



**Centre City  
Development  
Corporation**

REPORT NO. CCDC-07-09

DATE ISSUED: April 4, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of April 10, 2007

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Barrio Logan Community Plan Update - Request to Authorize  
Expenditure of Funds – Barrio Logan Redevelopment Project Area  
and Budget Amendment – Horton Plaza Redevelopment Project  
Area

COUNCIL DISTRICTS: Districts 2 and 8

REFERENCE: None

STAFF CONTACT: Alexandra Elias, Advance Planning Manager, 619-533-7117

REQUESTED ACTION: Approve a budget amendment increasing the Horton Plaza Redevelopment Project budget by \$1.5 million and authorize the expenditure of up to \$1.5 million for the Barrio Logan Community Plan Update.

STAFF RECOMMENDATION: That the Redevelopment Agency approve a budget amendment increasing the Horton Plaza Redevelopment Project budget by \$1.5 million and authorize the expenditure of up to \$1.5 million for the Barrio Logan Community Plan Update.

SUMMARY: 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 Planned District Ordinance (PDO), the framework for downtown land development. During the process to adopt the Community Plan and related documents, there were a number of planning issues relevant to adjacent areas in Barrio Logan. The Centre City Development Corporation (CCDC) Board of Directors pledged to support the Barrio Logan Community. Subsequent to the City Council's adoption of the Downtown Community Plan, the City began the process to update the Barrio Logan Community Plan.

FISCAL CONSIDERATIONS:

Funds of \$1.5 million are available in the Horton Plaza Redevelopment Project from disposition proceeds. Disposition proceeds generated in one project area may be used in another project area. The City of San Diego will be utilizing the funds to update the Barrio Logan Community Plan.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On January 31, 2007, the CCDC Board of Directors voted 6-0 to recommend that the Agency approve the budget amendment and authorize the expenditure of up to \$1.5 million in support of the Barrio Logan Community Plan Update.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: There is no community participation and public outreach associated with this action. The Barrio Logan Community Plan Update will have a complete community participation and public outreach effort conducted as a part of the process.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: None with this action. The key stakeholders and projected impacts associated with the Barrio Logan Community Plan Update will be identified during the update process.

### BACKGROUND

This proposed expenditure of funds advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Supporting the City of San Diego in providing a range of housing opportunities; and
- Contributing to the vision of downtown and vicinity as a major residential neighborhood.

### DISCUSSION

The Barrio Logan Planning Area is unlike other communities that surround downtown. It is the only community that interfaces directly with downtown without the impediment of a major physical barrier like the San Diego Bay, the Interstate 5 freeway, or the airport. During the process to develop the Downtown Community Plan, efforts were directed toward creating appropriate transitions to this important adjacent neighborhood and the working waterfront that is adjacent both to downtown and to Barrio Logan. During public hearings held by the Planning Commission and City Council to adopt the Downtown Community Plan (and related documents), many members of the public and interested parties urged the update of Barrio Logan's planning documents, which have not changed since 1978. The Corporation pledged to support the update of Barrio Logan's Plan when it was eventually updated.

The City, which maintains planning authority over the Barrio Logan Community, has since made the decision to update the Barrio Logan/Harbor 101 Community Plan, its Redevelopment Plan (to expand the Project Area boundaries to include all of Barrio Logan), and to replace the existing Barrio Logan Planned District Ordinance with Citywide zoning (as contained in the Land Development Code). The scope of work also includes a new Public Facilities Financing Plan, an Environmental Impact Report, and a Local Coastal Program (LCP) amendment, since a portion of the plan area is in the Coastal Zone. The City will develop a Request for Qualifications to hire a planning consultant over the next few months.

A "Draft Scope of Work" (Attachment A) and "Draft Timeline/Budget" (Attachment B) are contained in this report. The Corporation's participation is limited to \$1.5 million over two fiscal years, although the funds are available in FY 07. The City has not requested any involvement from CCDC staff aside from general monitoring and coordinating the Barrio Logan Plan update efforts with CCDC's work to develop Neighborhood Design Guidelines in the East Village Community. CCDC concurs with this approach.

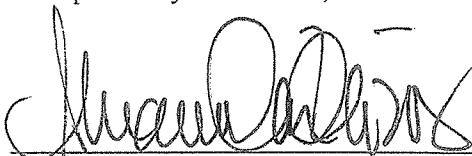
Environmental Impact – The proposed expenditure of funds is not a project, and therefore, not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

### CONCLUSION

This item requests the approval of a budget amendment and the authorization of up to \$1.5 million to support the Barrio Logan Community Plan Update that will be developed by the City Planning and Community Investment staff and the community.

Respectfully submitted,

Concurred by:



Alexandra Elias, AICP  
Advance Planning Manager



Nancy C. Graham  
President

Attachments: A - Draft Scope of Work  
B - Draft Timeline/Budget

