancy Graham BAKline for	6/29/07	9	EOC	R. Lewis	7/5/07
2	CCDC Vice President/CFO	Frank Alessi for Mac Alonzagay	6/29/07	10	EAS	Myra Herrmann	7/10/07
3	Environmental Review	Beverly Schroeder or Brad Richter BLR	6/29/07	11	City Attorney	[illegible]	7/24/07
4	Asst. Dir., CPCI, Redevelopment	Janice L. Weinrick [illegible]	7/2/07	12	Originating Department	Project Manager BLR	6/29/07
5	City Planning & Community Development Director	William Anderson [illegible] for WA	7/2/07	13	Vice President Real Estate Operations	Barbara Kaiser BAKline	6/29/07
6	Deputy Chief Operating Officer	Jim Waring [illegible]	7/2/07	14			
7	Chief Operating Officer	[redacted]	7/4/07	15	Docket Coord. _____ Council Liaison _____		
8					COUNCIL PRESIDENT [illegible]	☐ Spob ☐ CONSENT ☒ ADOPTION ☐ REFER TO _____ COUNCIL DATE: 7/31/07	

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

DOCKET OF: July 31, 2007

11a. STAFF RECOMMENDATIONS:

That the City Council (Council):

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- Adopt a Resolution certifying that the information contained in the Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (PDO), and Redevelopment Plan for the Centre City Project Area FEIR has been completed in compliance with the California Environmental Quality Act (CEQA) of 1970 and State guidelines, and that said Addendum has been reviewed and considered by the Council pursuant to California Public Resources Code Section 21081;
- Adopt a Resolution approving proposed amendments to the Downtown Community Plan;
- Approve an Ordinance adopting amendments to the Centre City PDO;
- Approving the proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; and
- Continue the public hearing with respect to (1) additional proposed amendments to the Downtown Community Plan and Centre City PDO with respect to regulations affecting historical resources, (2) proposed amendments to the Mitigation Monitoring and Reporting Program of the 2006 FEIR, and (3) proposed amendments to the Marina PDO until September 25, 2007.

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: In accordance with the CEQA, an Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City PDO, and Redevelopment Plan for the Centre City Project Area was prepared to evaluate the proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR met any of the requirements for the preparation of a Subsequent or Supplemental Environmental Impact Report, per Sections 15162-15163 of the State CEQA Guidelines. Based on the results of the Initial Study prepared for the Addendum, none of the amendments or the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives that apply to the proposed project.
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

RA-1472 (REV. 1/06)

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CITY CLERKS OFFICE
SAN DIEGO, CA

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CITY ATTORNEY
07 JUL 11 PM 3:32
CIVIL DIVISION

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CITY CLERK'S OFFICE
07 JUL 24 AM 9:49
SAN DIEGO, CALIF.

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EXECUTIVE SUMMARY SHEET

REPORT NO. CCDC-07-29
CCDC-07-15

DATE REPORT ISSUED:	July 25, 2007
ATTENTION:	Honorable Chair and Members of the Redevelopment Agency Council President and City Council Docket of July 31, 2007
ORIGINATING DEPT.:	Centre City Development Corporation
SUBJECT:	Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area – Areawide – ***JOINT PUBLIC HEARING***
COUNCIL DISTRICTS:	Districts 2 & 8
STAFF CONTACT:	Brad Richter, CCDC Principal Planner, 619-533-7115

REQUESTED ACTION: That the Redevelopment Agency ("Agency") and City Council ("Council") consider the proposed amendments to land development regulations for the Downtown Community Planning Area, including the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City Planned District Ordinance (PDO), and adoption of the proposed Addendum to the 2006 Final Environmental Impact Report (FEIR). In addition, that the Redevelopment Agency/City Council continue the public hearing with respect to (1) additional proposed amendments to the Downtown Community Plan and Centre City Planned District Ordinance with respect to regulations affecting historical resources, (2) proposed amendments to the MMRP of the 2006 FEIR, and (3) proposed amendments to the Marina Planned District Ordinance until September 25, 2007.

STAFF RECOMMENDATION: Centre City Development Corporation (CCDC) recommends approval of specific amendments to the land development regulations for the Downtown Community Planning Area, including the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan, and Centre City Planned District Ordinance.

EXECUTIVE SUMMARY: CCDC is proposing specific amendments to the land development regulations for the Downtown Community Planning Area, including the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City PDO. The purpose of these proposed amendments include providing better implementation of the policies of the Downtown Community Plan, creating consistency among planning documents, streamlining documents, enhancing the performance of the Floor Area Ratio (FAR) Bonus Programs and urban design standards, and minor clean-ups.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On May 30, 2007, the CCDC Board of Directors voted 5-0 to support the proposed amendments, with the exception of the proposed reduction in parking requirements for Single Room Occupancy (SRO) and Living Unit projects. The Board did not support the proposed reductions at this time as CCDC is commencing a wide-ranging parking study that will include re-evaluating parking requirements for all uses downtown; therefore, the Board felt that consideration of the new parking ratios should be considered after the report is completed.

PLANNING COMMISSION RECOMMENDATION: On June 28, 2007, the Planning Commission held a public hearing to consider the amendments and voted 4-0 to recommend approval of the various amendments as recommended by staff and the CCDC Board, with one exception. The Commission voted to support the reduced parking requirements for SRO and Living Unit projects, even though these had not been supported by either the CCAC or the CCDC Board.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On May 23, 2007 the CCAC, downtown's community planning group, and the Project Area Committee (PAC) split their recommendation into three votes as follows: the CCAC voted 19-4 and the PAC voted 16-4 to oppose changes to the proposed reduced parking requirements for SROs and Living Unit projects; the CCAC voted 12-11 (passed) and the PAC voted 9-11 (failed) to oppose the proposed amendment allowing for case-by-case consideration of modifications to the development standards for Social Service and Homeless Facility uses, including the requirements for a quarter-mile separation between such uses; and, the CCAC and PAC voted unanimously to support the remainder of the proposed amendments. Since the beginning of the year, staff has held public workshops for the proposed amendments before the CCAC and its subcommittees, the CCDC Board and its subcommittees, and the Planning Commission.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The proposed amendments affect land use regulations throughout the downtown planning area, and therefore affect property owners, businesses, developers, residents, and visitors to the area.

Respectfully submitted,

Brad Richter
Principal Planner

Concurred by:

Nancy C. Graham
President

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EXECUTIVE SUMMARY SHEET

REPORT NO. CCDC-07-29b
CCDC-07-15b

DATE REPORT ISSUED: October 17, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of October 30, 2007

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area – Areawide – ***JOINT PUBLIC HEARING (continued from July 31 and September 25)***

COUNCIL DISTRICTS: Districts 2 & 8

STAFF CONTACT: Brad Richter, CCDC Current Planning Manager, 619-533-7115

REQUESTED ACTION: That the City Council ("Council") consider the proposed amendments to land development regulations for the Downtown Community Planning Area, including the Downtown Community Plan, Centre City Planned District Ordinance, and Marina Planned District Ordinance. There is no Redevelopment Agency ("Agency") action requested as applicable actions by the Agency were taken in July.

STAFF RECOMMENDATION: Centre City Development Corporation (CCDC) recommends approval of specific amendments to the land development regulations for the Downtown Community Planning Area, including the Downtown Community Plan, Centre City Planned District Ordinance, and Marina Planned District Ordinance.

EXECUTIVE SUMMARY: Centre City Development Corporation (CCDC) is proposing specific amendments to the land development regulations for the Downtown Community Planning Area, including the Downtown Community Plan, the Centre City Planned District Ordinance, and the Marina Planned District Ordinance. The purpose of these proposed amendments include providing better implementation of the policies of the Downtown Community Plan, creating consistency among planning documents, streamlining documents, enhancing the historic preservation goals of the City, and minor clean-ups.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On May 30, 2007, the CCDC Board of Directors voted 5-0 to support the proposed amendments.

PLANNING COMMISSION RECOMMENDATION: On June 28, 2007, the Planning Commission held a public hearing to consider the amendments and voted 4-0 to recommend approval of the various amendments as recommended by staff and the CCDC Board.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On May 23, 2007, the Centre City Advisory Committee (CCAC), downtown's community planning group, and the Project Area Committee (PAC) voted unanimously to support these amendments. Since the beginning of the year, staff has held public workshops for the proposed amendments before the CCAC and its subcommittees, the CCDC Board and its subcommittees, and the Planning Commission.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The proposed amendments affect land use regulations throughout the downtown planning area, and therefore affect property owners, businesses, developers, residents, and visitors to the area.

Respectfully submitted,

Brad Richter
Current Planning Manager

Concurred by:

Nancy C. Graham
President

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001007

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

EFFECTIVE DATE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO, APPROVING AND ADOPTING THE PROPOSED ELEVENTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT.

This is an ordinance which amends the Redevelopment Plan for the Centre City Redevelopment Project, for the purpose of making necessary changes to consolidate the land use and project maps in order to create consistency among planning documents.

This ordinance contains a notice that a full reading of this ordinance is dispensed with prior to its final passage, since a written or printed copy will be available to the City Council and the public a day prior to its final passage.

This ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

HC:cfq
07/19/07
Or.Dept:R.A.
O-2008-6
MMS#5116

001009

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

EFFECTIVE DATE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO, AMENDING SECTIONS 156.0302, 156.0303, 156.0304, 156.0305, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, AND 156.0315, AND SUBSTITUTING NEW FIGURE B, IN CHAPTER 15, ARTICLE 6, DIVISION 3, RELATING TO REVISING THE CENTRE CITY PLANNED DISTRICT ORDINANCE.

This is an ordinance which amends Chapter 15, Article 6, Division 3, by amending Sections 156.0302, 156.0303, 156.0304, 156.0305, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, and 156.0315, and by substituting new Figure B, relating to Land Use, FAR Bonus Programs, Urban Design, Procedures/Calculations, Parking, and Signs.

This ordinance contains a notice that a full reading of this ordinance is dispensed with prior to its final passage, since a written or printed copy will be available to the City Council and the public a day prior to its final passage.

This ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

HC:cfq
07/19/07
Or.Dept:R.A.
O-2008-9
MMS#5116

001011

(O-2008-6) 55A
9/04/07

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE SEP 04 2007

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE PROPOSED ELEVENTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT.

WHEREAS, the City Council of the City of San Diego [City Council] on May 11, 1992 by Ordinance No. O-17767 approved and adopted the Redevelopment Plan for the Centre City Redevelopment Project [Project] and thereafter approved and adopted a First Amendment (November 28, 1994, Ordinance No. O-18119), a Second Amendment (January 9, 1995, Ordinance No. O-18145), a Third Amendment (November 8, 1999, Ordinance No. O-18708), a Fourth Amendment (November 8, 1999, Ordinance No. O-18710), a Fifth Amendment November 22, 1999, Ordinance No. O-18720), a Sixth Amendment (September 12, 2000, Ordinance No. O-18843), a Seventh Amendment (December 9, 2002, Ordinance No. O-19132), an Eighth Amendment (April 12, 2004, Ordinance No. O-19270), a Ninth Amendment (April 12, 2004, Ordinance No. O-19272), and a Tenth Amendment (April 3, 2006, Ordinance No. O-19472); and

WHEREAS, it is desirable and in the public interest to further amend and modify the Redevelopment Plan for the Centre City Redevelopment Project to provide for the Plan's conformance with the adopted Downtown Community Plan; and

WHEREAS, the Redevelopment Agency of the City of San Diego (Agency) has prepared and submitted to this City Council for review and approval a proposed Eleventh Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, a copy of which is on file in the Office of the City Clerk as Document No. OO-_____; and

WHEREAS, a Progress Guide and General Plan for the City of San Diego and a new Downtown Community Plan have been prepared and adopted as a guide for the general development of the City and downtown San Diego; and

WHEREAS, the Planning Commission of the City of San Diego has submitted to the City Council its report and recommendation respecting the proposed Eleventh Amendment to the Redevelopment Plan, and has found that the Redevelopment Plan, as amended by the Eleventh Amendment, is consistent with the General Plan and Progress Guide of the City and the new Downtown Community Plan, and the City Council has duly considered and evaluated the report, recommendations and findings of the Planning Commission; and

WHEREAS, the Agency submitted to the City Council the Report of the Agency on the proposed Eleventh Amendment to the Redevelopment Plan, which Report contains, among other things, the Planning Commission's report and recommendation and the Addendum to the Final Environmental Impact Report (Final EIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which includes the proposed Eleventh Amendment to the Redevelopment Plan in its environmental assessment, and the City Council has duly considered and evaluated the Report of the Agency; and

WHEREAS, the Agency consulted with the Centre City Project Area Committee with respect to the Eleventh Amendment to the Redevelopment Plan, and the Project Area Committee submitted to the City Council its report and recommendation respecting the Eleventh Amendment to the Redevelopment Plan, which City Council has duly considered and evaluated; and

WHEREAS, the Agency and City Council have certified that the Addendum to the Final EIR was prepared and completed in compliance with the California Environmental Quality Act of 1970, and state and local regulations and guidelines adopted pursuant thereto, that the Agency and City Council have reviewed and considered the information contained in the Addendum to the Final EIR and that the Addendum to the Final EIR reflects the independent judgment and analysis of the Agency and City Council, and adopted findings with respect to the environmental impacts of the proposed Eleventh Amendment to the Redevelopment Plan, as required by law; and

WHEREAS, there has been presented to the City Council information and data as a result of studies, surveys and analyses about conditions in the Project Area; and

WHEREAS, after due notice as provided by the California Community Redevelopment Law, a joint public hearing was held by the City Council and the Agency to consider the proposed Eleventh Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; and

WHEREAS, the City Council has considered all aspects of the proposed Eleventh Amendment to the Redevelopment Plan, and has received, considered and evaluated all written and oral evidence and testimony presented for or against all aspects of the proposed Eleventh Amendment to the Redevelopment Plan; and

WHEREAS, all actions required by law have been taken by all appropriate persons and entities, NOW, THEREFORE,

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

Section 1. The purpose and intent of this City Council with respect to the Project Area as affected by the Eleventh Amendment to the Redevelopment Plan are to:

(1) Provide for the orderly development of the Project Area in accordance with the Progress Guide and General Plan for the City of San Diego and the Downtown Community Plan, in a manner which upgrades the quality of life in downtown San Diego;

(2) Eliminate environmental deficiencies including, among others, small lot subdivision patterns where appropriate, and inadequate utilization of land;

(3) Plan, design, develop and redevelop portions of the Project Area, which are stagnant or improperly utilized;

(4) Provide for development in which a full range of activities and uses may occur where an attractive urban living and working environment exists for the use and enjoyment of all San Diegans;

(5) Strengthen the economic base of downtown and stimulate new residential and commercial development and employment and economic growth; and

(6) Comprehensively implement redevelopment, taking into consideration and being supportive of the objectives of the Project Area.

Section 2. The Eleventh Amendment to the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved and adopted, and the City Clerk is hereby directed to file a copy of said Eleventh Amendment to the Redevelopment Plan with minutes of this meeting. Said Eleventh Amendment to the Redevelopment Plan, a copy of which

is on file in the Office of the City Clerk as Document No. OO-_____, is incorporated herein by reference and made a part hereof as if fully set out herein.

Section 3. Ordinance No. O-17767 and the Redevelopment Plan adopted pursuant thereto as the official Redevelopment Plan for the Centre City Redevelopment Project, as amended by Ordinance No. O-18119, Ordinance No. O-18145, Ordinance No. O-18708, Ordinance No. O-18710, Ordinance No. O-18720, Ordinance No. O-18843, Ordinance No. O-19132, Ordinance No. O-19270, Ordinance No. O-19272, and Ordinance No. O-19472, are amended as set forth in the Eleventh Amendment to the Redevelopment Plan, so that the Redevelopment Plan adopted by Ordinance No. O-17767, as heretofore amended, and as amended by the Eleventh Amendment to the Redevelopment Plan, is hereby designated as the official redevelopment plan for the Project Area.

Section 4. The City Council hereby finds and determines that:

(1) The Project Area was and is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law;

(2) The carrying out of the Eleventh Amendment to the Redevelopment Plan, and the Redevelopment Plan as so amended, will promote the public peace, health, safety, and welfare of the City of San Diego and will effectuate the purposes and policies of the California Community Redevelopment Law;

(3) The adoption and carrying out of the Eleventh Amendment to the Redevelopment Plan, and the Redevelopment Plan as so amended, is economically sound and feasible;

(4) The Eleventh Amendment to the Redevelopment Plan, and the Redevelopment Plan as so amended, is consistent with the Progress Guide and General Plan of the City of San Diego and the Downtown Community Plan, including but not limited to, the City's housing element, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code;

(5) There are no noncontiguous areas of the Project Area;

(6) Inclusion within the Project Area of any lands, buildings, or improvements which are not detrimental to the public health, safety or welfare is necessary for effective redevelopment of the area of which they are a part; any area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the California Community Redevelopment Law without other substantial justification for its inclusion;

(7) The elimination of blight and the redevelopment of the Project Area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

(8) The Project Area is predominately urbanized, as defined by subdivision (b) of Section 33320.1 of the California Community Redevelopment Law; and

(9) The time limitation and the limitation on the number of dollars to be allocated to the Agency that are contained in the Redevelopment Plan, as amended, are reasonably related to the proposed to the proposed projects to be implemented in

the Project Area and to the ability of the Agency to eliminate blight within the Project Area; and

(10) The Redevelopment Plan as amended by Eleventh Amendment will redevelop the Project Area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare of the City of San Diego.

Section 5. In order to implement and facilitate the effectuation of the Redevelopment Plan, as amended, it will be necessary for the City Council to take certain official actions with reference, among other things, to change in zoning and other public actions, and accordingly, the City Council hereby:

(1) Pledges its cooperation in helping to carry out the Redevelopment Plan, as amended; and

(2) Requests the various officials, departments, boards and agencies in the locality having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, as amended, including the expenditure of money in accordance with the provisions of the Redevelopment Plan, as amended, to effectuate the Redevelopment Plan; and

(3) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, as amended, and declares its intention to undertake and complete any proceedings necessary to be carried out by the City of San Diego under the provisions of the Redevelopment Plan, as amended.

Section 6. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended, subject to the provisions of the Redevelopment Plan, as amended.

Section 7. The City Clerk is hereby directed to record with the County Recorder of San Diego County a description of the land within the Project Area and a statement that the proceedings for the redevelopment of the Project Area are continuing under the California Community Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code.

Section 8: The Development Services Department of the City of San Diego is hereby directed in accordance with the Redevelopment Plan, as amended, to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 9. Ordinance No. O-17767, as amended by Ordinance No. O-18119, Ordinance No. O-18145, Ordinance No. O-18708, Ordinance No. O-18710, Ordinance No. O-18720, Ordinance No. O-18843 Ordinance No. O-19132, Ordinance No. O-19270, Ordinance No. O-19272, and Ordinance No. O-19472, shall remain in full force and effect except to the extent they are changed by this amending Ordinance.

Section 10. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 11. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By _____
Huston Carlyle
Chief Deputy City Attorney

HC:SRE:cfq:pev
07/23/07
Or.Dept:CCDC
O-2008-6
MMS#5116
Redevelopment:Companion RA-2008-17

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of SEP 04 2007.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: 9.17-07
(date)

_____
JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE SEP 04 2007

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO, AMENDING SECTIONS 156.0302, 156.0303, 156.0304, 156.0305, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, AND 156.0315, AND SUBSTITUTING NEW FIGURE B, IN CHAPTER 15, ARTICLE 6, DIVISION 3, RELATING TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE.

WHEREAS, the primary purpose of the Centre City Planned District Ordinance [PDO] is to implement the Downtown Community Plan [Plan]; and

WHEREAS, the PDO was adopted by the Council of the City of San Diego by Ordinance Number O-17764 on May 11, 1992; and amended by Ordinance O-19471 on April 3, 2006, and

WHEREAS, the Centre City Development Corporation (CCDC), as the agent for the Redevelopment Agency within the downtown area, has proposed amendments to the parking regulations to conform the PDO to the Downtown Community Plan; and

WHEREAS, the proposed amendments to the PDO have been reviewed and considered by the CCDC Board and the Centre City Advisory Committee [CCAC]; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on June 28, 2007 for the purpose of considering the proposed amendments to the PDO; and

WHEREAS, the Planning Commission of the City of San Diego have found the proposed amendments to the PDO consistent with the Downtown Community Plan; 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 Sections: 156.0302, 156.0303, 156.0304, 156.0305, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, and 156.0315 are amended to read as follows:

§156.0302 Centre City Land Development Manual

(a) [No change in text.]

(b) [No change in text.]

(1) [No change in text.]

(2) Major amendments to the *CCDC* Land Development Manual shall be approved by the *CCDC* Board of Directors. Major amendments shall include changes that exceeds the requirements to qualify as a minor amendment as provided in Section 156.0302(b)(1).

(c) and (d) [No change in text.]

§156.0303 Administration and Permits

(a) through (d) [No change in text.]

(e) *Centre City Development Permit* Process

(1) [No change in text.]

(2) [No change in text.]

(A) through (C) [No change in text.]

§156.0304 Definitions

[No change in text.]

Active commercial uses mean commercial uses that are accessible to the general public which generate walk-in pedestrian clientele and contribute to a high level

of pedestrian activity. Uses that generate pedestrian activity include retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, *hotel* lobbies, banks, travel agencies, airline ticket agencies, child care services, libraries, museums and galleries.

(Base FAR) through *Home occupations* [No change in text.]

Hotel/Motel means a building containing six or more *guest rooms* that are rented for less than 30 days and used or designed to be used for sleeping purposes. *Hotel* or *motel* does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention homes, or other institution in which human beings are housed and detained under legal constraint.

Living unit through *Urban open space* [No change in text.]

§156.0305 Rules of Calculation and Measurement

[No change in text.]

(a) through (c) [No change in text.]

(d) [No change in text]

(1) [No change in text.]

(2) The addition consists of a mezzanine within the structural envelope of a building where the mezzanine is less than one-third of the *floor* area immediately below.

(e) With the exception of buildings or structures that are historical resources, mechanical penthouses do not count against GFA when architecturally integrated into the overall building design.

§156.0307 Land Use Districts

[No change in text.]

(a) Base Districts

[No change in text]

(1) through (5) [No change in text.]

(6) Mixed Commercial (MC). This district accommodates a diverse array of uses, including residential, artists' studios, live/work spaces, *hotel*s, offices, research and *development*, and retail. Commercial and service uses, including light industrial and repair, warehousing and distribution, transportation, and communication services that are essential for the livelihood of businesses and residents of the downtown area are also permitted. Within the Mixed Commercial District, up to 100 percent of the ground *floor street* frontage may be *active commercial uses*.

(7) Residential Emphasis (RE). This district accommodates primarily residential *development*. Small-scale businesses, offices, and services, and small-scale ground *floor active commercial uses* (such as cafes and retail stores) are also allowed, subject to size and area limitations. Within the Residential Emphasis District, at least 80 percent of the *GFA* must be occupied by residential land uses. Non-residential land uses may occupy no more than 20 percent of the *GFA*. Floor area dedicated to *active commercial uses* to satisfy the requirements of either the Main Street or

Commercial Street overlay districts shall not be counted against the maximum non-residential percentage of *GFA*.

(b) Overlay Districts

[No change in text]

(1) through (3) [No change in text.]

(4) *Commercial Street* Overlay (-CS). On designated *Commercial Streets*, as illustrated in Figure D, a minimum of 60 percent of the ground *floor street* frontage shall contain *active commercial uses*. Along the west side of Park Boulevard, a minimum of 40 percent of the ground *floor street* frontage shall contain *active commercial uses*. Those uses which are appropriate for locations along *Commercial Streets* are identified in Table 0308-A, under *Main Street/Commercial Street* overlays.

(5) through (9) [No change in text.]

(10) *Main Street* Overlay (-MS). On designated *Main Streets*, as illustrated in *Figure* D, a minimum of 80 percent of the ground *floor street* frontage shall contain *active commercial uses*. Those uses which are appropriate for locations along *Main Streets* are identified in Table 0308-A, under *Main Street/Commercial Street* overlays.

(11) and (12) [No change in text.]

§156.0308 Base District Use Regulations

(a) The uses allowed and level of review required in the Centre City Planned District zones are shown in Table 0308-A, below. The "Additional Regulations" column includes special standards applicable to a use that are located following the table (by footnote designation) or in the referenced section of the City's Land Development Code. If a use is listed as a Separately Regulated Use and there is not an associated reference in the Additional Regulations column, then the standards in the City's Land Development Code may not apply, as determined through the project review process.

(b) Previously Conforming Land Uses

Land uses that were legally established under previous legislation but no longer conform to the land use regulations of this section may continue subject to the provisions of Section 127.0101 et seq of the Land Development Code, with the exception that the *GFA* of *Previously Conforming* Uses may be expanded up to 100% through a Neighborhood Use Permit.

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Public Park/	P	P	P	P	P	P	P	P	P	P	P	P		

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required

Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Plaza/Open Space														
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Residential														
Group Living	L	L	L	L	--	L	L	--	--	L	--	--	§131.0423(c)	
Multiple Dwelling Units	P	P	P	P	--	P	P	--	--	P	--	--		
Shopkeeper Units	P	P	P	P	--	P	P[2]	--	--	P	--	--		
Live/Work Quarters	P	P	P	P	--	P	P	--	--	P	--	--	§141.0311	
Separately Regulated Residential Uses														
Fraternities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	--	--	§141.0304 (c)-(e)	
Home Occupations	P	P	P	P	--	P	P	--	--	P	--	--	§141.0308	
Housing for Senior Citizens	C	C	C	C	--	C	C	--	--	C	--	--	§141.031 §156.0303(f)	
Living Units	P	P	P	P	--	P	P	--	--	P	--	--	§156.0315 (b)	
Residential Care Facilities	C	C	C	C	--	C	C	--	--	C	--	--	§156.0303(f) §141.0312	
Transitional Housing	C	C	C	C	--	C	C	--	--	C	--	--	§141.0313 §156.0315(f)	
Institutional														
Separately Regulated Institutional Uses														
Churches & Places of Religious Assembly	P	P	P	P	--	P	--	--	--	P	--	--		C
Communication Antennas														
Minor Telecommunication Facility	L	L	L	L	L	L	N	L	L	L	C	L	§141.0405	
Major Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	§141.0405	
Satellite Antennas	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	§141.0405	
Correctional	C	--	--	--	--	C	--	--	--	C	--	--	§141.0406	

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required

Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Placement Centers														
Cultural Institutions	P	P	P	P	P	P	--	--	--	P	P[9]	P		C, E
Educational Facilities	P	P	P	P	P	P	--	--	--	P	--	P		E
Energy Generation & Distribution Stations	C	C	C	C	C	C	--	C	C	C	--	C	§141.0408	C
Exhibit Halls & Convention Facilities	--	--	--	--	--	C	--	C	C	C	--	P		E
Homeless Facilities[7]	C	--	C	C	--	C	--	--	--	C	--	--	§141.0412 §156.0315(f)	
Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities	P	C	P	P	--	P	--	--	--	P	--	P		C, E
Major Transmission, Relay or Communication Switching Station	C	--	C	C	--	C	--	C	C	--	--	--	§141.0416	
Social Service Institutions	C	--	C	C	--	C	--	--	--	C	--	--	§156.0315(f)	
Retail Sales	P	P	P	P	P	P	P	P	--	P	--	P	§156.0307 (a), (b) & Figure C	M, C, E
Commercial Services														
Animal Grooming & Veterinary Offices	P	P	P	P	P	P	P	--	--	P	--	--		C, E
Assembly & Entertainment	P	P	P	P	P	P	--	--	--	P	P[9]	P		C, E
With Outdoor Use Area	N	N	N	N	N	N	--	--	--	N	N[9]	N		
Building Services	P	P	P	P	P	P	--	--	--	P	--	--		C, E
Business Support	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Eating & Drinking Establishments														
Bona Fide Eating Establishments	P	P	P	P	P	P	P	--	--	P	P	P	§156.0315 (a)	M, C, E
Non-*Bona Fide Eating Establishments*	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required

Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
w/Alcohol														
With Outdoor Use Area	N	N	N	N	N	N	N	--	--	N	P	N		M, C, E
With Live Entertainment & Dancing	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E
Financial Institutions	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Funeral & Mortuary Services	P	--	P	--	--	P	--	--	--	--	--	--		C
Maintenance & Repair	P	P	P	P	P	P	P	P	P	P	--	P		C, E
Off-Site Services	P	P	P	P	P	P	--	P	--	--	--	P		
Personal Services	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Radio & Television Studios	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Visitor Accommodations														
Hotels and *Motels*	P	P[4]	P	P	P	P	--	--	--	P	--	P		C, E
Separately Regulated Commercial Service Uses														
Animal Hospitals & Kennels	C	--	C	C	--	C	--	--	--	--	--	--	§141.0604(b)(1)	C
Bed & Breakfast Establishments	P	P	P	P	--	P	P	--	--	P	--	--		C
Child Care Facilities	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Instructional Studios	P	P	P	P	P	P	P	--	--	P	--	P		M, C
Parking Facilities (*structure* or surface)	C	C	C	C	C	C	C	C	C	C	C	C	§156.0313	M[3],C[3]
Private Clubs, Lodges and Fraternal Organizations	P	P	P	P	P	P	P	--	--	P	--	P		
Pushcarts	L/N	L/N	L/N	L/N	L/N	L/N	--	--	L/N	L/N	L/N	L/N	§141.0619	
Recycling Facilities														
Drop-Off Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (b)	
Reverse Vending	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (c)	

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required

Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[6]	MC	R	I[6]	T[6]	PC	OS	CC[6]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Machines														
Large Collection Facilities and Processing Facilities	--	--	--	--	--	C	--	C	C	--	--	--	§141.0620 (e)-(f)	
Small Collection Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (d)	
Sidewalk Cafes	N	N	N	N	N	N	N	--	--	N	N	N	§141.0621	
Single Room Occupancy *Hotels (SRO)*	P	P[4]	P	P	--	P	P	--	--	--	--	--	§143.0510 - 143.0590	
Offices	P	P	P	P	P	P	P	--	--	P	--	P		
Vehicle & Vehicular Equipment Sales & Service														
Personal Vehicle Sales & Rental Offices	P	P	P	P	P	P	--	P	--	P	--	P		C, E
All Other Vehicle & Vehicular Sales & Service	--	--	--	--	--	C	--	C	C	--	--	--		
Separately Regulated Vehicle & Vehicular Sales & Service Uses														
Automobile Service Stations	--	--	C	C	C	C	--	C	C	--	--	--	§141.0801	
Wholesale, Distribution & Storage														
Moving & Storage Facilities	L[5]	--	L[5]	L[5]	P	P	--	P	P	--	--	--		
Warehouses & Wholesale Distribution	L[5]	--	L[5]	L[5]	P	P	--	P	P	--	--	--		
Separately Regulated Wholesale, Distribution & Storage Uses														
Temporary Construction Yards	N	N	N	N	N	N	N	N	N	N	--	N		
Industrial														
Heavy Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--		

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Light Manufacturing	P	--	P	P	P	P	--	P	P	--	--	--		
Marine Industry	--	--	--	--	--	C	--	C	--	--	--	--		
Research & Development	P	--	P	P	--	P	--	P	P	--	--	--		E
Trucking and Transportation Terminals	--	--	--	--	--	C	--	C	C	--	--	--		
Signs														
Allowable *Signs*	P	P	P	P	P	P	P	P	P	P	P	P	§142.1201 et. seq. §156.0314	
Separately Regulated *Sign* Uses														
Community Identification Signs	N	N	N	C	N	N	N	N	N	N	N	N	§141.1104	
Reallocation of *Sign* Area Allowance	N	N	N	C	N	N	N	N	N	N	N	N	§141.1105	
Revolving Projecting *Signs*	N	N	N	C	N	N	N	N	N	N	N	N	§141.1101	
Signs with Automatic Changing Copy	N	N	N	C	N	N	N	N	N	N	N	N	§141.1102	
Theatre Marquees	N	N	N	C	N	N	N	--	--	N	N	N	§141.1103	
Other Use Requirements														
Temporary Uses	Temporary Uses and *Structures* are regulated under Section §123.0401													

Footnotes to Table 0308-A

[1] *Not permitted on State and Federal tidelands.*

[2] *Commercial floor use area contributes to 20% commercial use allowance and is subject to locational limitations of districts.*

[3] *Limited to parking structures.*

[4] *Up to 200 rooms permitted. Requires active ground floor uses along street frontages.*

[5] *Limited to 20% gross floor area above grade.*

[6] *Uses designated with –M, Main Street Overlay, -C, Commercial Street Overlay, or –E, Employment Required Overlay are those uses which qualify to meet minimum percentages as specified in sections 156.0307(b)(4), (6), and (10) of this Division, respectively.*

[7] *Notwithstanding any other section of the Municipal Code, the required quarter mile separation between human service agencies shall not apply to multiple uses on the same premises.*

[8] *These districts include properties that may be within State Tidelands or under the ownership of the United States Government, County of San Diego, or Port of San Diego. Lands west of the Mean High Tide Line are under the jurisdiction of the Port of San Diego and this Land Use Table is for planning purposes only. For lands owned by the United States Government, development and land uses are regulated by the Federal Government and may be subject to any development agreement (s) executed with the City of San Diego. For lands owned by the County of San Diego, development and land uses are regulated by the County of San Diego and the State of California Coastal Commission, except for private developments which are also subject to the Centre City Planned District Ordinance.*

[9] *Any enclosed spaces containing parking, assembly, entertainment, or cultural institutions shall be located underground.*

[10] *Structured parking facilities incorporated into a project that are a secondary, not primary, use shall be permitted by right and not be required to obtain a Conditional Use Permit.*

TABLE 0308-B MINIMUM AND MAXIMUM PERMITTED ACTIVE COMMERCIAL USE[1]		
Main Street/Land Use District	Minimum Required *Ground Floor Street Frontage* for *Active Commercial Use*	Maximum Permitted *Ground Floor Street Frontage* for *Active Commercial Use*[3]
Parcels located along designated *Main Streets*, in any Land Use District[2]	80 percent	100 percent
Parcels located along designated *Commercial Streets*, in any Land Use District	60 percent	100 percent
Core (C)	40 percent	100 percent
Neighborhood Mixed-Use Center	40 percent	100 percent
Ballpark Mixed-Use (BP)	40 percent	100 percent
Employment/Residential Mixed-Use (ER)	None	100 percent
Waterfront/Marine (WM)	20 percent	50 percent
Mixed Commercial (MC)	None	100 percent
Residential Emphasis (R)	None	[4]100 percent
Convention Center/Visitor (CC)	20 percent	50 percent
Public/Civic (PC)	40 percent	100 percent
Park/Open Space (OS)	None	None
Industrial (I)	None	20 percent
Transportation (T)	None	None

[1] Any parcel 10,000 square feet or less is exempt from the minimum and maximums set forth in this table except for those sites on *Main Streets* and/or *Commercial Streets* with a 50 foot *street frontage or less*, in which case, that frontage is required to provide 50% of the frontage in active commercial uses.
[2] Along the west side of Park Boulevard, a minimum of 40 percent of the ground *floor street* frontage shall contain *active commercial uses*.
[3] At no time shall the maximum permitted ground *floor street frontage* result in less than 20 feet of storefront.

§156.0309 Floor Area Ratio (FAR) Regulations and Transfer of Development Rights (TDRS)

(a) through (c) [No change in text.]

(d) Ballpark Mixed-Use District

Within the Ballpark Mixed-Use District, illustrated in Figure B, an *FAR* of 6.5 shall apply throughout the district. To implement the intent and purposes of Ordinance No. O-18613 [New Series], transfers may be approved of any portion of the *floor* area permitted pursuant to this Section from the ballpark parcel to any other property within the district, if in each case such property to which the applicable *floor* area is transferred (1) is developed pursuant to a common plan or program with the property from which the *floor* area is transferred as approved by the City Council, and (2) if appropriate covenants, conditions and restrictions are imposed on the affected properties to memorialize the reallocation of permitted *floor* areas. However, in no event shall *development* which is issued a *Centre City Development Permit* after November 1999 be allowed in the district which would result in the cumulative average daily traffic (ADT) trips from such *developments* (excluding ADT trips from the ballpark) in excess of 55,128 cumulative ADT trips, where ADT trips for the applicable land uses are calculated based on Centre City Cumulative Trip Generation Rates, as provided in the Centre City Land Development Manual, as applied to the *GFA* areas of the respective *developments*. This limit shall not apply to the block bounded by Park Boulevard, and J, K, and 13th streets.

(e) *FAR Bonuses*

[No change in text.]

TABLE 0309-A: *FAR BONUS*	
Public Benefit/ Project Amenity	*FAR Bonus* (to be added to *Base* Maximum *FAR*)
Affordable/ *Senior housing*	See (1) below
Urban Open Space 10% of site 20% of site	 0.5 1.0
3-*bedroom* units	0.5 – See (3) below 1.0 - See (3)below
Eco-Roofs	Up to 1.0 – See (4) below
Employment Uses	See (6) below
Public Parking	See (7) below
FAR Payment Bonus Program	Up to 2.0

(1) [No change in text.]

(A) through (C) [No change in text.]

(D) The *bonus FAR* for a project containing affordable/*senior housing* shall be calculated as follows:

Permitted *FAR* = *Base* GSF - NR GSF x Affordable Bonus % + *Base* GSF /Site Area, where:

Permitted *FAR* = Base Gross Square Feet (GSF) permitted on the site (maximum *base FAR* from Figure H times the site area) minus the GSF of non-residential (NR) area, multiplied by affordable/senior bonus percentage (%) as specified in Table 0309-B, plus Base GSF permitted on the site, divided by site area. NR GSF shall not include non-residential area that is earned through one of the other FAR Bonus programs such as Urban Open Space, *Eco-roofs*, Public Parking, and/or FAR Payment Program.

TABLE 0309-B: FAR BONUSES (%)				
%Restricted Units in Base (Pre-Bonus) FAR	Very Low-Income Rental (0–50% AMI)	Low-Income Rental (target 51%–80% AMI)	Moderate For-Sale 81–120% AMI) (Initial Sales per LDG)	Moderate For-Sale (81–120% AMI) (Restricted in Perpetuity)
5	20	10	--	10
6	22.5	15	--	15
7	25	20	--	20
8	27.5	25	--	25
9	30	30	--	30
10	35	35	20	35
11	"	"	21	"
12	"	"	22	"
13	"	"	23	"
14	"	"	24	"
15	"	"	25	"
16	"	"	26	"
17	"	"	27	"
18	"	"	28	"
19	"	"	29	"
20	"	"	30	"
21	"	"	31	"
22	"	"	32	"
23	"	"	33	"
24	"	"	34	"
25	"	"	35	"

(E) [No change in text.]

(F) The affordable housing units provided in the project which qualify for the bonus shall be restricted per Chapter 14, Article 3, Division 7, except for those for sale units required to be restricted in perpetuity, per Table 0309 B. For projects requesting Redevelopment Agency financial assistance or other agreements, additional restrictions may

be requested for the units to qualify as affordable units under State Redevelopment Law provisions.

(G) A housing project qualifying for a bonus for affordable/*senior housing* shall enter into an agreement with the City of San Diego Housing Commission to monitor the affordable restrictions for the units qualifying as affordable/*senior units*.

(H) [No change in text.]

(2) [No change in text.]

(3) Three-*Bedroom* Units. In order to encourage larger *dwelling units* to accommodate larger families, projects that provide a minimum of 10 percent of the total amount of residential units within the project as three-*bedroom* units, not to exceed 1,200 square feet in size, shall be entitled to an *FAR bonus, p*rovided that there are a minimum of 5 three-*bedroom* units provided in the project. For projects containing at least 50% of the GFA in residential uses, the Bonus shall be 0.5, while projects containing at least 80% of the GFA in residential uses shall be eligible to earn a Bonus of 1.0. Each *bedroom* in the dwelling unit shall contain a minimum of 70 square feet with additional space for an enclosed closet. *CC&Rs* shall be recorded on the property ensuring that the units used for bonuses shall not be reduced in the number of *bedrooms*. Such

CC&Rs shall be in a form approved by *CCDC* and the City Attorney's Office.

(4) *Eco-Roofs*. *Eco*-roofs are encouraged in downtown because they reduce stormwater run-off, lower energy consumption, and counter the increased heat of urban areas and provide visual interest. In order to encourage landscaped and ecologically designed roof tops, a *density* bonus of additional buildable area will be provided based on the amount of landscaped *Eco-roof* area. *Eco-roof* area is defined as only the planted or landscaped area that is designed to sustain and support vegetation. Documentation, drawings and specifications must be provided prior to issuance of building permit that describes all plant varieties, soil depths, soil content, water retention systems, and supporting structural systems.

(A) The amount of *density* bonus allowed for a given project depends on the amount of *Eco-roof* coverage in relation to the building's footprint above thirty-feet from grade. There are three classes as follows:

(i) The total landscaped area of *Eco-roof* is 10% to 30% of the building's footprint, each square foot of the *Eco-roof* earns one square foot of additional *floor* area.

(ii) The total landscaped area of *Eco-roof* is 31% to 60% of the building's footprint, each square foot of

the *Eco-roof* earns two square foot of additional *floor* area.

(iii) The total area of *Eco-roof* is over 60% of the building's footprint, each square foot of the *Eco-roof* earns three square foot of additional *floor* area.

(iv) Total additional *floor* area earned by an *Eco-roof* cannot exceed 1.0 FAR.

(B) CC&Rs shall be recorded on the property providing for the development and on-going maintenance of the *Eco-roof* to City standards for the life of the project. Such CC&Rs shall be in a form approved by *CCDC* and the City Attorney's Office.

(C) All areas improved to meet this bonus shall be designed in accordance with Section 156.0311(i)(5).

(D) All vegetation must be maintained for the life of the project.

(5) *Employment Uses*. In order to encourage the *development* of *employment uses* in the Centre City Planned District, projects may earn *bonus FAR* based on the provision of *employment uses* within their projects. In the Employment Required Overlay District, projects containing 100 percent *employment uses,* excluding *hotel/motel* uses, may increase their *FAR* by the maximum *FAR* illustrated on Figure L. In all other areas of the Centre City

Planned District, any project that contains at least 50 percent *employment uses,* excluding *hotel/motel* uses, may increase their maximum *FAR* to the maximum *FAR* illustrated in Figure L.

(6) Public Parking. Allow one square foot of bonus *floor* area for every square *foot* provided in parking areas permanently available for public use. A *public parking* easement shall be executed for such facilities, with restrictions and covenants acceptable to *CCDC and the City of San Diego.*

(7) *FAR* Payment Bonus Program. The Redevelopment Agency has established a *FAR* Payment Bonus Program to permit projects to obtain increased *FARs* through the *FAR* Payment Bonus Program. Projects may purchase additional *FAR* through the *FAR* Payment Bonus Program. The maximum amount of *FAR* which may be purchased through this program shall be as shown in Figure J.

(f) Exemptions from FAR Calculations

[No change in text.]

(1) Through (2) [No change in text.]

(3) Public Parking. Above-grade parking areas permanently available for public use shall not be counted as GFA for the purposes of calculating the FAR for the project. A public parking easement shall be executed for such facilities with restrictions and covenants acceptable to *CCDC* and the City of San Diego.

(4) *Main/Commercial Streets*. All *floor* area located on the ground *floor* or ground *floor* mezzanine that is directly accessible to the *street* and is dedicated to *active commercial uses* on *Main Streets* or *Commercial Streets* shall not be counted as *GFA* for the purposes of calculating the *FAR* for the project.

(5) [No change in text.]

(g) [No change in text.]

§156.0310 Development Regulations

(a) through (c) [No change in text.]

(d) Building Bulk

[No change in text.]

TABLE 0310-A: DEVELOPMENT STANDARDS						
Land Use Districts	Residential Emphasis (R)	Neighborhood Center (NC)	All Other	Employment Required (-ER) or Large Floorplate (-LF) Overlays	Little Italy Sun Access Overlay (-LISA)	Properties West of Kettner Boulevard
Building Height (ft from ground level)						
Base/Streetwall						
Minimum	45	45	45	45	30/40[1]	45
Maximum	85	65[3]	85	85	50/85	85
Mid-Zone						
Maximum	N/A	N/A	N/A	180	125	N/A
Tower	Maximum Height Per Figure F					
Maximum Lot Coverage						
Base	100%	100%	100%	100%	100%	100%
Mid-Zone	N/A	N/A	N/A	80%	N/A	N/A
Tower	50%	50%	50%	60%	50%	50%
Tower Dimensions						
North-South	200	140	200	200	110	140
East-West	130	130	130	150	110	130
Tower Setbacks						
From Public ROW	15[2]	15[2]/25[3]	15[1]	15[2]	15	15[2]
From Interior PL	20[4]	20[4]	20[4]	20[4]	20[4]	20[4]

[1] See Section 156.0310(d)(1)(D)(iii).

[2] See Section 156.0310(d)(3)(D) for exemptions.

[3] Applied along Main Streets with a general north-south orientation, without exception.

[4] See Section 156.0310 (d)(3)(E) for exemptions.

(1) Building Base

(2) [No change in text]

[No change in text]

(A) through (C) [No change in text.]

(D) Minimum Street Wall Height. [No change in text]

(i) through (ii) [No change in text.]

(iii) Within the Little Italy neighborhood, projects may exhibit a reduced minimum *street* wall height of 40 feet north of Beech Street and 30 feet north of Ivy Street.

(iv) [No change in text.]

TABLE 0310-B: VIEW CORRIDOR STEPBACKS		
STREET (refer to Figure G for applicable locations)	*REQUIRED STEPBACK* (Feet)	*STEPBACK* ELEVATION (Feet)
Laurel Street	15	30
Juniper Street	15	30
Hawthorn Street	15	30
Grape Street	15	30
Fir Street	15	30
Date Street – West of Pacific Hwy – East of Pacific Hwy	 20 15	 Ground Level 30
Cedar Street – West of India Street – India Street to First Avenue	 15 15	 Ground Level 50
Beech Street – West of Pacific Highway – Pacific Highway to Kettner Boulevard – Kettner Boulevard to Sixth Avenue	 20 15 15	 Ground Level 30 50
Ash – West of Kettner Boulevard – Kettner Boulevard to Sixth Avenue (south side only)	 25 15	 50 50
A Street	25	50
B Street	25	50
C Street	25	50
Broadway – Harbor Drive to Pacific Hwy (W ½ block) – Harbor Drive to Pacific Hwy (E ½ block) – Pacific Hwy to Kettner Boulevard – Between Kettner Boulevard and Park Boulevard	 65 55 40 15	 Ground Level Ground Level Ground Level Ground Level
E Street	25	50
F Street	25	50
G Street	25	50
Pacific Highway	25	45 – 130
Park Boulevard (south of K Street)	10 30	60 90

(E) Maximum *Street Wall* Height. The maximum height of the *street wall* shall be between 50 and 85 feet as specified in Table 0310-A, measured from the average grade of the adjoining sidewalk to the top of the parapet (may be

calculated in 100 foot increments for sites with grades greater than 5%) subject to the following exceptions:

(i) through (iv) [No change in text.]

(F) [No change in text.]

(3) [No change in text.]

(4) *Tower*

[No change in text.]

(A) through (C) [No change in text.]

(D) Tower Setback from Public Streets. [No change in text.]

(i) One side of any *tower* shall be exempted from this *setback* requirement, except within the Little Italy Sun Access Overlay District.

(ii) Two sides of a *tower* may be exempted from this *setback* requirement when it is determined through the *Design Review* process that the resulting design is improved and does not result in massing inconsistent with the neighborhood. This provision does not apply within the Little Italy Sun Access Overlay District.

(iii) In *Neighborhood Centers*, the *tower* shall always be set back a minimum of 25 feet from any *property line* along a designated *Main Street* with a general north/south orientation.

(E) through (F) [No change in text.]

(e) Ground Floor Heights

[No change in text.]

(1) through (2) [No change in text.]

(3) Average of 20 feet, but not less than 18 feet, for buildings containing ground *floor active commercial uses* within *Neighborhood Centers* or along *Main Streets*, with the exception of the Little Italy Neighborhood Center, which may have a 15 foot minimum ground *floor* height.

(f) [No change in text.]

(g) Residential Project Requirements

(1) [No change in text.]

(2) Pet Open Space. Each project shall provide a minimum area of 100 square feet improved for use by pets clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-grade lawn areas).

§156.0311 Urban Design Regulations

[No change in text]

(a) through (b) [No change in text.]

(c) *Street* Level Design

[No change in text.]

(1) through (4) [No change in text.]

(5) Utilities. Electrical transformers and generators shall be located below grade, outside the *public right-of-way*, with only the minimum width access hatch to the vault allowed within six feet of the *street* curb. Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the *public right-of-way* and adjoining *developments*, except for utilities required to be exposed by the City or utility company. Backflow prevention devices are to be located in a building alcove, landscaped area, or utility room within the building, outside of the *public right-of-way*, and completely *screened* from view. No utility services may be located above *grade* in the *public right-of-way* within the Centre City Planned District except in instances when no other feasible alternative is available to serve *historic* buildings.

(d) through (f) [No change in text.]

(g) *Tower* Design

(1) through (6) [No change in text.]

(7) Exterior Stairways. Exit stairways shall be incorporated into the enclosed *floor* plate of buildings. Exterior stairs connecting no more than three *floors* may be permitted through the *Design Review* process.

(h) [No change in text.]

(i) Rooftops

(1) through (4) [No change in text.]

(j) Encroachments into the Public *Rights-of-Way*

[No change in text.]

(k) Building Identification

[No change in text.]

(l) [No change in text.]

(m) Additional Standards for Residential Projects

[No change in text.]

(1) through (7) [No change in text.]

(n) Additional Standards for *Main Streets*

[No change in text.]

(o) Additional Standards for Neighborhood Mixed use Center and Fine Grain Development Overlay Districts

[No change in text.]

(1) through (2) [No change in text.]

(3) Pedestrian Engagement.

[No change in text.]

(A) Within Neighborhood Mixed-Use Centers, the horizontal spacing of entry doors to ground *floor* uses shall not exceed 40 feet. For projects located within Fine Grain Development Overlay districts, the maximum horizontal spacing of entry doors is 50 feet. Service areas, parking

entries and other support functions should be located at mid-block locations.

(B) [No change in text.]

(p) Ballpark Mixed-Use District Design Guidelines

[No change in text.]

(q) Urban Open *Space* Design Guidelines

[No change in text.]

(1) through (3) [No change in text.]

(4) The *grade* of an *urban open space* can not be more than 3 feet above or below the sidewalk *grade*. On sloping sites, the change in elevation between the sidewalk adjacent *urban open space* must include gracious steps and landings, with features such as low risers and wide treads, and any planter boxes shall include seating ledges.

(5) Plaza lighting shall be provided to ensure adequate security and shall be coordinated in design with the lighting used in the *public-right-of-way* and with the architectural lighting of the building.

(6) *Urban open space* landscaping should complement and extend the materials and design of the adjoining *public right-of-way*.

(A) through (C) [No change in text.]

(D) For planting located above an underground structure the minimum planting area shall be as follows:

(i) Trees shall have a minimum planting area of 40 square feet with a minimum depth of 3 feet measured from grade.

(ii) Lawn, groundcover, and shrubs shall have a minimum soil depth of 18 inches measured from grade.

(7) [No change in text.]

(8) [No change in text.]

(9) [No change in text.]

(r) Mid-Block Walkways, *Courts* and Walls

[No change in text.]

§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

(a) through (g) [No change in text.]

(h) *Structured Parking* Facility Standards

[No change in text.]

(1) [No change in text.]

(2) [No change in text.]

(A) For projects located on sites less than -30,000 square, above grade parking does not require encapsulation;

(B) For projects located on sites 30,000 square feet,50 percent of the cumulative *building façades* directly abutting street frontages shall be encapsulated with habitable residential or non-residential uses.

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(C) Roof-top parking shall be allowed when all parking spaces, not including drive aisles, are covered with a roof or trellis structure.

(D) through (E) [No change in text.]

(3) through (6) [No change in text.]

(f) through (k) [No change in text.]

(l) Vehicular Access

(1) through (2) [No change in text.]

(3) No vehicular access curb may be located closer than 65 feet from the curb line of the closest intersection. Curb cuts on the same parcel must be separated by a minimum of 80 feet, with the exception of a curb cut to provide access to an off-street loading bay, which may be closer than 80 feet if the widths of both curb cuts are minimized to the extent possible. Curb cuts shall be located at an appropriate distance from curb cuts located on adjacent parcels in order to minimize conflicts and maximize on-*street* parking. On parcels of 5,000 square feet or less, the dimensions listed above shall be reduced in half.

(4) [No change in text.]

(m) through (n) [No change in text.]

(o) *Transportation Demand Management (TDM)*

In order to reduce single-occupant vehicle trips into the Centre City Planned District, *applicants* shall demonstrate that proposed

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commercial and *hotel* projects containing over 50,000 square feet of *GFA* achieve a minimum of 24 points by implementing *TDM* measures as contained in Table 0313-D.

TABLE 0313-D: TRANSPORTATION DEMAND MANAGEMENT (TDM)	
Points	Measure
10	On-site shower facilities available to all tenants/employees of a building
10	On site day-care
10	Provision of, and preferential parking for, "shared use vehicles" for use by property tenants
6	Provision for upgraded transit stop adjacent to new *development*, including shelter, seating, lighting and ongoing maintenance.
4	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.
4	Preferential parking for car-sharing vehicles (at least one space)
4	Preferential carpool and/or vanpool parking (two percent (2%) of permitted off-*street* maximum)
2	Proximity to public transit stop/station (1,320 feet or fewer)
2	On-site transit-pass sale, maps and information.

§156.0314 Sign Regulations

(a) Application

[No change in text.]

(1) through (2) [No change in text.]

(3) *Logos*

Logos may not be used on the upper *tower* of a building where more than 50% of the building is in residential uses. *Logos* may be used on the upper *tower* of a non-residential building if the following criteria are met:

(A) through (E) [No change in text.]

Table 0314-A [No change in text.]

(4) Ballpark Mixed-Use District Signage

All *development* proposals within the area bounded by J Street, Seventh and Tenth Avenues, Park Boulevard and Harbor Drive (including the ballpark, Park at the Park and mixed use *developments* surrounding the park) shall include a comprehensive *sign* plan. All other *sign*s within the Ballpark Mixed-Use District shall comply with the requirements of the Land Development Code Chapter 14, Article 2 Division 12 (*Sign* Regulations). *Sign*s which do not meet these criteria may be proposed under a comprehensive *sign* plan. All comprehensive *sign* plans, with the exception of those plans for the ballpark, Park at the Park and mixed use *developments* directly adjacent thereto, within the Ballpark Mixed-Use District, shall be reviewed for consistency with the following objectives:

(A) through (D) [No change in text.]

§156.0315 Separately Regulated Uses

(a) [No change in text.]

(b) *Living Units*

[No change in text.]

(1) Each *living unit* must have at least 150 square feet of net *floor* area. The average size of all *living units* may not exceed 300 square feet. When a *living unit* exceeds 400 square feet in area, existing

underlying zone density and parking standards for a one *bedroom* apartment unit apply.

(2) through (12) [No change in text.]

(c) [No change in text.]

(d) Social Services/Homeless Facilities

Any application for a conditional use permit for *Social Service Institutions* or *Homeless Facilities* may request a modification to the standard *development* regulations found in sections141.0417 and 141.0412, respectively. Any such request may be granted by the approval body if at least one of the following findings is met:

(1) The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing Conditional Use Permit or *Previously Conforming Use* rights.

(2) The institution/facility, due to its unique operations or uses, will not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area.

Section 2: That Chapter 15, Article 6, Division 3, Section 156.0315 of the San Diego Municipal Code is amended by substituting new Figure B, attached hereto, in place of their prior versions.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By _____
Huston Carlyle
Chief Deputy City Attorney

HC:SRE:cfq:pev
07/23/07
08/03/07 REV1
Or.Dept:CCDC
O-2008-9
MMS# 5116

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of SEP 04 2007.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: 9-7-07
(date)

_____
JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor

341 d

001055

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: UNDERLINE

(O-2008-9)
REV1

ORDINANCE NUMBER R-_____

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO, AMENDING SECTIONS 156.0302, 156.0303, 156.0304, 156.0305, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, AND 156.0315, AND SUBSTITUTING NEW FIGURE B, IN CHAPTER 15, ARTICLE 6, DIVISION 3, RELATING TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE.

§156.0302 Centre City Land Development Manual

(a) [No change in text.]

(b) [No change in text.]

(1) [No change in text.]

(2) Major amendments to the *CCDC* Land Development Manual shall be approved by the *CCDC* Board of Directors. Major amendments shall include <u>changes</u> ~~the creation or elimination of a chapter or chapters~~ that exceed~~s~~ the requirements to qualify as a minor amendment as provided in Section 156.0302(b)(1).

(c) through (d) [No change in text.]

§156.0303 Administration and Permits

(a) through (d) [No change in text.]

(e) *Centre City Development Permit* Process

(1) [No change in text.]

(2) [No change in text.]

(A) through (C) [No change in text.]

§156.0304 Definitions

[No change in text.]

Active commercial uses mean commercial uses that are accessible to the general public which generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity. Uses that generate pedestrian activity include retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, *hotel~~s~~* lobbies, banks, travel agencies, airline ticket agencies, child care services, libraries, museums and galleries.

Base floor area ratio (Base FAR) through *Home occupations* [No change in text.]

Hotel/Motel means a building containing six or more *guest rooms* that are rented for less than 30 days and used or designed to be used for sleeping purposes. *Hotel* or *motel* does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention homes, or other institution in which human beings are housed and detained under legal constraint.

Living unit through *Urban open space* [No change in text.]

§156.0305 Rules of Calculation and Measurement

[No change in text.]

(a) through (c) [No change in text.]

(d) [No change in text.]

(1) [No change in text.]

(2) The addition consists of a mezzanine within the structural envelope of a building where the mezzanine is less than one-third of the *floor* area immediately below.

(e) With the exception of buildings or structures that are historical resources, mechanical penthouses do not count against GFA when architecturally integrated into the overall building design.

(3)

§156.0307 Land Use Districts

[No change in text.]

(a) Base Districts

[No change in text.]

(1) through (5) [No change in text.]

(6) Mixed Commercial (MC). This district accommodates a diverse array of uses, including residential, artists' studios, live/work spaces, *hotels*, offices, research and *development*, and retail. Commercial and service uses, including light industrial and repair, warehousing and distribution, transportation, and communication services that are essential for the livelihood of businesses and residents of the downtown area are also permitted. Within the Mixed Commercial District, ~~no more than~~ up to 100 percent of the ground *floor street* frontage may be *active commercial uses*.

(7) Residential Emphasis (RE)~~I~~. This district accommodates primarily residential *development*. Small-scale businesses, offices, and services, and small-scale ground *floor active commercial uses* (such as cafes and retail stores) are also allowed, subject to size and area limitations. Within the Residential Emphasis District, at least 80 percent of the *GFA* must be occupied by residential land uses. Non-residential land uses may occupy no more than 20 percent of the *GFA*. ~~Within the Residential Emphasis District, *active commercial uses* may not be located more than 50 feet from the *property line* at any *street* corner.~~ Floor area dedicated to *active commercial uses* to satisfy the requirements of either the Main Street or Commercial Street overlay districts shall not be counted against the maximum non-residential percentage of *GFA*.

(b) Overlay Districts

[No change in text.]

(1) through (3) [No change in text.]

(4) *Commercial Street* Overlay (-CS). On designated *Commercial Streets*, as illustrated in Figure D, a minimum of 60 percent of the ground *floor street* frontage shall contain *active commercial uses*. Along the west side of Park Boulevard, a minimum of 40 percent of the ground *floor street* frontage shall contain *active commercial uses*. Those uses which are appropriate for locations along

Commercial Streets are identified in Table 0308-A, under *Main Street/Commercial Street* overlays.

(5) through (9) [No change in text.]

(10) *Main Street* Overlay (-MS). On designated *Main Streets*, as illustrated in *Figure* D, a minimum of 80 percent of the ground *floor street* frontage shall contain *active commercial uses*. ~~Along the west side of Park Boulevard, a minimum of 40 percent of the ground *floor street* frontage shall contain *active commercial uses*.~~ Those uses which are appropriate for locations along *Main Streets* are identified in Table 0308-A, under *Main Street/Commercial Street* overlays.

(11) through (12) [No change in text]

§156.0308 Base District Use Regulations

(a) The uses allowed and level of review required in the Centre City Planned District zones are shown in Table 0308-A, below. The "Additional Regulations" column includes special standards applicable to a use that are located following the table (by footnote designation) or in the referenced section of the City's Land Development Code. If a use is listed as a Separately Regulated Use and there is not an associated reference in the Additional Regulations column, then the standards in the City's Land Development Code may not apply, as determined through the project review process.

(b) Previously Conforming Land Uses

Land uses that were legally established under previous legislation but no longer conform to the land use regulations of this section may continue subject to the provisions of Section 127.0101 et seq of the Land Development Code, with the exception that the *GFA* of *Previously Conforming* Uses may be expanded up to 100% through a Neighborhood Use Permit.

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Emp-loyment Required Overlays*
Public Park/ Plaza/Open Space	P	P	P	P	P	P	P	P	P	P	P	P		
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Residential														
Group Living	L	L	L	L	--	L	L	--	--	L	--	--	§131.0423(c)	
Multiple Dwelling Units	P	P	P	P	--	P	P	--	--	P	--	--		
Shopkeeper Units	P	P	P	P	--	P	P[2]	--	--	P	--	--		
Live/Work Quarters	P	P	P	P	--	P	P	--	--	P	--	--	§141.0311	
Separately Regulated Residential Uses														
Fraternities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	--	--	§141.0304 (c)-(e)	
Home Occupations	P	P	P	P	--	P	P	--	--	P	--	--	§141.0308	
Housing for Senior Citizens	C	C	C	C	--	C	C	--	--	C	--	--	§141.031 §156.0303(f)	
Living Units	P	P	P	P	--	P	P	--	--	P	--	--	§156.0315 (b)	
Residential Care Facilities	C	C	C	C	--	C	C	--	--	C	--	--	§156.0303(f) §141.0312	
Transitional Housing	C	C	C	C	--	C	C	--	--	C	--	--	§141.0313 §156.0315(f)	
Institutional														

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Separately Regulated Institutional Uses														
Churches & Places of Religious Assembly	P	P	P	P	--	P	--	--	--	P	--	--		C
Communication Antennas														
Minor Telecommunication Facility	L	L	L	L	L	L	N	L	L	L	C	L	§141.0405	
Major Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	§141.0405	
Satellite Antennas	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	§141.0405	
Correctional Placement Centers	C	--	--	--	--	C	--	--	--	C	--	--	§141.0406	
Cultural Institutions	P	P	P	P	P	P	--	--	--	P	P[9]	P		C, E
Educational Facilities	P	P	P	P	P	P	--	--	--	P	--	P		E
Energy Generation & Distribution Stations	C	C	C	C	C	C	--	C	C	C	--	C	§141.0408	C
Exhibit Halls & Convention Facilities	--	--	--	--	--	C	--	C	C	C	--	P		E
Homeless Facilities[7]	C	--	C	C	--	C	--	--	--	C	--	--	§141.0412 §156.0315(f)	
Hospitals, ~~Outpatient Medical Facilities &~~ 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities	P	C	P	P	--	P	--	--	--	P	--	P		C, E
Major Transmission, Relay or Communication Switching Station	C	--	C	C	--	C	--	C	C	--	--	--	§141.0416	
Social Service Institutions	C	--	C	C	--	C	--	--	--	C	--	--	§156.0315(f)	
Retail Sales	P	P	P	P	P	P	P	P	--	P	--	P	§156.0307 (a), (b) & Figure C	M, C, E
Commercial Services														

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required

Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Animal Grooming & Veterinary Offices	P	P	P	P	P	P	P	--	--	P	--	--		C, E
Assembly & Entertainment	P	P	P	P	P	P	--	--	--	P	P[9]	P		C, E
With Outdoor Use Area	N	N	N	N	N	N	--	--	--	N	N[9]	N		
Building Services	P	P	P	P	P	P	--	--	--	P	--	--		C, E
Business Support	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Eating & Drinking Establishments														
Bona Fide Eating Establishments	P	P	P	P	P	P	P	--	--	P	P	P	§156.0315 (a)	M, C, E
Non-*Bona Fide Eating Establishments* w/Alcohol	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E
With Outdoor Use Area	N	N	N	N	N	N	N	--	--	N	P	N		M, C, E
With Live Entertainment & Dancing	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	M, C, E
Financial Institutions	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Funeral & Mortuary Services	P	--	P	--	--	P	--	--	--	--	--	--		C
Maintenance & Repair	P	P	P	P	P	P	P	P	P	P	--	P		C, E
Off-Site Services	P	P	P	P	P	P	--	P	--	--	--	P		
Personal Services	P	P	P	P	P	P	P	--	--	P	--	P		M, C, E
Radio & Television Studios	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Visitor Accommodations														
Hotels and *Motels*	P	P[4]	P	P	P	P	--	--	--	P	--	P		C, E
Separately Regulated Commercial Service Uses														
Animal Hospitals & Kennels	C	--	C	C	--	C	--	--	--	--	--	--	§141.0604(b)(1)	C
Bed & Breakfast Establishments	P	P	P	P	--	P	P	--	--	P	--	--		C

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Employment Required Overlays*
Child Care Facilities	P	P	P	P	P	P	P	--	--	P	--	P		C, E
Instructional Studios	P	P	P	P	P	P	P	--	--	P	--	P		M, C
Parking Facilities (*structure* or surface)	C	C	C	C	C	C	C	C	C	C	C	C	§156.0313	M[3],C[3]
Private Clubs, Lodges and Fraternal Organizations	P	P	P	P	P	P	P	--	--	P	--	P		
Pushcarts	L/N	L/N	L/N	L/N	L/N	L/N	--	--	L/N	L/N	L/N	L/N	§141.0619	
Recycling Facilities														
Drop-Off Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (b)	
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (c)	
Large Collection Facilities and Processing Facilities	--	--	--	--	--	C	--	C	C	--	--	--	§141.0620 (e)-(f)	
Small Collection Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (d)	
Sidewalk Cafes	N	N	N	N	N	N	N	--	--	N	N	N	§141.0621	
Single Room Occupancy *Hotels* (*SRO*)	P	P[4]	P	P	--	P	P	--	--	--	--	--	§143.0510 - 143.0590	
Offices	P	P	P	P	P	P	P	--	--	P	--	P		
Vehicle & Vehicular Equipment Sales & Service														
Personal Vehicle Sales & Rental Offices	P	P	P	P	P	P	--	P	--	P	--	P		C, E
All Other Vehicle & Vehicular Sales & Service	--	--	--	--	--	C	--	C	C	--	--	--		
Separately Regulated Vehicle & Vehicular Sales & Service Uses														
Automobile Service Stations	--	--	C	C	C	C	--	C	C	--	--	--	§141.0801	
Wholesale, Distribution &														

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately Regulated Uses.)	C	NC	ER	BP	WM[8]	MC	R	I[8]	T[8]	PC	OS	CC[8]	Additional Regulations	*Main Street/ Commercial Street/Emp-loyment Required Overlays*
Storage														
Moving & Storage Facilities	L[5]	--	L[5]	L[5]	P	P	--	P	P	--	--	--		
Warehouses & Wholesale Distribution	L[5]	--	L[5]	L[5]	P	P	--	P	P	--	--	--		
Separately Regulated Wholesale, Distribution & Storage Uses														
Temporary Construction Yards	N	N	N	N	N	N	N	N	N	N	--	N		
Industrial														
Heavy Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--		
Light Manufacturing	P	--	P	P	P	P	--	P	P	--	--	--		
Marine Industry	--	--	--	--	--	C	--	C	--	--	--	--		
Research & Development	P	--	P	P	--	P	--	P	P	--	--	--		E
Trucking and Transportation Terminals	--	--	--	--	--	C	--	C	C	--	--	--		
Signs														
Allowable *Signs*	P	P	P	P	P	P	P	P	P	P	P	P	§142.1201 et. seq. §156.0314	
Separately Regulated *Sign* Uses														
Community Identification Signs	N	N	N	C	N	N	N	N	N	N	N	N	§141.1104	
Reallocation of *Sign* Area Allowance	N	N	N	C	N	N	N	N	N	N	N	N	§141.1105	
Revolving Projecting *Signs*	N	N	N	C	N	N	N	N	N	N	N	N	§141.1101	
Signs with Automatic Changing Copy	N	N	N	C	N	N	N	N	N	N	N	N	§141.1102	
Theatre Marquees	N	N	N	C	N	N	N	--	--	N	N	N	§141.1103	
Other Use Requirements														
Temporary Uses	Temporary Uses and *Structures* are regulated under Section §123.0401													

Footnotes to Table 0308-A

[1] *Not permitted on State and Federal tidelands.*

[2] *Commercial floor use area contributes to 20% commercial use allowance and is subject to locational limitations of districts.*

[3] *Limited to parking structures.*

[4] *Up to 200 rooms permitted. Requires active ground floor uses along street frontages.*

[5] *Limited to 20% gross floor area above grade.*

[6] *Uses designated with –M, Main Street Overlay, -C, Commercial Street Overlay, or –E, Employment Required Overlay are those uses which qualify to meet minimum percentages as specified in sections 156.0307(b)(4), (6), and (10) of this Division, respectively.*

[7] *Notwithstanding any other section of the Municipal Code, the required quarter mile separation between human service agencies shall not apply to multiple uses on the same premises.*

[8] *These districts include properties that may be within State Tidelands or under the ownership of the United States Government, County of San Diego, or Port of San Diego. Lands west of the Mean High Tide Line are under the jurisdiction of the Port of San Diego and this Land Use Table is for planning purposes only. For lands owned by the United States Government, development and land uses are regulated by the Federal Government and may be subject to any development agreement (s) executed with the City of San Diego. For lands owned by the County of San Diego, development and land uses are regulated by the County of San Diego and the State of California Coastal Commission, except for private developments which are also subject to the Centre City Planned District Ordinance.*

[9] *Any enclosed spaces containing parking, assembly, entertainment, or cultural institutions shall be located underground.*

[10] *Structured parking facilities incorporated into a project that are a secondary, not primary, use shall be permitted by right and not be required to obtain a Conditional Use Permit.*

TABLE 0308-B MINIMUM AND MAXIMUM PERMITTED ACTIVE COMMERCIAL USE

Main Street Land Use District	Minimum Required *Ground Floor Street Frontage for Active Commercial Use*	Maximum Permitted *Ground Floor Street Frontage for Active Commercial Use*
Parcels located along designated *Main Streets*, in any Land Use District[2]	80 percent	100 percent
Parcels located along designated *Commercial Streets*, in any Land Use District	60 percent	100 percent
Core (C)	40 percent	100 percent
Neighborhood Mixed-Use Center	40 percent	100 percent
Ballpark Mixed-Use (BP)	40 percent	100 percent
Employment/Residential Mixed-Use (ER)	None	100 percent
Waterfront/Marine (WM)	20 percent	50 percent
Mixed Commercial (MC)	None	100 percent
Residential Emphasis (R)	None	100 percent
Convention Center/Visitor (CC)	20 percent	50 percent
Public/Civic (PC)	40 percent	100 percent
Park/Open Space (OS)	None	None
Industrial (I)	None	20 percent
Transportation (T)	None	None

[1] *Any parcel 10,000 square feet or less is exempt from the minimum and maximums set forth in this table except for those sites on Main Streets and/or Commercial Streets with a 50 foot street frontage or less, in which case, that frontage is required to provide 50% of the frontage in active commercial uses.*

[2] *Along the west side of Park Boulevard, a minimum of 40 percent of the ground floor street frontage shall contain active commercial uses.*

[3] *At no time shall the maximum permitted ground floor street frontage result in less than 20 feet of storefront.*

§156.0309 Floor Area Ratio (FAR) Regulations and Transfer of Development Rights

(a) through (c) [No change in text.]

(d) Ballpark Mixed-Use District

Within the Ballpark Mixed-Use District, illustrated in Figure B, an *FAR* of 6.5 shall apply throughout the district. To implement the intent and purposes of Ordinance No. O-18613 [New Series], transfers may be approved of any portion of the *floor* area permitted pursuant to this Section from the ballpark parcel to any other property within the district, if in each case such property to which the applicable *floor* area is transferred (1) is developed pursuant to a common plan or program with the property from which the *floor* area is transferred as approved by the City Council, and (2) if appropriate covenants, conditions and restrictions are imposed on the affected properties to memorialize the reallocation of permitted *floor* areas. However, in no event shall *development* which is issued a *Centre City Development Permit* after November 1999 be allowed in the district which would result in the cumulative average daily traffic (ADT) trips from such *developments* (excluding ADT trips from the ballpark) in excess of 55,128 cumulative ADT trips, where ADT trips for the applicable land uses are calculated based on Centre City Cumulative Trip Generation Rates, as provided in the Centre City Land Development Manual, as applied to the *GFA* areas of the respective *developments*. <u>This</u>

limit shall not apply to the block bounded by Park Boulevard, and J, K, and 13th streets.

(e) *FAR Bonuses*

[No change in text.]

TABLE 0309-A: FAR BONUS	
Public Benefit/ Project Amenity	*FAR Bonus* (to be added to *Base* Maximum *FAR*)
Affordable/~~Senior Housing~~ *Senior housing*	See (1) below
Urban Open Space 10% of site 20% of site	 0.5 1.0
3-bedroom units	0.5 – See (3) below 1.0 - See (3)below
Eco-Roofs	Up to 1.0 – See (4) below
~~Public *right-of-way* improvements~~	~~1.0~~
Employment Uses	See (6) below
Public Parking	See (7) below
FAR Payment Bonus Program	Up to 2.0

(1) [No change in text.]

(A) through (C) [No change in text.]

(D) The *bonus FAR* for a project containing affordable/*senior housing* shall be calculated as follows:

Permitted *FAR* = *Base* GSF - NR GSF x Affordable Bonus % + *Base* GSF /Site Area, where:

Permitted *FAR* = Base Gross Square Feet (GSF) permitted on the site (maximum *base FAR* from Figure H times the site area) minus the GSF of non-residential (NR) area, multiplied by affordable/senior bonus percentage (%) as

specified in Table 0309-B, plus Base GSF permitted on the site, divided by site area. NR GSF shall not include non-residential area that is earned through one of the other FAR Bonus programs such as Urban Open Space, *Eco-roofs*, Public Parking, and/or FAR Payment Program.

TABLE 0309-B: FAR BONUSES (%)				
Restricted Land in Base (Pre-Bonus) FAR	Very Low Income Rental (0 – 50% AMI)	Low Income Rental (Target 51% – 80% AMI)	Moderate For-Sale (81-110% 81 – 120% AMI) (Initial Sales per HDC)	Moderate For-Sale (81-110% 81-120% AMI) (Restricted in Perpetuity)
5	20	~~12.5~~ 10	--	10
6	22.5	~~14~~ 15	--	15
7	25	~~15.5~~ 20	--	20
8	27.5	~~17~~ 25	--	25
9	30	~~18.5~~ 30	--	30
10	~~32.5~~ 35	~~20~~ 35	20	35
11	~~35~~ "	~~21.5~~ "	21	"
12	"	~~23~~ "	22	"
13	"	~~24.5~~ "	23	"
14	"	~~26~~ "	24	"
15	"	~~27.5~~ "	25	"
16	"	~~29~~ "	26	"
17	"	~~30.5~~ "	27	"
18	"	~~32~~ "	28	"
19	"	~~33.5~~ "	29	"
20	"	~~35~~ "	30	"
21	"	"	31	"
22	"	"	32	"
23	"	"	33	"
24	"	"	34	"
25	"	"	35	"

(E) [No change in text.]

(F) The affordable housing units provided in the project which qualify for the bonus shall be restricted per Chapter 14, Article 3, Division 7, except for those for sale units required to be restricted in perpetuity, per Table 0309 B. For projects requesting Redevelopment Agency financial assistance or other agreements, additional restrictions may be requested for the units to qualify as affordable units under State Redevelopment Law provisions.

(G) A housing project qualifying for a bonus for affordable/*senior housing* shall enter into an agreement with the City of San Diego Housing Commission to monitor the ~~long-term~~ affordable restrictions for the units qualifying as affordable/*senior units*.

(H) [No change in text.]

(2) [No change in text.]

~~(3) Three *Bedroom* Units. In order to encourage larger *dwelling units* to accommodate larger families, a project that provides a minimum of 10 percent of the total amount of residential units within the project as three *bedroom* units, not to exceed 1,200 square feet in size, shall be entitled to an FAR *bonus* of 1.0, provided that there are a minimum of 5 three *bedroom* units provided in the project. Each *bedroom* in the dwelling unit shall contain a minimum of 70 square feet with additional space for an enclosed closet. CC&Rs shall be recorded on the property ensuring that the units used for bonuses shall not be reduced in the number of bedrooms. Such CC&Rs shall be in a form approved by CCDC and the City Attorney's Office.~~

(3) Three-*Bedroom* Units. In order to encourage larger *dwelling units* to a~~c~~commodate larger families, projects that provide a minimum of 10 percent of the total amount of residential units within the project as three-*bedroom* units, not to exceed 1,200 square feet in size, shall be entitled to an *FAR bonus*, provided that there are a minimum of 5 three-*bedroom* units provided in the project. For projects containing at least 50% of the GFA in residential uses, the Bonus shall be 0.5, while projects containing at least 80% of the GFA in residential uses shall be eligible to earn a Bonus of 1.0. Each *bedroom* in the dwelling unit shall contain a minimum of 70 square feet with additional space for an enclosed closet. *CC&Rs* shall be recorded on the property ensuring that the units used for bonuses shall not be reduced in the number of *bedrooms*. Such *CC&Rs* shall be in a form approved by *CCDC* and the City Attorney's Office.

~~*Eco-Roofs*. In order to encourage landscaped and ecologically designed roof tops to reduce energy consumption, projects that improve 75 percent of the net roof areas (i.e., the total gross area of all roofs above a height of 30 feet minus roof areas covered by stairway and elevator penthouses, mechanical equipment enclosures and areas devoted to required common or *private outdoor open space* areas) shall qualify for an *FAR bonus* of 1.0 subject to the following standards:~~

(4) *Eco-Roofs*. *Eco*-roofs are encouraged in downtown because they reduce stormwater run-off, lower energy consumption, and counter the increased heat of urban areas and provide visual interest. In order to encourage landscaped and ecologically designed roof tops,

a *density* bonus of additional buildable area will be provided based on the amount of landscaped *Eco-roof* area. *Eco-roof* area is defined as only the planted or landscaped area that is designed to sustain and support vegetation. Documentation, drawings and specifications must be provided prior to issuance of building permit that describes all plant varieties, soil depths, soil content, water retention systems, and supporting structural systems.

~~(A) CC&Rs shall be recorded on the property providing for the development and on-going maintenance of the *eco-roof* to City standards for the life of the project. Such CC&Rs shall be in a form approved by CCDC and the City Attorney's Office.~~

(A) The amount of *density* bonus allowed for a given project depends on the amount of *Eco-roof* coverage in relation to the building's footprint above thirty-feet from grade. There are three classes as follows:

(i) The total landscaped area of *Eco-roof* is 10% to 30% of the building's footprint, each square foot of the *Eco-roof* earns one square foot of additional *floor* area.

(ii) The total landscaped area of *Eco-roof* is 31% to 60% of the building's footprint, each square foot of the *Eco-roof* earns two square foot of additional *floor* area.

(iii) The total area of *Eco-roof* is over 60% of the building's footprint, each square foot of the *Eco-roof* earns three square foot of additional *floor* area.

(iv) Total additional *floor* area earned by an *Eco-roof* cannot exceed 1.0 FAR.

~~(B) All areas improved to meet this bonus shall be designed in accordance with~~ 156~~.0311(i)(5).~~

(B) CC&Rs shall be recorded on the property providing for the development and on-going maintenance of the *Eco-roof* to City standards for the life of the project. Such CC&Rs shall be in a form approved by *CCDC* and the City Attorney's Office.

(C) All areas improved to meet this bonus shall be designed in accordance with Section 156.0311(i)(5).

(D) All vegetation must be maintained for the life of the project.

~~(5) *Public Right-of-Way* Improvements. In order to facilitate the development of specialized public right-of-way improvements~~

~~consistent with the Downtown Community Plan and Streetscape Manual in a timely and consistent manner, projects that either construct specified improvements, or contribute to an improvements fund, in accordance with a public improvements program adopted by the Redevelopment Agency pursuant to this provision, may qualify for an FAR bonus of 1.0.~~

(~~6~~) (5) *Employment Uses*. In order to encourage the *development* of *employment uses* in the Centre City Planned District, projects may earn *bonus FAR* based on the provision of *employment uses* within their projects. In the Employment Required Overlay District, projects containing 100 percent *employment uses,* excluding *hotel/motel* uses, may increase their *FAR* by the maximum *FAR* illustrated on Figure L. In all other areas of the Centre City Planned District, any project that contains at least 50 percent *employment uses,* excluding *hotel/motel* uses, may increase their maximum *FAR* to the maximum *FAR* illustrated in Figure L.

(~~7~~) (6) Public Parking. Allow one square foot of bonus *floor* area for every square *foot* provided in parking areas permanently available for public use. A *public parking* easement shall be executed for such facilities, with restrictions and covenants acceptable to *CCDC* and the City of San Diego. ~~Any above grade *public parking* areas subject to this Division that is facing a public street shall be encapsulated with habitable space.~~

(~~8~~) (7) *FAR* Payment Bonus Program. The Redevelopment Agency has ~~is hereby authorized to~~ established a *FAR* Payment Bonus Program ~~within the Redevelopment Project Areas covered by the Downtown Community Plan~~ to permit projects to obtain increased *FARs* through the *FAR* Payment Bonus Program. Projects may purchase additional *FAR* through the *FAR* Payment Bonus Program. The maximum amount of *FAR* which may be purchased through this program shall be as shown in Figure J.

(f) Exemptions from FAR Calculations

[No change in text.]

(1) through (2) [No change in text.]

(3) Public Parking. Above-grade parking areas permanently available for public use shall not be counted as GFA for the purposes of calculating the FAR for the project. A public parking easement shall be executed for such facilities with restrictions and covenants acceptable to *CCDC* and the City of San Diego.

~~(3)~~ *(4) Main/Commercial Streets*. All *floor* area located on the ground *floor* or ground *floor* mezzanine that is directly accessible to the *street* and is dedicated to *active commercial uses* on *Main Streets* or *Commercial Streets* shall not be counted as *GFA* for the purposes of calculating the *FAR* for the project.

~~(4)~~ (5) [No change in text.]

(g) [No change in text.]

§156.0310 Development Regulations

(a) through (c) [No change in text.]

(d) Building Bulk

[No change in text.]

TABLE 0310-A DEVELOPMENT STANDARDS						
Land Use Districts	Residential Emphasis (R)	Neighborhood Center (NC)	All Other	Employment Required (-ER) or Large Floorplate (-LF) Overlays	Little Italy Sun Access Overlay (-LISA)	Properties West of Kettner Boulevard
Building Height (ft from ground level)						
Base/Streetwall						
Minimum	45	45	45	45	30/40[1]	45
Maximum	85	65[3]	85	85	50/85	85
Mid-Zone						
Maximum	N/A	N/A	N/A	180	125	N/A
Tower	Maximum Height Per Figure F					
Maximum Lot Coverage						
Base	100%	100%	100%	100%	100%	100%
Mid-Zone	N/A	N/A	N/A	80%	N/A	N/A
Tower	50%	50%	50%	60%	50%	50%
Tower Dimensions						
North-South	200	140	200	200	110	140
East-West	130	130	130	150	110	130
Tower Setbacks						
From Public ROW	15[2]	15[2]/25[3]	15[1]	15[2]	15	15[2]
From Interior PL	20[4]	20[4]	20[4]	20[4]	20[4]	20[4]

[1] See Section 156.0310(d)(1)(D)(iii).

[2] See Section 156.0310(d)(3)(D) for exemptions.

[3] Applied along Main Streets with a general north-south orientation, without exception.

[4] See Section 156.0310(d)(3)(E) for exemptions.

(1) Building Base

(2) [No change in text.]

(A) through (C) [No change in text.]

(D) Minimum Street Wall Height. [No change in text.]

(i) through (ii) [No change in text.]

(iii) Within the Little Italy neighborhood, projects ~~north of Ivey Street~~ may exhibit a reduced minimum *street* wall *street* wall height of ~~30~~ 40 feet north of Beech Street and 30 feet north of Ivy Street.

(iv) [No change in text.]

TABLE 0310-B: VIEW CORRIDOR STEPBACKS		
STREET (refer to Figure G for applicable locations)	REQUIRED STEPBACK (Feet)	STEPBACK ELEVATION (Feet)
Laurel Street	15	30
Juniper Street	15	30
Hawthorne Street	15	30
Grape Street	15	30
Fir Street	15	30
Date Street – West of Pacific Hwy – East of Pacific Hwy	 20 15	 Ground Level 30
Cedar Street – West of India Street – India Street to First Avenue	 15 15	 Ground Level 50
Beech Street – West of Pacific Highway – Pacific Highway to Kettner Boulevard – Kettner Boulevard to Sixth Avenue	 20 15 15	 Ground Level 30 50
Ash – West of Kettner Boulevard – Kettner Boulevard to Sixth Avenue (south side only)	 25 15	 50 50
A Street	25	50
B Street	25	50
C Street	25	50
Broadway – Harbor Drive to Pacific Hwy (W ½ block) – Harbor Drive to Pacific Hwy (E ½ block) – Pacific Hwy to Kettner Boulevard – Between Kettner Boulevard and Park Boulevard	 65 55 40 15	 Ground Level Ground Level Ground Level Ground Level
E Street	25	50
F Street	25	50
G Street	25	50
Pacific Highway	25	45 – 130
Park Boulevard (south of K Street)	10 30	60 90

(E) Maximum *Street Wall* Height. The maximum height of the *street wall* shall be between 50 and 85 feet as specified in Table 0310-A, <u>measured from the average grade of the adjoining sidewalk to the top of the parapet (may be</u>

calculated in 100 foot increments for sites with grades greater than 5%) subject to the following exceptions:

(i) through (iv) [No change in text.]

(F) [No change in text.]

(3) [No change in text.]

(4) *Tower*

[No change in text.]

(A) through (C) [No change in text.]

(D) Tower Setback from Public Streets. [No change in text.]

(i) One side of any *tower* ~~may~~ shall be exempted from this *setback* requirement, except within the Little Italy Sun Access Overlay District.

(ii) ~~For projects within the Large Floorplate/Employment Required Overlay Districts,~~ ~~t~~Two sides of a *tower* may be exempted from this *setback* requirement when it is determined through the *Design Review* process that the resulting design is improved and does not result in massing inconsistent with the neighborhood. This provision does not apply within the Little Italy Sun Access Overlay District.

(iii) In *Neighborhood Centers*, the *tower* shall always be set back a minimum of 25 feet from any *property line* along a designated *Main Street* with a general north/south orientation.

(E) through (F) [No change in text.]

(e) Ground Floor Heights

[No change in text.]

(1) through (2) [No change in text.]

(3) Average of 20 feet, but not less than 18 feet, for buildings containing ground *floor active commercial uses* within *Neighborhood Centers* or along *Main Streets*, with the exception of the Little Italy Neighborhood Center, which may have a 15 foot minimum ground *floor* height.

(f) [No change in text.]

(g) Residential Project Requirements

(1) [No change in text.]

(2) Pet Open Space. Each project shall provide a minimum area of 100 square feet improved for use by pets clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-grade lawn areas).

§156.0311 Urban Design Regulations

[No change in text.]

(a) through (b) [No change in text.]

(c) *Street* Level Design

[No change in text.]

(1) through (4) [No change in text.]

(5) Utilities. Electrical transformers and generators shall be located below grade, outside the *public right-of-way*, with only the

minimum width access hatch to the vault allowed within six feet of the *street* curb. Areas housing trash, storage, or other utility services shall be located in the garage or otherwise completely concealed from view of the *public right-of-way* and adjoining *developments*, except for utilities required to be exposed by the City or utility company. Backflow prevention devices are to be located in a building alcove, landscaped area, or utility room within the building, outside of the *public right-of-way*, and completely *screen*ed from view. No utility services may be located above *grade* in the *public right-of-way* within the Centre City Planned District except in instances when no other feasible alternative is available to serve *historic* buildings.

(d) through (f) [No change in text.]

(g) *Tower* Design

(1) through (6) [No change in text.]

(7) Exterior Stairways. Exit stairways shall be incorporated into the enclosed *floor* plate of buildings. Exterior stairs connecting no more than three *floors* may be permitted through the *Design Review* process.

(h) [No change in text.]

~~(i)~~(j) Rooftops

(1) through (4) [No change in text.]

~~(5) Eco Roofs. All roof top areas improved to provide eco roofs for an FAR bonus shall meet the following minimum standards:~~

~~(A) Landscaped Area. At least 80 percent of the qualifying eco roof must contain planting area.~~

~~(B) Roof Support. Documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water, and that an adequate soil depth will be provided for plants to thrive.~~

(~~j~~)(k) Encroachments into the Public *Rights-of-Way*

[No change in text.]

(~~j~~)(l) Building Identification

[No change in text.]

(~~l~~)(m) [No change in text.]

(~~m~~)(n) Additional Standards for Residential Projects

[No change in text.]

(1) through (7) [No change in text.]

~~(8) Exterior projecting balconies. Projecting balconies facing public streets shall average no less than 40 percent open or transparent above a height of 18 inches above the balcony walking surface.~~

(~~m~~)(o) Additional Standards for *Main Streets*

[No change in text.]

(~~o~~)(p) Additional Standards for Neighborhood Mixed use Center and Fine Grain Development Overlay Districts

[No change in text.]

(1) through (2) [No change in text.]

(3) Pedestrian Engagement.

[No change in text.]

(A) Within Neighborhood Mixed-Use Centers, the horizontal spacing of entry doors to ground *floor* uses shall not exceed 40 feet. For projects located within Fine Grain Development Overlay districts, the maximum horizontal spacing of entry doors is 50 feet. ~~Entries must be at, or near, corners.~~ Service areas, parking entries and other support functions should be located at mid-block locations.

(B) [No change in text.]

(~~p~~)(q) Ballpark Mixed-Use District Design Guidelines

[No change in text.]

(~~q~~)(r) Urban *Open Space* Design Guidelines

[No change in text.]

(1) through (3) [No change in text.]

~~(4) For projects that contain an *urban open space* that is provided as an exception to the requirements for *street wall* frontage, a minimum of 75 percent of the ground *floor* of all buildings facing onto the *urban open space* shall contain *active commercial uses.* Required *active commercial uses* adjacent to the *urban open space* must provide direct entrances onto the *urban open space.*~~

~~(5)~~(4) The *grade* of an *urban open space* can not be more than 3 feet above or below the sidewalk *grade*. On sloping sites, the change in elevation between the sidewalk ~~*and*~~ adjacent *urban open space* must include gracious steps and landings, with features such as low risers and wide treads, and any planter boxes shall include seating ledges.

~~(6)~~(5) Plaza lighting shall be provided to ensure adequate security and shall be coordinated in design with the lighting used in the *public-right-of-way* and with the architectural lighting of the building.

~~(7)~~(6) *Urban open space* landscaping should complement and extend the materials and design of the adjoining *public right-of-way*.

(A) through (C) [No change in text.]

(D) For planting located above an underground structure the minimum planting area shall be as follows:

(i) Trees shall have a minimum planting area of 40 square feet with a minimum depth of 3 feet measured from grade.

(ii) Lawn, groundcover, and shrubs shall have a minimum soil depth of 18 inches measured from grade.

~~(8)~~(7) [No change in text.]

~~(9)~~(8) [No change in text.]

~~(10)~~(9) [No change in text.]

~~(r)~~(s)Mid-Block Walkways, *Courts* and Walls

[No change in text.]

§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

(a) through (g) [No change in text.]

(h) *Structured Parking* Facility Standards

[No change in text.]

(1) [No change in text.]

(2) [No change in text.]

(A) For projects located on sites ~~between~~ less than -30,000 square ~~feet or less~~, above grade parking does not require encapsulation;

(B) For projects located on sites ~~between~~ 30,000 square feet ~~or larger~~,50 percent of the ~~perimeter property line~~ cumulative *building façades* directly abutting street frontages shall be encapsulated with habitable residential or non-residential uses.

~~(C) For projects located on full block (60,000 square feet) or larger sites, 100 percent of the perimeter shall be encapsulated with habitable residential or non-residential uses:~~

(C) Roof-top parking shall be allowed when all parking spaces, not including drive aisles, are covered with a roof or trellis structure.

(D) through (E) [No change in text.]

(3) through (6) [No change in text.]

(f) through (k) [No change in text.]

(l) Vehicular Access

(1) through (2) [No change in text.]

(3) No vehicular access curb may be located closer than 65 feet from the curb line of the closest intersection. Curb cuts on the same parcel must be separated by a minimum of 80 feet, with the exception of a curb cut to provide access to an off-street loading bay, which may be closer than 80 feet if the widths of both curb cuts are minimized to the extent possible. ~~or closer than 80 feet from the nearest curb cut on the same parcel.~~ Curb cuts shall be located at an appropriate distance from curb cuts located on adjacent parcels in order to minimize conflicts and maximize on-*street* parking. On parcels of 5,000 square feet or less, the dimensions listed above shall be reduced in half.

(4) [No change in text.]

(m) through (n) [No change in text.]

(o) *Transportation Demand Management (TDM)*

In order to reduce single-occupant vehicle trips into the Centre City Planned District, *applicants* shall demonstrate that proposed commercial and *hotel*

projects containing over 50,000 square feet of *GFA* achieve a minimum of 24 points by implementing *TDM* measures as contained in Table 0313-~~E~~D.

TABLE 0313-D: TRANSPORTATION DEMAND MANAGEMENT (TDM)	
Points	Measure
10	On-site shower facilities available to all tenants/employees of a building
10	On site day-care
10	Provision of, and preferential parking for, "~~fleet~~-shared use vehicles" for use by property tenants
6	Provision for upgraded transit stop adjacent to new *development*, including shelter, seating, lighting and ongoing maintenance.
4	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.
4	Preferential parking for car-sharing vehicles (at least one space)
4	Preferential carpool and/or vanpool parking (two percent (2%) of permitted off-*street* maximum)
2	Proximity to public transit stop/station (1,320 feet or fewer)
2	On-site transit-pass sale, maps and information.

§156.0314 Sign Regulations

(a) Application

[No change in text.]

(1) through (2) [No change in text.]

(3) *Logos*

Logos may not be used on the upper *tower* of a building where more than 50% of the building is in residential uses. *Logos* may be used on the upper *tower* of a non-residential building if the following criteria are met:

(A) through (E) [No change in text.]

[No change to Table 0314-A]

(4) Ballpark Mixed-Use District Signage

All *development* proposals within the area bounded by J Street, Seventh and Tenth Avenues, Park Boulevard and Harbor Drive (including the ballpark, Park at the Park and mixed use *developments* surrounding the park) shall include a comprehensive *sign* plan. All other *signs* within the Ballpark Mixed-Use District shall comply with the requirements of the Land Development Code Chapter 14, Article 2 Division 12 (*Sign* Regulations) ~~the Centre City Planned District Ordinance as outlined in Section 156.0316~~. *Signs* which do not meet these criteria may be proposed under a comprehensive *sign* plan. All comprehensive *sign* plans, with the exception of those plans for the ballpark, Park at the Park and mixed use *developments* directly adjacent thereto, within the Ballpark Mixed-Use District, shall be reviewed for consistency with the following objectives:

(A) through (D) [No change in text.]

§156.0315 Separately Regulated Uses

(a) [No change in text.]

(b) *Living Units*

[No change in text.]

(1) Each *living unit* must have at least 150 square feet of net *floor* area. The average size of all *living units* may not exceed ~~275~~ 300 square feet. When a *living unit* exceeds 400 square feet in area, existing

underlying zone density and parking standards for a one *bedroom* apartment unit apply.

(2) through (12) [No change in text.]

(c) No change in text.]

(d) Social Services/Homeless Facilities

Any application for a conditional use permit for *Social Service Institutions* or *Homeless Facilities* may request a modification to the standard *development* regulations found in sections141.0417 and 141.0412, respectively. Any such request may be granted by the approval body if at least one of the following findings is met:

(1) The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing Conditional Use Permit or *Previously Conforming Use* rights.

(2) The institution/facility, due to its unique operations or uses, will not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area.

Figure B [replace new chart]

Figures C through Figure J [No change in text.]

001089

DOWNTOWN COMMUNITY PLAN
STRIKEOUT/UNDERLINE VERSION

1) Chapter 3, Page 3-22, Specific Amenities and Improvements:
In specific locations, increases in FARs (beyond the Base FARs) are allowed for provision of improvements or amenities over and beyond those required as part of normal development requirements. These may include urban open spaces, green roofs, family units, ~~right-of-way improvements,~~ and employment uses. Criteria for fulfilling these requirements ~~is~~ are spelled out in detail in the PDO. Total FAR bonuses with all incentives (for Specific Amenities and Improvements, through Bonus Payment, and Transfer of Development Rights) are shown in Figure 3-11.

2) Chapter 3, Page 3-22, TDR Program for Parks (second paragraph), strikeout sentence moves to Page 3-26:
Development rights resulting from new parks have been carefully matched with those on "receiving" sites to ensure an adequate market for the rights. ~~The Centre City Development Corporation (CCDC) or the Redevelopment Agency/City of San Diego may set up a "TDR Bank" or other mechanisms to facilitate transfers.~~

341 (A)

(R-2008-65) 7/23 (a-d)

001091

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE DOWNTOWN COMMUNITY PLAN, ADOPTED APRIL 28, 2006.

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, on April 28, 2006, the Council repealed the Centre City Community Plan and adopted the Downtown Community Plan by Resolution No. 302563, on file in the office of the City Clerk as Document No. RR-_____; and

WHEREAS, in order to better implement the goals of the Downtown Community Plan, it is proposed that certain provisions of the Downtown Community Plan be amended; and

WHEREAS, the Council initiated the proposed amendments by adopting Resolution No. R-302563 on April 27 2007; and

WHEREAS, the Planning Commission of The City of San Diego held public hearings on June 28, 2007 to consider the proposed amendments; and

WHEREAS, the Planning Commission provided its recommendations for approval and adoption of the proposed amendments; and

WHEREAS, the Council held a public hearing to consider its approval and adoption of the proposed amendments to the Downtown Community Plan; NOW, THEREFORE,

001092 BE IT RESOLVED, by the Council of the City of San Diego, that the Council hereby approves the proposed amendments to the Downtown Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the provisions of the Downtown Community Plan and amendments thereto shall not be applicable within the Coastal Zone until the day the California Coastal Commission unconditionally certifies the Downtown Community Plan, as amended, 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.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By _____
Huston Carlyle
Chief Deputy City Attorney

HC:cfq
07/13/07
Or.Dept:CCDC
R-2008-65
MMS#5116
Redevelopment:Companion RA-2008-17, RA-2008-18

0001093

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 31 2007.

ELIZABETH S. MALAND
City Clerk

By Sara Richards
Deputy City Clerk

Approved: 8.3.07
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor

001095

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE PROPOSED ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT [FINAL EIR] FOR THE CENTRE CITY REDEVELOPMENT PROJECT, THE DOWNTOWN COMMUNITY PLAN, THE CENTRE CITY PLANNED DISTRICT ORDINANCE AND THE TENTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR CENTRE CITY REDEVELOPMENT PROJECT WITH RESPECT TO THE PROPOSED 11TH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT AND AMENDMENTS TO THE DOWNTOWN COMMUNITY PLAN AND CENTRE CITY PLANNED DISTRICT ORDINANCE.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary and appropriate to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project [Redevelopment Project]; and

WHEREAS, the Centre City Development Corporation [CCDC], acting on behalf of the Agency, prepared a Draft Environmental Impact Report [Draft EIR] in July 2005 to assess the potential environmental impacts of the Downtown Community Plan, amendments to the Centre City Planned District Ordinance, and Tenth Amendment to the Redevelopment Plan [Proposed Activities], and circulated such Draft EIR for a 45-day public review, comment and consultation with citizens, professional disciplines and public agencies pursuant to the California Environmental Quality Act of 1970 [CEQA], and related guidelines and regulations adopted pursuant thereto; and

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WHEREAS, the Final EIR relating to the Proposed Activities and responding to the concerns raised during the review period; the Findings of Fact for the City Council of the City of San Diego and the Redevelopment Agency of the City of San Diego Certifying the Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance and the Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project [Findings]; the Statement of Overriding Considerations; and the Mitigation Monitoring and Reporting Program [MMRP] were prepared pursuant to CEQA and said guidelines and regulations; and

WHEREAS, the Council, in connection with its consideration of the approval of the Proposed Activities, certified a Final EIR, and adopted Findings, a Statement of Overriding Considerations, and an MMRP on March 14, 2006; and

WHEREAS, in order to carry out the Redevelopment Project, the Council is considering amendments to the Redevelopment Plan for the Centre City Redevelopment Project, Downtown Community Plan and Centre City Planned District Ordinance [Amendments]; NOW, THEREFORE,

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

1. The Council has reviewed and considered the Addendum to the Final EIR (on file in the Office of the City Clerk as Document No. RR-_____), and the proposed Amendments, and finds that these documents have been prepared and completed in compliance with CEQA and state and local guidelines and regulations adopted pursuant thereto.

2. The Council hereby further certifies that the Addendum to the Final EIR represent the Council's independent judgment and analysis.

3. The Council hereby finds and determines that:

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a. The Amendments will not result in any new significant environmental effects beyond those previously identified in the Final EIR, as described in the findings.

b. Changes or alterations have been required in, or incorporated into, the Amendments, as identified in the Addendum to the Final EIR.

c. No changes or additions are necessary to the previously certified Final EIR, and no conditions calling for the preparation of a subsequent or supplemental EIR are present.

d. An explanation of the decision not to prepare a subsequent EIR is included in the Addendum to the EIR, and the explanation is supported by substantial evidence.

e. No substantial changes are proposed in the Amendments which will require major revisions of the EIR.

f. No substantial changes have occurred with respect to the circumstances under which the Amendments are being undertaken which will require major revisions in the EIR.

g. No new information of substantial importance, which was not known and could not have been known at the time the EIR was certified as complete, has become available.

h. The Addendum need not be circulated for public review but is attached to the Final EIR.

i. The Council has considered the Addendum with the Final EIR prior to making a decision on the Amendments.

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4. The City Clerk or designee is hereby authorized and directed to cause the filing of a Notice of Determination with respect to the Addendum to the Final EIR upon adoption of the Amendments.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By _____
Huston Carlyle
Chief Deputy City Attorney

HC:SRE:cfq:pev
07/23/07
Or.Dept:CCDC
R-2008-66
MMS#5166
Redevelopment:Companion RA-2008-18

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 31 2007.

ELIZABETH S. MALAND
City Clerk
By _____
Deputy City Clerk

Approved: 8-3-07
(date)

_____
JERRY SANDERS, Mayor

Vetoed: _____
(date)

_____
JERRY SANDERS, Mayor