



Centre City
Development
Corporation

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

DATE 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

REFERENCE: None

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:

That the Agency:

- Take no action, as all requested actions are by the City Council.

And, that the Council:

- State for the record that it has previously certified that the 2007 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 Final

Environmental Impact Report (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 and adopting appropriate findings of mitigation, pursuant to California Public Resources Code Section 21081; and,

- Approve proposed amendments to the Downtown Community Plan; and,
- Approve amendments to the Centre City Planned District Ordinance; and,
- Approve amendments to the Marina Planned District Ordinance; and,
- Direct the City Attorney's office to prepare the appropriate Resolutions and Ordinances effectuating these decisions.

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.

CENTRE CITY ADVISORY COMMITTEE: 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.

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 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 Planned District Ordinance (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. The Marina Planned District Ordinance (Marina PDO) is also planned to be amended to add the parking regulations adopted in the 2006 Centre City PDO.

On April 24, 2007, the City Council formally initiated the proceedings for the proposed amendments. On July 31, 2007, the City Council and Redevelopment Agency held a joint public hearing to consider the proposed amendments and approved several resolutions and ordinances affecting a majority of the amendments. However, due to a request from the City Attorney's office that they have additional time to review amendments affecting historical resources, those amendments were continued until September 25 and subsequently continued again to October 30.

The amendments being proposed in the attachments require only the City Council approval as they affect the Downtown Community Plan and Centre City and Marina planned district ordinances. Amendments required Redevelopment Agency action were approved on July 31.

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

This public hearing is to consider a package of amendments to the following land use documents: the Downtown Community Plan; the Centre City PDO; and, the Marina PDO. There are a variety of reasons for amending these documents today including creating consistency among planning documents (e.g., Marina PDO/Centre City PDO), enhancing and clarifying historic preservation policies, and minor clean-ups.

SUMMARY OF PROPOSED REVISIONS TO DOCUMENTS

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

1. Proposed Amendment to the Downtown Community Plan

The proposed amendments to the Downtown Community Plan affect policies and programs affecting historical resources, correcting language and reinforcing the City's policies towards historical resources in the downtown area.

2. Proposed Amendment to the Centre City PDO

The proposed modifications mainly focus on regulations affecting historical resources, but there are a few other minor amendments that were in Errata Sheets that did not get included in the Councilmembers' packages on July 31. Proposed changes can be summarized as follows:

- (a) Historical Resources Reviews – Strengthens language to conform to the City's review process of historical resources (Page 93).
- (b) Relocation Preference - Establishes preference for the relocation of historical resources in the downtown area when no feasible alternative to incorporate the historical resource in new development is possible (Page 64).
- (c) Transfer of Development Rights (TDR) – Allows expanded opportunities for the transfer of development rights from historical resources in certain circumstances (Pages 39-40).
- (d) Uses Occupying Historical Resources – Adds new section allowing a wider range of conditions under which certain uses may occupy historical resources (Page 93).
- (e) Historical Signs – Allows new sign(s) on a historical resource to exceed City sign regulations when it replicates historical signs of its period of significance and with recommendation by the Historical Resources Board and approval of a Neighborhood Use Permit (Page 87).
- (f) Minor edits occur throughout the text for consistency with City's nomenclature.

3. Marina PDO

This item is a clean-up action, as it will add the parking regulations adopted last year in the 2006 Centre City PDO into the Marina PDO (amendments to the Gaslamp Quarter PDO currently are being processed separately). The old parking regulations (i.e., 0.5 spaces per residential unit) are still currently in effect in the Marina District. With this action, all three downtown Planned Districts - Centre City, Gaslamp Quarter, and Marina - will have consistent parking regulations.

Environmental Review/Addendum to the 2006 FEIR (Tab 6) - In accordance with the California Environmental Quality Act (CEQA), an 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 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. The City Council and Redevelopment Agency certified the Addendum at the July 31 hearing and the document fully covers these proposed amendments.

CONCLUSION

The proposed amendments would make a variety of changes that create consistency among planning documents, enhance and clarify historic preservation policies, and achieve relatively minor clean-up and clarification changes to the documents. Therefore, staff recommends that the City Council take the following actions:

1. Consider the Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area, with the FEIR; and
2. Approve the proposed amendments to the Downtown Community Plan, Centre City Planned District Ordinance, and Marina Planned District Ordinance as outlined in the attached documents.

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Respectfully submitted,

Concurred by:



Brad Richter
Current Planning Manager



Nancy C. Graham
President

Attachments: A - Proposed Amendments to Downtown Community Plan
B - Proposed Amendments to Centre City Planned District Ordinance
C - Proposed Amendments to Marina Planned District Ordinance
D - Addendum to 2006 Final Environmental Impact Report