

**OFFICE OF INDEPENDENT BUDGET ANALYST
CITY OF SAN DIEGO
M E M O R A N D U M**

No. 06-4

DATE: March 24, 2006

TO: Council President Peters and Council Members

FROM: Andrea Tevlin, Independent Budget Analyst

SUBJECT: ITEM 50 – Two actions related to the Proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (**Downtown Community Plan**)

On March 28, 2006, the City Council is being requested to adopt the ordinances introduced on February 28, 2006, which were the following:

- Proposed Centre City Planned District Ordinance with changes listed in the Centre City Planned District Ordinance Errata, and the Addendum to the Proposed Centre City Planned District Ordinance; and
- Ordinance approving and adopting the proposed Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project.

On February 28, 2006, along with the above ordinances being introduced to City Council, the San Diego Downtown Community Plan, submitted by the Centre City Development Corporation (CCDC) with modifications, was adopted by City Council. CCDC released a memorandum on February 28, 2006, in response to the Independent Budget Analyst (IBA) Report No. 06-7, which consisted of fiscal questions regarding the San Diego Downtown Community Plan. Although CCDC addressed the questions raised by the IBA report, further discussions are needed. During Council discussion, the IBA was requested to review CCDC's memorandum along with the new Floor Area Ratio (FAR) Bonus Payment Program of \$15/FAR square foot. Council Districts 2 and 8 proposed an Implementation and Monitoring Committee to be established within 30 days to review progress of the San Diego Downtown Community Plan implementation on an annual basis.

The Office of the IBA is participating as a member of the Implementation and Monitoring Committee, co-chaired by Council Member Ben Hueso and Council Member Kevin Faulconer. The IBA will be addressing outstanding issues through this forum, and will also continue to work with CCDC over the next few months to put closure to items raised in the IBA Report No. 06-7.

[SIGNED]

Angela Means
Fiscal & Policy Analyst

[SIGNED]

Andrea Tevlin
Independent Budget Analyst

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cc: Honorable Mayor Jerry Sanders