

DATE ISSUED: May 17, 2006

REPORT NO. RA-06-19
RTC-06-045

ATTENTION: Honorable Chair and Members of the Redevelopment Agency,
Council President and City Council,
Docket of May 23, 2006

SUBJECT: Third Amendment to the College Community Redevelopment Plan

REQUESTED ACTION:

Agency –

1. Make certain findings regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan.
2. Approve the Proposed Third Amendment to the College Community Redevelopment Plan;
3. Approve the Report to Council; and
4. Authorize submission of the proposed Third Amendment and Report to Council to the City Council.

City Council –

1. Make certain findings regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan; and
2. Approve the Third Amendment to the College Community Redevelopment Plan.

STAFF RECOMMENDATION:

Agency –

1. Make certain findings regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan;
2. Approve the Proposed Third Amendment to the College Community Redevelopment Plan;
3. Approve the Report to Council; and
4. Authorize the submission of the proposed Third Amendment and Report to Council to the City Council.

City Council –

1. Make certain findings regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan; and
2. Approve the Third Amendment to the College Community Redevelopment Plan.

BACKGROUND

The College Community Redevelopment Project Area (CCRPA) and Redevelopment Plan were adopted on November 30, 1993 Ordinance Number O-18018.

The objectives of the CCRPA are as follows:

- A. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, this Plan and local codes and ordinances;
- B. The mitigation of traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus;
- C. The provision of a living environment adjacent to the University which will attract University students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill suited for student housing purposes;
- D. The achievement of an environment reflecting a high level of concern for architecture, landscape, urban design, and land use principles appropriate for attainment of the objectives of this Plan;
- E. The creation of development of local job opportunities and the preservation of the area's existing employment base;
- F. The replanning, redesign, and development of areas which are stagnant or improperly utilized; and
- G. The expansion of the community's supply of housing (inside or outside the Project Area), including opportunities for very low, low- and moderate-income households.

The CCRP has been amended twice since adoption. The first amendment was approved November 28, 1994 by Ordinance O-18121 and extended the effectiveness of the Redevelopment Plan to 2019 and amended the time limits for the Agency to collect tax increment and incur debt to June 30, 2029. The second amendment was approved November 22, 1999 by Ordinance O-18722 and extended the effectiveness of the Redevelopment Plan to November 30, 2033 and the time limit to collect tax increment and repay indebtedness to November 30, 2043.

DISCUSSION

The purpose of the Third Amendment to the CCRP is to delete certain properties from the Redevelopment Project Area, clarify the land development requirements, and extend the Agency's eminent domain authority by twelve (12) years.

Project Area Boundaries

The proposed amendment to the Project Area boundaries includes the deletion of three parcels from the CCRPA (Attachment 1). The first parcel is APN 466-300-12 and is located at 5505 Montezuma Road. This property, University Towers, formerly known as the El Conquistador, was purchased by San Diego State University's (SDSU) Aztec Shops. This property is expected to be held in perpetuity by Aztec Shops and is no longer necessary for the effective redevelopment of the larger Project Area.

Additionally, the second and third parcels proposed to be deleted from the CCRPA are APNs 466-031-09 and 466-031-11 located at 5702 Hardy Avenue. These two parcels were recently purchased by SDSU. SDSU is currently constructing their new Student Health Services building on this site. The building is expected to be completed and occupied by Fall of 2006. This property has been redeveloped and is no longer necessary for the effective redevelopment of the larger Project Area. This property is also expected to be held in perpetuity by SDSU.

Land-Use and Plan Development

The proposed amendment to the CCRPA's Article V – Permitted Uses and Planning Considerations (Attachment 2) is to simplify, and in some cases clarify, the land development criteria within the CCRPA. Much of the language currently found in the Redevelopment Plan is duplicate information found in the College Area Community Plan and the College Community Master Project Plan (MPP). The MPP was adopted October 12, 1993 by Resolution R-282801 as part of the CCRP adoption process. The MPP provides development and design guidelines for each of the five sub-areas within the CCRPA. The proposed Third Amendment to the CCRPA will refer development applicants to these documents for conformance.

Eminent Domain Authority Extension

Although progress has been made in the CCRPA, much work is still needed. In order for the Agency to continue the ongoing implementation of necessary projects and programs to eliminate physical and economic blighting conditions within the CCRPA, the Agency, through adoption of the Plan Amendment, is proposing to extend by twelve (12) years from the date of adoption of the ordinance adopting the proposed amendment the Agency's authority to use eminent domain within the boundaries of the CCRPA. Although the Agency has no immediate plans to use eminent domain within the CCRPA, it may be necessary in the future for the effective redevelopment of the CCRPA.

Environmental Analysis:

Section 21090(b) of the CEQA Guidelines, which states that all public/private undertakings pursuant to or in furtherance of a redevelopments plan shall be deemed to be a single project, applies to the proposed CCRP amendments. The proposed project (i.e., amendment of the CCRP) analyzed in the Initial Study/Environmental Checklist is the same project as that analyzed in the College Community Redevelopment Project Final Environmental Impact Report (FEIR) certified by the City of San Diego in July, 1993 and would not result in any new significant impacts not already identified and mitigated for under the previous CCRP FEIR. As outlined in Sections 15162 and 21166 of the CEQA Guidelines and based on the conclusions reported in the Initial Study/Environmental Checklist (Attachment 3), no subsequent or

supplemental environmental impact report is required for the proposed project due to the following:

- No substantial changes are proposed in the project which would require major revisions of the CCRP FEIR due to the involvement of new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects;
- No substantial changes would occur with respect to the circumstance under which the project is undertaken which will require major revisions of the CCRP FEIR due to the involvement of new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects;
- No new information of substantial importance is available, which was not known and could not have been known with the exercise of reasonable diligence at the time the CCRP FEIR was certified as complete. The following conclusions are supported by the Initial Study/Environmental Checklist:
 - The project will not result in one or more significant effects not previously discussed in the CCRP FEIR;
 - No significant effects, previously examined in the CCRP FEIR, will be substantially more severe than previously shown;
 - No mitigation measures or alternatives, found not to be feasible in the CCRP FEIR, would in fact be feasible and substantially reduce one or more significant effects of the project;

No mitigation measures or alternatives, which are considerably different than those analyzed in the CCRP FEIR and would substantially reduce one or more significant effects on the environment, are noted.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

- On March 7, 2006, the College Community Project Area Committee voted 7-1 to approve the plan amendment as presented;
- On March 8, 2006, the College Area Community Council voted unanimously 17-0 to approve the plan amendment as presented;
- On April 20, 2006, the Planning Commission voted unanimously to Recommend that the City Council accept the Initial Study for the Redevelopment Plan Amendment and recommend that the Redevelopment Agency and City Council Approve and Adopt the Redevelopment Plan Amendment
- On April 21, 2006 letters were mailed to all property owners, business owners, residents, and tenants within the CCRPA informing them of the Joint Public Hearing;
- On April 21, 2006 letters were mailed to each of the taxing entities with an offer to consult the entities on the fiscal impact of the proposed CCRPA Plan Amendment; and
- On April 25th, May 4th and May 11th a public notice on the CCRPA Plan Amendment was published in the San Diego Daily Transcript:

Conclusion:

The Third Amendment to the CCRPA has been reviewed in accordance with all applicable development regulations including the Land Development Code, Progress Guide and General Plan, College Area Community Plan, College Community Master Project Plan, and the California Environmental Quality Act.

Staff believes the proposed amendment to the CCRPA is necessary to continue implementation of the Redevelopment Plan. Therefore, staff has provided the required findings to affirm the plan amendment and recommends that the Redevelopment Agency and City Council approve the Third Amendment to the CCRPA.

Respectfully submitted,

Maureen Ostrye
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Redevelopment Agency /
Acting Deputy Director

James T. Waring
Assistant Executive Director
Redevelopment Agency /
Deputy Chief Operating Officer,
Land Use and Economic Development

MCF

Attachments:

1. [CCRPA Map with parcels proposed for deletion](#)
2. [CCRPA Plan Amendment with proposed changes](#)
3. [CCRPA Report to Council with Initial Study*](#)

* Due to the size of this document, only one copy has been provided for routing purposes. Additional copies will be made for distribution. The document has also been made available for public review and in electronic format.