

DATE ISSUED: October 2, 2009

REPORT NO.: PC-09-076

ATTENTION: Planning Commission, Agenda of October 8, 2009

SUBJECT: CENTRE CITY PLANNED DISTRICT ORDINANCE AMENDMENT 2009-01 TO CONSIDER ALLOWING EDUCATIONAL FACILITIES, CULTURAL USES AND PLACES OF RELIGIOUS ASSEMBLY IN THE REAL ESTATE EMPHASIS DISTRICT - PROCESS 5

OWNER/
APPLICANT: Centre City Development Corporation

SUMMARY

Issue: Should the Planning Commission recommend that the City Council approve an amendment to the Centre City Planned District Ordinance (CCPDO) that would allow educational facilities, cultural uses and places of religious assembly to locate in the Residential Emphasis Land Use District ("RE District") of the Centre City Planned District?

Staff Recommendation: Staff recommends that the Planning Commission recommend that the City Council of the City of San Diego ("City Council") approve an amendment to the CCPDO regulations to allow educational facilities and cultural uses to locate, by-right, in the RE District of the Centre City Planned District.

Community Planning Group Recommendation: This item was reviewed by the Centre City Advisory Committee (CCAC) at the September 9, 2009 meeting. The CCAC voted 16-5 to recommend that educational facilities and cultural uses be permitted in the RE District subject to the approval of a Conditional Use Permit. This differs from the staff recommendation to allow the two use classes by-right. Reasons for the five 'no' votes included:

- a desire to permit educational facilities and cultural uses by-right (consistent with the staff recommendation); and
- a desire to include places of religious assembly in the amendment and allow all three use classes in the RE District subject to the approval of a Conditional Use Permit.

Centre City Development Corporation Board Recommendation: The Corporation Board reviewed this item at their September 16, 2009 meeting, and voted 6-0 to recommend that educational facilities and cultural uses be permitted by-right in the RE District. Places of religious assembly were not included in the recommendation due to concerns over potential land use impacts (associated with days of worship, special events,

and other common activities such as feeding programs) and the issues and conflicts that could arise if the uses were regulated and conditioned through a discretionary review process.

Environmental Review: An Addendum to the Final Environmental Impact Report for the San Diego Downtown Community Plan and Centre City Planned District Ordinance has been prepared for the potential amendment, pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines sections 15164, and is attached to this report.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

In 2006, the City Council adopted the Downtown Community Plan (DCP) and major amendments to the CCPDO to further the DCP's goals and policies. As part of these amendments, institutional uses such as educational facilities, places of religious assembly, and cultural uses were removed from the list of allowed uses in the RE District due to concerns over potential impacts these uses could have on primarily residential developments within the district (from 1992 to 2006 these uses were permitted by-right). The uses continue to be permitted by-right in all other downtown land use districts allowing residential development.

In April 2009, Corporation staff was approached by the Monarch School ("School"), which serves homeless and disadvantaged children at 808 West Cedar Street in the Little Italy neighborhood. The School was considering relocating and expanding its facilities into an office building located on B Street. However, the site lies within the RE District which does not allow educational facilities. Although the existing office building is considered a Previously Conforming Use and can continue to be used for offices, or converted to residential uses (with possible ground-floor retail), it cannot be not be converted to an educational facility per the City of San Diego's ("City") Land Development Code (LDC) because an office is defined as commercial use, while an educational facility is considered an institutional use.

As a result, the School asked the Corporation to consider an amendment to the CCPDO to facilitate the possibility of relocation. On May 20, 2009, the Corporation Board voted to support consideration of the amendment if the School reimbursed the Corporation for outside costs, consisting of public noticing and environmental review (CCDC does not currently charge these fees for projects within the DCP area). Although Monarch School is still considering relocation, they elected not to pursue the amendment at this time. However, developer OliverMcMillan contacted Corporation staff with a similar situation regarding leasing space to a school use in its recently constructed Lofts at 707 Tenth Avenue project. Since the project is also located in the RE District, OliverMcMillan requested the Corporation continue with consideration of the amendment and has submitted a deposit to cover the outside costs of processing the amendment.

On July 23, 2009, The Planning Commission voted 5-0 to initiate CCPDO Amendment 2009-01 for the preparation of a potential amendment to the CCPDO, and directed staff to evaluate whether educational facilities, places of religious assembly and cultural uses are appropriate in the RE District.

DISCUSSION

The CCPDO establishes various land use districts within the DCP area (outside of the Gaslamp Quarter and Marina District). All districts allow for mixed-use developments; but some uses are not allowed in certain districts. The CCPDO defines the RE District as follows:

“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 Gross Floor Area (GFA) must be occupied by residential land uses. Nonresidential 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.”

The primary purpose for the creation of the RE District (and its 80 percent residential requirement) was to ensure that an adequate minimum base of residential units would be constructed downtown in order to meet both downtown’s, and the City’s, housing goals. RE District areas are distributed throughout the DCP area, as shown in Attachment A (the colored DCP Land Use Map is provided for legibility purposes and is identical to the CCPDO Land Use Map). As shown on the Land Use Map, the districts are generally not large, isolated neighborhoods (typically only two blocks wide), and several of the districts lie along busy streets such as Tenth and Eleventh avenues and F, G, and Market streets in the East Village. The districts are generally not distinct from other areas of downtown in terms of maximum allowed intensity of development; in fact, many of the RE District areas allow maximum Floor Area Ratios (FAR) in the mid to upper end of the FAR range permitted downtown (from 10 to 20 FAR).

Permitted land uses within the RE District are shown in the CCPDO Land Use Table included as Attachment B (the Table incorrectly shows “R” instead of “RE”, however, staff has added **(RE)** for clarification). Educational facilities, places of religious assembly and cultural uses (cultural uses are defined by the CCPDO as museums, interpretive centers, and other institutions displaying or preserving objects of interest) are classified as institutional uses and are not currently permitted in the RE District; however, all three use classes are permitted by-right in all other downtown land use districts allowing residential uses (and are not subject to the 20 percent GFA limitation of the RE District). Other districts where these uses are not permitted include the Industrial, Transportation, and Open Space districts.

Prior to the 2006 amendments to the CCDPO, educational facilities, places of religious assembly and cultural uses were permitted, by-right, in all downtown zones, including the RE District. As

part of the 2006 CCPDO update, these uses were excluded from the RE District due to concerns over potential parking and noise impacts that large congregations of people could have on adjacent residential uses. However, the majority of the areas designated RE are relatively narrow, two-block-wide sections of downtown that are not isolated from adjacent districts. Nearly every one of the approximately 60 blocks within the RE District lies directly across the street from another land use district that would allow educational facilities, places of religious assembly and cultural uses. As stated above, all other downtown districts allowing residential development continue to permit these uses by-right. In addition, RE District regulations currently permit up to 20 percent of a given project to be occupied by a wide range of commercial uses such as restaurant, retail, and office uses; educational facilities and cultural uses could also be considered compatible uses (as they are in most other areas of downtown). The potential impacts of permitting educational facilities and cultural uses would appear minimal considering the range of other uses permitted by-right in the RE district, and given the dense, mixed-use character of downtown; however, during the review of the amendment at the CCAC and CCDC Board meetings, a variety of concerns were expressed regarding the potential impacts of places of religious assembly. Members of the public, CCAC and the CCDC Board voiced concerns over potential land use impacts (including noise, parking, and traffic) associated with days of worship, special events, and other common activities such as feeding programs. Allowing places religious assembly via a Conditional Use Permit was also discussed, however, this process was viewed as problematic considering the First Amendment protections afforded to the use, and the inherent difficulties associated with applying a fair and consistent discretionary review process (and set of conditions) to these institutions. For these reasons, places of religious assembly have been excluded from the current staff recommendation.

Parking

Because the CCPDO does not contain specific parking requirements for educational facilities, cultural uses, and places of religious assembly, staff applies the commercial parking standard of one space per 1,000 square feet (per the CCPDO projects containing less than 30,000 square feet are exempt). The Thomas Jefferson School of Law, currently under construction, was parked at this ratio. Given that 80 percent of the GFA of projects constructed in the RE District must be residential, and considering downtown land and lease costs, staff does not anticipate the proliferation of educational facilities or cultural institutions of significant size within the RE District. Rather, it is likely that developers who choose to create ground-level commercial space will now have additional lease options to help alleviate overbuilt retail spaces, reduce vacant ground-level spaces, and further activate downtown streets. As with all non-residential uses downtown, it is also anticipated that parking demand would be reduced, as significant numbers of students and patrons utilizing the facilities would walk or utilize public transportation.

Traffic Generation

As part of this analysis, staff researched the trip generation rates for the various institutional uses being discussed, as well as common commercial uses currently permitted in the RE District. Based on the trip generation numbers contained in the City of San Diego Land Development Code's Trip Generation manual educational facilities (with the exception of elementary schools) generate fewer trips per 1,000 square feet of floor area than many commercial uses, including

neighborhood commercial centers, specialty retail centers, restaurants, convenience stores and drugstores, all of which are permitted RE District. Places of religious assembly also generate less trips than most commercial uses (except on days of worship). The Trip Generation Manual does not contain data for cultural uses; however, staff estimates that such uses will typically generate less traffic than many common commercial uses.

It should be noted that most RE District areas within the DCP area are located adjacent to, or near, freeways and transit lines, thus partially mitigating potential traffic-related impacts. It should also be expected that downtown residential densities and inherent walkability would decrease potential parking and traffic related impacts since a portion of students and patrons would either work and/or live downtown.

By-Right/Discretionary Review

As part of this analysis, staff researched the manner in which institutional uses, such as educational facilities, places of religious assembly and cultural uses, are regulated by the City outside of downtown, in zones approximating the RE District. The City’s Residential – Multiple Unit (RM) zones can accommodate higher-density multiple unit projects and limited commercial uses, while the majority of the City’s commercial zones permit some form of residential development. It should be noted, however, that very few areas or zones in the City offer a fair comparison to the density and intensity of uses found or anticipated in downtown. The table below summarizes how educational facilities, places of religious assembly and cultural uses are regulated in RM and commercial zones outside of the DCP area.

	RM	Commercial
Educational Facilities		
Kindergarden- Grade 12	P	C (allowed in most zones)
Colleges/Universities	C	C (allowed in most zones)
Vocational/Trade School	–	P (allowed in some zones)
Cultural Uses		
Museums	–	C or P (allowed in some zones)
Interpretive Centers	–	–
Places of religious assembly	P	C (allowed in most zones)

- P = Permitted by-right
- C = Conditional Use Permit
- = Not Permitted

As shown in the table, places of religious assembly and most educational facilities are permitted either by-right or through a Conditional Use Permit in many of the City’s RM and Commercial zones, while Cultural Uses are permitted either by-right or Conditional Use Permit in some of the City’s Commercial zones. Conditional and Neighborhood Use Permits provide an elevated level of review, and the ability to impose conditions, for uses that could negatively impact surrounding areas if not properly regulated. Requiring an elevated level of review for these uses may be appropriate outside of downtown, as the impacts associated with the uses are more acute when they are located in lower density and/or non-mixed-use areas that are not walkable or well served by transit. However, as stated, few areas or zones in the City are comparable to downtown in

terms of existing and/or planned density, intensity and mix of land uses; therefore, staff is recommending that educational facilities and cultural uses be permitted by-right in the RE District (as they are in all other downtown districts that permit residential development). Staff is also seeking to encourage educational and cultural uses to locate downtown, and avoid long, potentially drawn out reviews for uses that are compatible with downtown's dense urban character. The longer Conditional or Neighborhood Use Permit review process could pose a competitive disadvantage for these uses when compared to other permitted retail and business uses.

Community Plan Analysis

The proposed amendment would facilitate the goals of the DCP and CCPDO by:

- Providing a land use and development framework to guide downtown's evolution as a premier regional and global center of commerce, residence, arts, education and recreation;
- Providing for an overall balance of uses- employment, residential, cultural, government, and destination-as well as a full compendium of amenities and services; and
- Creating an intense, yet livable downtown that contributes to the areas vitality and its' economic success and allows residents to live close to work, transit and culture.

ENVIRONMENTAL REVIEW

The environmental impacts associated with the implementation of the San Diego Downtown Community Plan and the Centre City Planned District Ordinance were evaluated by 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 Redevelopment Project. In accordance with the provisions of the FEIR, an Environmental Secondary Study was initiated to determine whether the environmental impacts associated with the proposed amendment were adequately addressed in the FEIR, and to verify that there is no change in circumstance, additional information, or project changes to warrant additional environmental review. It was determined during the Secondary Study process that the proposed amendment required the preparation of an addendum to the FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and CEQA Guideline sections 15162 and 15163. The addendum concludes that the proposed amendment to the Centre City PDO does not substantially change the original project, introduce new or more severe significant environmental impacts, require major revisions to the FEIR, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of additional mitigation measures or alternatives.

CONCLUSION

Staff recommends that the Planning Commission recommend that the City Council approve an amendment to the CCPDO regulations to allow educational facilities and cultural uses to locate

in the in RE District. CCDC has sought to encourage educational and cultural uses to locate downtown to further the goals of the DCP, and the amendment would expand potential locations. The 80 percent residential requirement of the RE District would also remain, limiting the size of all non-residential uses, and ensuring that the district would continue to accommodate primarily residential development. Given that educational facilities and cultural uses are allowed by-right in all other districts allowing residential development in the DCP area, staff recommends that these uses also be allowed by-right in the RE District.

ALTERNATIVES

1. Recommend approval of an amendment that would permit all or a portion of the aforementioned uses to locate in the RE District. Individual uses could be permitted by-right, or through a discretionary review process.
2. Recommend that none of the aforementioned uses be permitted in the RE District.

Respectfully submitted,



Brandon Nichols
Associate Planner

Concurred by:

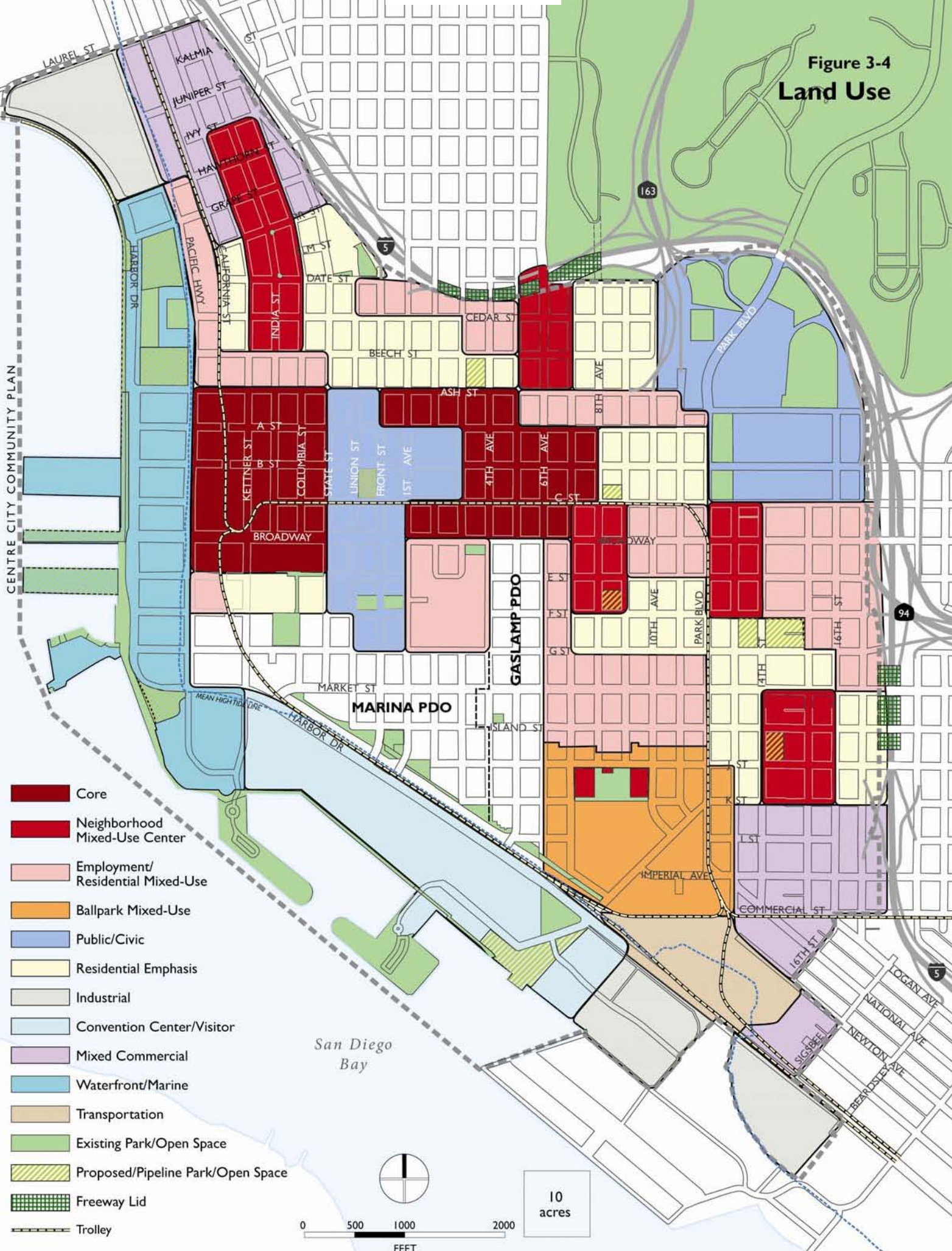


Brad Richter
Assistant Vice President – Current Planning

Attachments: A – Downtown Community Plan (DCP) Land Use Map
B – Centre City Planned District Ordinance (CCPDO) Land Use Table
C – Developer Disclosure Statement from Oliver McMillan
D – Addendum to the Downtown Community Plan Final Environmental Impact Report
for Proposed Amendments to the Centre City Planned District Ordinance

Attachment A

Figure 3-4
Land Use



CENTRE CITY COMMUNITY PLAN

0 500 1000 2000
FEET

10
acres

Attachment B

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.

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 (RE)	I ⁸	T ⁸	PC	OS	CC ⁸	Additional Regulations	Main Street/ Commercial Street/ Employment Required Overlays
Public Park/ Plaza/Open Space	P	P	P	P	P	P	P	P	P	P	P	P		
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Residential														
<i>Group Living</i>	L	L	L	L	--	L	L	--	--	L	--	--	§131.0423(c)	
<i>Multiple Dwelling Units</i>	P	P	P	P	--	P	P	--	--	P	--	--		

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<i>Shopkeeper Units</i>	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)	
<i>Living Units</i>	P	P	P	P	--	P	P	--	--	P	--	--	§156.0315 (b)	
<i>Residential Care Facilities</i>	C	C	C	C	--	C	C	--	--	C	--	--	§156.0303(f) §141.0312	
<i>Transitional Housing</i>	C	C	C	C	--	C	C	--	--	C	--	--	§141.0313 §156.0315(f)	
Institutional														
Separately Regulated Institutional Uses														
<i>Churches & Places of Religious Assembly</i>	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	
<i>Cultural Institutions</i>	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

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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 (RE)	I ⁸	T ⁸	PC	OS	CC ⁸	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
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	
<i>Social Service Institutions</i>	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														
<i>Bona Fide Eating Establishments</i>	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

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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 (RE)	I ⁸	T ⁸	PC	OS	CC ⁸	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
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 Machines	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (c)	

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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 (RE)	I ⁸	T ⁸	PC	OS	CC ⁸	Additional Regulations	Main Street/ Commercial Street/ Employment Required Overlays
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 <i>Hotels</i> (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		

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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 (RE)	I ⁸	T ⁸	PC	OS	CC ⁸	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
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.*

Attachment C



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title

Project No. For City Use Only

The Lofts @ 707 10th

Project Address:

707 10th Ave, San Diego CA 92101

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? Corporate Identification No. Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego, CA 92101

Phone No: 6193211111 Fax No: 619-321-1234

Name of Corporate Officer/Partner (type or print): Bill Posky

Title (type or print): CEO

Signature : Date:

Corporate/Partnership Name (type or print): OliverMcMillanFoster 10th, LLC

Owner Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego, CA 92101

Phone No: 6193211111 Fax No: 6193211234

Name of Corporate Officer/Partner (type or print): James F. Reynolds

Title (type or print): Senior Vice President

Signature : Date: 07/20/09

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego CA 92101

Phone No: 619-321-1111 Fax No: 321-1234

Name of Corporate Officer/Partner (type or print): Morgan Rene Oliver

Title (type or print): CEO

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address: 707 10th Ave

City/State/Zip: San Diego CA 92101

Phone No: 619-321-1111 Fax No: 619-321-1234

Name of Corporate Officer/Partner (type or print): James McMillan

Title (type or print): Chairman

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print): Richard Paul Buss

Title (type or print): President

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Attachment D

ADDENDUM

FOR THE PROPOSED

2009 RESIDENTIAL EMPHASIS DISTRICT AMENDMENTS TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE

September 2009

Prepared for: The Redevelopment Agency of
The City of San Diego
600 B St., Suite 400
San Diego, CA 92101

Preparation Administered by: Centre City Development Corporation
401 B Street, Suite 400
San Diego, CA 92101

Prepared by: EDAW AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

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1.0 INTRODUCTION

This Addendum to the Downtown Community Plan Final Environmental Impact Report (FEIR) SCH No. 2003041001 prepared for the Redevelopment Agency of the City of San Diego has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164. It updates the FEIR which was certified on February 28, 2006. The FEIR addresses the impacts of development of the entire Centre City Redevelopment Project Area. The FEIR is available for review at the office of the Centre City Development Corporation (CCDC), which is located at 401 B Street, Suite 400, San Diego, CA 92101.

1.1 PURPOSE

This Addendum has been prepared to evaluate the potential environmental effects of the proposed amendments to the Centre City Planned District Ordinance (PDO) Residential Emphasis (RE) District. Section 15164(a) of the California Environmental Quality Act (“CEQA”) Guidelines provides that the lead agency shall prepare an addendum to a previously certified environmental impact report (“EIR”) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Sections 15162-15163 calling for preparation of a Supplemental or Subsequent EIR have occurred. This Addendum conclusively demonstrates that none of the conditions described in CEQA Guidelines Section 15162-15163 have occurred.

1.2 BACKGROUND

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, it was anticipated that it would be necessary to amend these documents to make a variety of refinements based on the lessons learned in implementation of the new programs and policies. As such, these documents were amended in July of 2007 per the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan and Centre City PDO.

In April 2009, CCDC (Corporation) staff was approached by a school in downtown San Diego that wished to relocate to a site within the Residential Emphasis (RE) District. Corporation staff was subsequently approached by a developer who also wished to lease space to a school in their recently completed mixed-use project located in the RE District. The RE District areas are distributed throughout the Centre City Planned District shown in Figure 1. Educational facilities, places of religious assembly, and cultural uses are classified as institutional uses and are not currently permitted in the RE District (shown in yellow in Figure 2). However, these uses were permitted in the RE District prior to the 2006 adoption of the PDO. Currently, the RE District accommodates small-scale businesses, offices and services, and small-scale ground floor active commercial uses in addition to residential uses. Thus, Corporation staff decided to consider amending the Centre City PDO to facilitate the possibility of allowing educational facilities and cultural uses by-right, and churches and places of religious assembly

by conditional use permit (CUP). On July 23, 2009, The City of San Diego Planning Commission voted to support initiation and further study of the proposed amendments.

1.3 CEQA REQUIREMENTS

Pursuant to section 15164(a) of the CEQA Guidelines, the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR “if some changes or additions are necessary, but none of the conditions described in Sections 15162-15163 calling for preparation of a subsequent or supplemental EIR have occurred”. These sections of the CEQA Guidelines would require a Subsequent or Supplemental EIR if any of the following conditions apply:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that none of the aforementioned conditions are met, Section 15164(a) states that a Subsequent or Supplemental EIR is not required. Rather, an agency can:

- Decide that no further environmental documentation is necessary; or
- Require that an addendum be prepared.

Based on the results of the Environmental Secondary Study Checklist prepared for the 2009 Amendments, none of the situations described in CEQA Sections 15162-15163 apply. Therefore, the decision was made to prepare an Addendum (see further discussion in Section 1.6).

1.4 PREVIOUS ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE

Consistent with Section 15150 of the CEQA Guidelines, the following documents were used in the Preparation of this Addendum and are incorporated herein by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

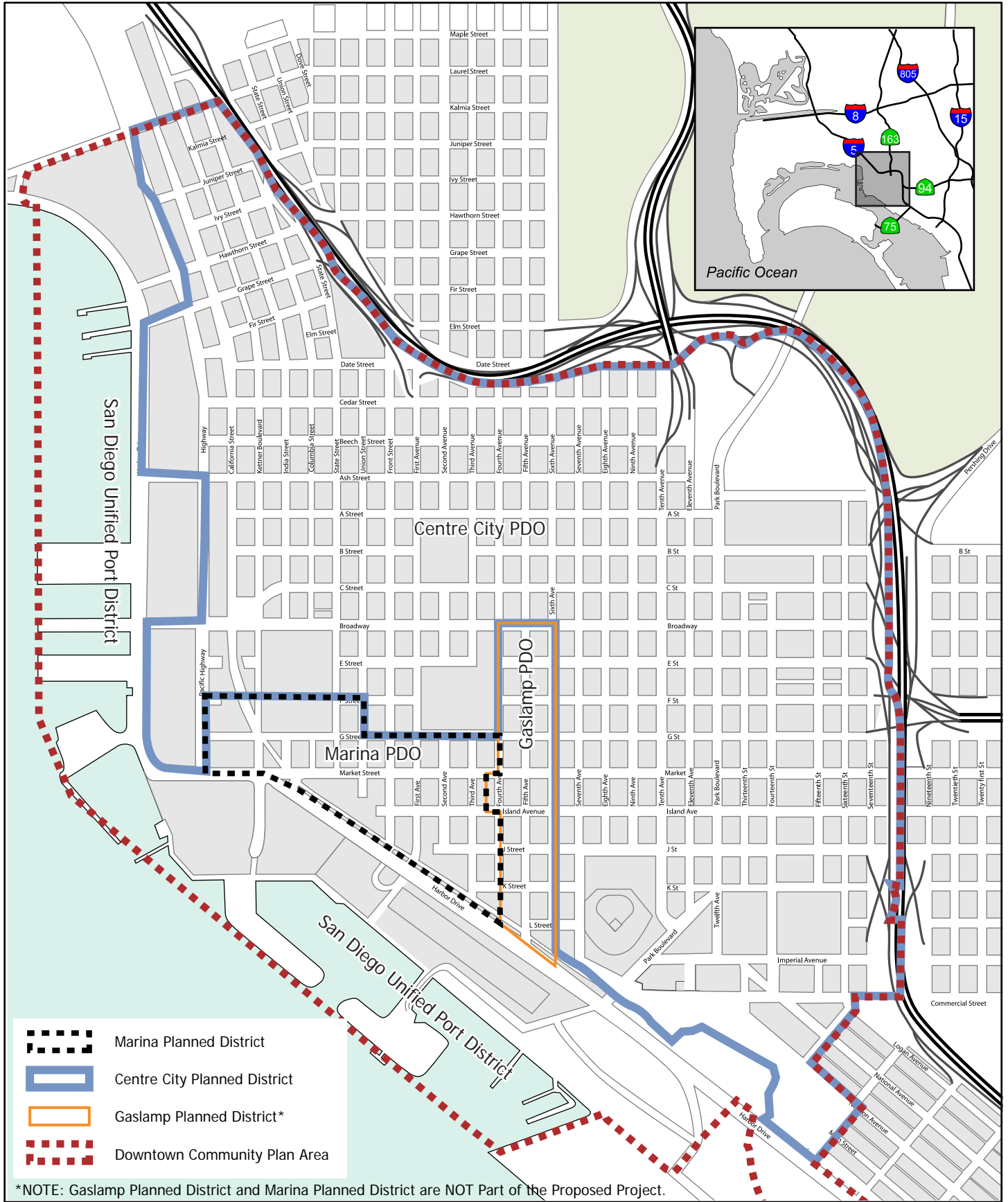
Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007.

1.5 PROJECT DESCRIPTION

Project Location

The Downtown Community Plan Area (DCP Area) includes approximately 1,500 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. The DCP 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 southeast; and San Diego Bay on the south and west and southwest (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. 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.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. PDOs contain regulations with respect to land use, intensity and density, building massing, sun access, architectural design, parking, open space, landscaping, and other development characteristics. The proposed project consists of amendments to the Centre City PDO. The boundaries of the Centre City PDO are depicted in Figure 1. The Centre City PDO applies to all of the Downtown Community Planning area with the exception of the Gaslamp Quarter and the Marina PDO areas.



Source: EDAW 2009



Figure 1
Regional Location and Vicinity

Figure 3-4
Land Use

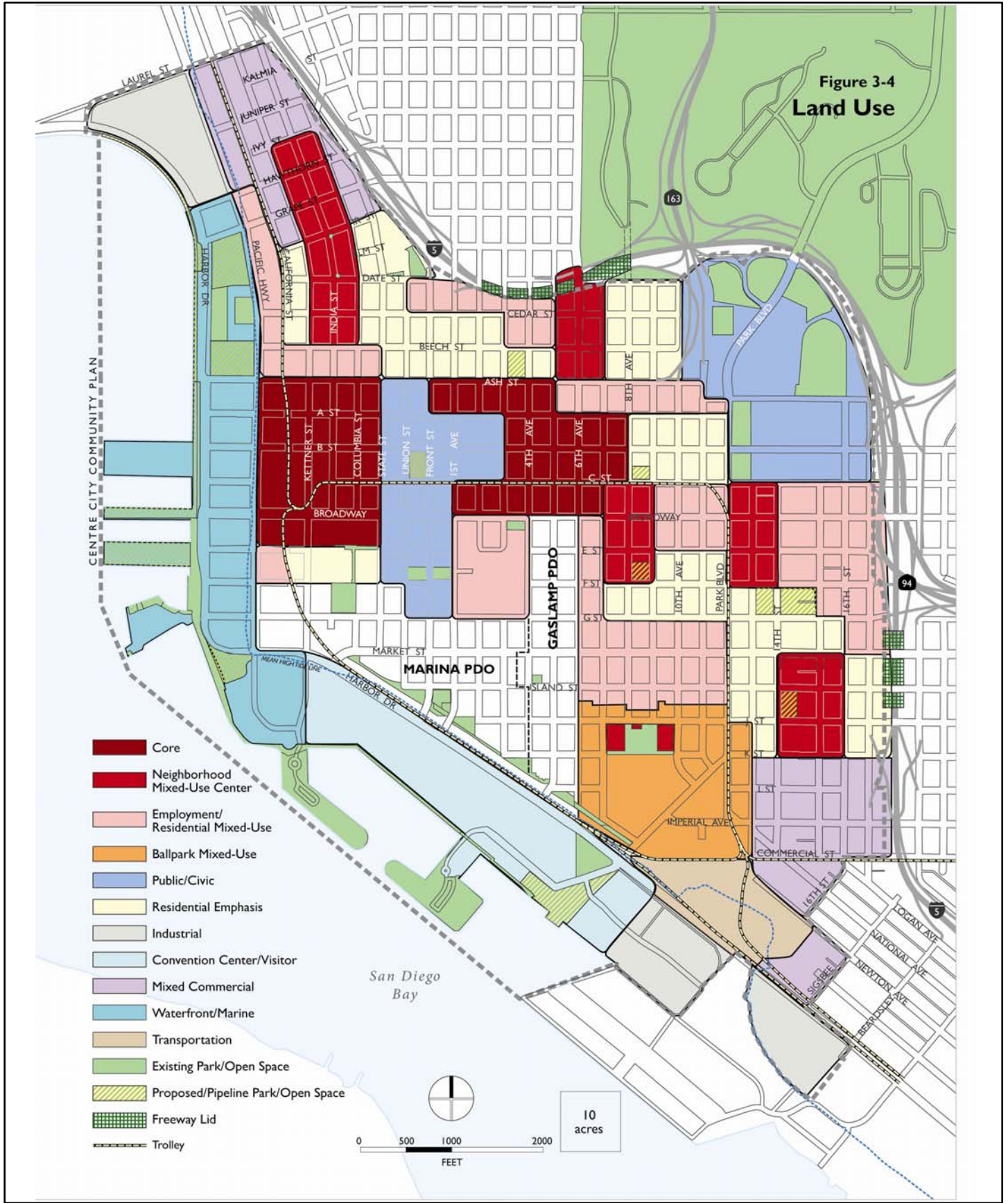


Figure 2
Land Use Districts

Proposed Project

Table 0308 A of the CCPDO Use Regulations is proposed to be amended to allow churches and places of religious assembly subject to approval of a CUP and cultural institutions and educational facilities to be permitted by right in the RE District, where they are currently not permitted. The proposed amendments would facilitate the goals of the DCP and CCPDO by:

- Providing a land use and development framework to guide downtown's evolution as a premier regional and global center of commerce, residence, arts, education and recreation;
- Providing for an overall balance of uses- employment, residential, cultural, government, and destination-as well as a full compendium of amenities and services; and
- Creating an intense, yet livable downtown that contributes to the areas vitality and its' economic success and allows residents to live close to work, transit and culture.

The proposed amendments would apply to future projects proposed within the Centre City Planned District and pursuant to the Redevelopment Agency's Guidelines, a secondary study will be conducted on future projects to assess whether project level impacts are fully addressed within this Addendum to the 2006 Downtown Community Plan FEIR and the 2006 Downtown Community Plan FEIR or if further environmental review is required.

1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND EXPLANATION OF THE DECISION NOT TO PREPARE A SUPPLEMENTAL OR SUBSEQUENT EIR

Based on the analysis in the Environmental Secondary Study Checklist (see Section 2.0) prepared as part of this Addendum, the proposed amendments to the Centre City PDO Residential Emphasis District would contribute to the significant and unmitigated parking supply impacts downtown. However, the proposed amendments would not result in any new significant impacts not discussed in the FEIR, or result in any substantial increases 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. Therefore, none of the situations described in CEQA Sections 15162-15163 apply.

1.7 CONCLUSION

In summary, the analysis concludes that none of the conditions described in Sections 15162-15163 of the CEQA Guidelines requiring preparation of a Subsequent or Supplemental EIR have occurred. Thus, this Addendum to the Downtown Community Plan Final Environmental Impact Report has been prepared in accordance with section 15164 of the CEQA Guidelines. The proposed amendments to the Centre City PDO do not introduce new significant environmental effects, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of infeasible mitigation measures or alternatives.

2.0 ENVIRONMENTAL SECONDARY STUDY CHECKLIST

This section includes an Environmental Secondary Study Checklist that evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the FEIR for the San Diego Downtown Community Plan and Centre City PDO for the Centre City Project Area. The checklist indicates how the impacts of the proposed amendments relate to the conclusions of the FEIR and the 2007 Addendum to the FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. The proposed amendments as described in Section 1.5 (Project Description) would facilitate the goals set forth in the Downtown Community Plan and the Centre City PDO. These amendments would not change the established and intended character of the Downtown Planning Area as envisioned by the approved planning documents, including the 2006 Downtown Community Plan FEIR. Furthermore, these amendments would not change the intensity of development established in the Downtown Community Plan and analyzed in the FEIR.

Therefore, the majority of the environmental analysis completed in the following checklist focuses on the addition of educational, places of worship, and cultural institutions to the Residential Emphasis District Areas within the Centre City PDO.

Because the approval of the proposed project does not coincide with a specific development project or identify the timing of development projects that may be implemented, future environmental review of specific development projects with the potential for physical impacts will be required pursuant to the California Environmental Quality Act (CEQA) at the time when they are 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)
2.1 AESTHETICS/VISUAL QUALITY:						
<p>(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 Community Plan?</p> <p>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 downtown, and along view corridor streets within the planning area. Several view corridor streets are identified in the Downtown Community Plan, including: Broadway from Park Boulevard west to the Bay; Park Boulevard from K Street to the Bay; and portions of the majority of the east – west streets from Kettner Street west to the Bay. In addition, Cedar Street begins as a view corridor street from 1st Avenue while Beech and Ash Streets begin as view corridor streets from 6th Avenue. The FEIR concludes that build-out of the Downtown Planning Area would not significantly impact these designated view corridors, and the Centre City PDO establishes view corridor setbacks on specific streets to maintain views and avoid impacts of future development.</p> <p>Additionally, the FEIR concludes that there no designated scenic resources within the Downtown Planning Area except for a small portion of State Designated Scenic Highway 163, as it enters the downtown. However, the majority of this designated Highway segment is not visible from the Downtown Planning Area.</p>					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)
<p>The proposed amendments do not include any components that would substantially disturb the existing visual character of the Downtown Planning Area, including the designated view corridors and the small portion of the State Designated Scenic Highway 163. In addition, the proposed amendments do not include modifications that would allow greater intensity of development other than that which is assumed in the FEIR. While the modifications to the language in the Centre City PDO related to the RE District areas would expand opportunities for future development of the proposed uses, these revisions do not include any changes to the allowable Floor Area Ratio (FAR) or bulk regulations set forth in the Centre City PDO or the Downtown Community Plan. Future proposed projects would still be required to adhere to all policies pertaining to scenic resources and view corridor setbacks. As such, the proposed amendments would not result in direct or cumulative impacts on the scenic resources of the Downtown Planning Area.</p>						

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)
<p>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? The proposed amendments do not include any components that would result in the development of structures that would be substantially incompatible with the bulk, scale, color and/or design of surrounding development within the Downtown Planning Area. While the modifications to the Centre City PDO related to the Residential Emphasis District areas would expand opportunities for future development of the proposed uses, these revisions do not include any changes to the allowable Floor Area Ratio (FAR) or bulk regulations set forth in the PDO. Future proposed projects would still be required to adhere to all design policies and guidelines, and would also be subject to the Design Review process. Therefore, the proposed amendments would not result in direct and cumulative visual impacts on surrounding development, consistent with the conclusions of the FEIR.</p>					X	X
<p>(c) Substantially affect daytime or nighttime views in the area due to lighting? The City'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. All future development would be subject to the City's Light Pollution Law, and would also be required to comply with the regulations set forth in the FEIR and the PDO. The proposed amendments do not include changes to lighting policies or regulations. In addition, all three uses proposed as part of this project are permitted by right in all</p>					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)
other downtown land use districts allowing residential uses. In fact, nearly every one of the approximately 60 blocks within areas designated as an RE District lies directly across the street from another land use district that allows for educational facilities, places of religious assembly, and cultural uses. Thus these types of uses won't involve more intensive night lighting than already analyzed in the FEIR. Therefore, the direct and cumulative impacts to daytime and nighttime views due to lighting would not be significant, consistent with the findings of the FEIR.						
2.2 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 Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Therefore, no direct or cumulative significant impact to agricultural resources would occur.					X	X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? The downtown 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, significant direct or cumulative impacts to land zoned for agricultural use or land					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)
subject to a Williamson Act contract lands would not occur.						
2.3 AIR QUALITY						
<p>(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 Downtown Planning Area is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). The San Diego Air Basin is designated by State and federal air quality standards as nonattainment for ozone and particulate matter (PM) less than 10 microns (PM₁₀) and less than 2.5 microns (PM_{2.5}) in equivalent diameter. The SDAPCD has developed a Regional Air Quality Strategy (RAQS) to attain the State air quality standards for ozone. According to the FEIR, development pursuant to the Downtown Community Plan would not conflict with regional air quality planning, and would be consistent with the RAQS.</p> <p>The proposed amendments do not include modifications that would allow for increased intensity of development within the Downtown Planning Area beyond that assumed in the FEIR. Though the proposed amendments would allow for institutional uses to also occur in the RE District areas almost every one of the approximately 60 blocks within the RE District lies directly across the street from another land use district that allows for educational facilities,</p>					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)
places of religious assembly, and cultural uses. Further, no specific development project with the potential for impacts related to air quality is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						

(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 do not include modifications that would allow for greater intensity of development within the Downtown Planning Area other than that which is assumed in the FEIR.

X X

The FEIR indicates that construction activities associated with future development 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

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)
<p>project involving construction activities associated with the proposed amendments is known at this time, this mitigation measure is therefore not a requirement for this project. All future development subject to the proposed amendments would be reviewed for conformance with the FEIR and the Addendum hereto. Environmental documentation prepared pursuant to Agency Guidelines and 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.</p> <p>The FEIR also finds that the long-term operation of development within the Downtown Planning Area could involve the exposure of sensitive receptors to air contaminants including toxic air contaminants (TACs) and substantial concentrations of carbon monoxide (CO) (commonly referred to as CO “hot spots”) due to potential traffic congestion with cumulative development. However, the FEIR concludes that development within the downtown area would not expose sensitive receptors to significant levels of any of the air contaminants discussed above. Because the proposed amendments would not change the limits of development, the associated impacts are not considered significant and are consistent with the analysis of the FEIR. Furthermore the proposed amendments would generate less traffic than many other uses allowed in the RE District. Based on the trip generation numbers contained in the City of San Diego Land Development Code’s Trip</p>						

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)
<p>Generation manual, with the exception of elementary schools, educational facilities generate fewer trips per 1,000 square feet of floor area than many commercial uses, including neighborhood commercial centers, specialty retail centers, restaurants, convenience stores and drugstores, all of which could potentially locate in the RE District. In addition, RE District regulations currently permit up to 20 percent of a given project to be occupied by uses that would be compatible with educational facilities, places of religious assembly, and cultural uses.</p> <p>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.</p>						
<p>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions that may endanger human health? The proposed amendments do not include modifications that would allow for greater intensity of development within the Downtown Planning Area other than that which is assumed</p>					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)
<p>in the FEIR. Therefore, similar to the existing regulations, the proposed amendments would allow the construction of development projects 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.</p> <p>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.</p> <p>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</p>						

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)
<p>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 the proposed amendments is known at this time, this mitigation measure is therefore not a requirement for this project. All future development subject to the proposed amendments would be reviewed for conformance with the FEIR and the addendum hereto. Environmental documentation prepared pursuant to Agency Guidelines and 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.</p> <p>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 proposed amendments would not result in a substantial increase in automobile trips projected for 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 future development, 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. The proposed amendments do not allow</p>						

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)
any land uses that would significantly increase mobile or stationary-source emissions in the Downtown Planning Area beyond the levels identified in the FEIR; therefore, direct and cumulative impacts from stationary sources would not be significant. The additional uses proposed are already assumed in surrounding areas in the FEIR and thus are not expected to increase the intensity or overall number of these uses; rather the proposed RE District amendments would expand the potential location of the proposed uses. Most RE District areas within the Downtown Planning Area are located adjacent to, or near, freeways and transit lines, thus partially mitigating potential traffic-related impacts. It should also be expected that downtown residential densities and inherent walkability would decrease potential parking and traffic related impacts since a portion of students and patrons would either work and/or live downtown.						
2.4 BIOLOGICAL RESOURCES						
(a) Substantially effect, either directly or through habitat modifications, on 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 included in the proposed project are considered of insignificant value to native wildlife in their proposed location.					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)
Therefore, no significant direct or cumulative impact associated with this issue is anticipated to occur.						
(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 conclusions of the FEIR. As identified in the FEIR, the Downtown Planning Area is not within a subregion of the San Diego County Multiple Species Conservation Program, and does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, State, or federal agencies. Therefore, significant direct or cumulative impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities would not occur as a result of the implementation of the proposed amendments.					X	X
2.5 HISTORICAL RESOURCES						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? These proposed amendments would not alter the evaluation and review process of historical resources. Implementation of the policies and regulations of the PDO's governing the Downtown Planning area, which are in compliance with the Secretary of the Interior's Standards and Guidelines, will ensure that implementation of the proposed amendments					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)
would not have a significant impact on historical resources of the Downtown Planning Area, consistent with the analysis of the FEIR. Further, no specific development project with the potential for physical impacts related to historical resources is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? The proposed amendments are consistent with existing City regulations. As proposed, these amendments do not include changes with a potential to adversely affect significant archaeological resources. Further, no specific development project with the potential for physical impacts related to archeological resources is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their					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)
impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? The proposed amendments do not include changes with the potential to adversely affect paleontological resources. Further, no specific development project with the potential for physical impacts related to paleontological resources or geologic features are proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.					X	X
2.6 GEOLOGY AND SOILS						
(a) Substantial health and safety risk associated with seismic or geologic hazards? The proposed amendments do not include modifications that would allow for increased intensity of development within the Downtown Planning Area other than those assumed in the FEIR. The Downtown Planning Area is located					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)
<p>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 nonexpansive geologic structure that underlies the planning area, such hazards could nevertheless occur.</p> <p>The FEIR indicates that conformance with, 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 Planning Area are not significant.</p> <p>Since no specific project involving construction activities associated with the proposed amendments is known at this time, mitigation is therefore not a requirement for this project. All future development subject to the proposed amendments would be reviewed for conformance</p>						

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)
with the FEIR and the Addendum hereto. Since the proposed amendments would not significantly alter the level of development allowed, nor impede conformance with, or implementation of, the abovementioned seismic safety development requirements, the impacts of the proposed amendments would be consistent with the conclusions assumed in the FEIR, and no potential direct or cumulative impacts related to this issue are anticipated.						
2.7 HAZARDS & HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to on-site hazardous materials? The proposed amendments do not include modifications that would allow for different levels of intensity of development other than those already assumed in the FEIR, nor would they implement any changes that involve the routine transport, use, or disposal of hazardous materials within the Downtown Planning Area. Further, no specific development project with the potential for health and safety risks related to on-site hazardous materials is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially 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)
impacts and appropriate mitigation measures.						
<p>(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 conclusions of the FEIR. According to the FEIR, the Downtown Planning Area contains one site, the Tow Basin Facility, on the State of California Hazardous 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 include modifications that would allow for a different intensity of development other than those assumed in the FEIR, 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. The additional uses proposed are already assumed in surrounding areas in the FEIR and thus not expected to increase the intensity or overall number of these uses; rather expand the potential location of the proposed uses. Most RE</p>					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)
District areas within the Downtown Planning Area are located adjacent to, or near, freeways and transit lines, thus partially mitigating potential traffic-related impacts. It should also be expected that downtown residential densities and inherent walkability would decrease potential parking and traffic related impacts since a portion of students and patrons would either work and/or live downtown. Further, no specific development project with the potential for physical impacts related to hazardous materials is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(b) Substantial safety risk to operations at San Diego International Airport? According to the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA), the entire Downtown Planning Area is located within the SDIS Airport Influence Area. The FEIR 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					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)
do not include modifications that would allow for different levels of intensity of development other than those assumed in the FEIR, 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. Further, no specific development project with the potential for physical impacts related to the safety risks associated with the airport are proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(c) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? The FEIR concludes that development that occurs in accordance with the Downtown Community Plan would not adversely affect implementation of the City of San Diego’s Emergency Operations Plan. The proposed amendments do 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					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)
in substantial impairment of an adopted emergency plan or an emergency evacuation plan. Therefore, there are no potential direct or cumulative impacts related to this issue.						
2.8 HYDROLOGY & WATER QUALITY						
<p>(a) Substantially degrade groundwater or surface water quality? 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 project does 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.</p> <p>However, the FEIR concluded that the water quality of San Diego Bay is already impacted,</p>					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)
<p>and the addition of any pollutants in urban runoff discharged to the Bay would result in a cumulatively significant impact. While the modifications to the language in the Centre City PDO would allow educational, religious, and cultural institutional uses in the RE District similar to the other residential districts in downtown, these revisions would not allow for greater intensity of development than that which is assumed in the FEIR. Future proposed projects subject to the proposed amendments would still be required to adhere to all policies pertaining to groundwater and surface water quality.</p> <p>Moreover, the proposed amendments would not include any direct physical changes in the Downtown Planning Area at this time or allow substantially greater intensity of development that would contribute to the degradation of groundwater or surface water quality. Since no specific project with the potential for physical impacts is proposed at this time, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to Agency Guidelines and CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, no significant direct or cumulative impacts associated with this</p>						

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)
issue area have been identified.						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? The proposed amendments do not include regulations that would alter the conclusions of the 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
(c) Substantially impede or redirect flows within a 100-year flood hazard area? The Downtown Planning Area is not located within a 100-year floodplain. Similarly, the proposed amendments would also not affect off-site flood hazard areas, as no 100-year floodplains are located downstream. Therefore, direct or cumulative 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 they would not allow for greater intensity of development than that which is assumed in the FEIR. As such, downtown would maintain a similar quantity of					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)
<p>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. Therefore, no direct or cumulative significant impacts associated with this issue would occur.</p>						
2.9 LAND USE AND PLANNING						
<p>(a) Physically divide an established community? The proposed amendments include modifications to existing land uses within the RE District areas that would permit the relocation and/or addition of educational facilities , places of religious assembly, and cultural institutions not allowed under the current land use regulations. However, none of these modifications would result in the development of uses, facilities or infrastructure that would disrupt or divide an established community. In addition the 80 percent residential requirement would also remain, limiting the size of all non-residential uses, and ensuring that the RE District would continue to accommodate primarily residential development. Lastly, given the above and</p>					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)
considering downtown land costs, CCDC does not anticipate the proliferation of educational facilities, places of religious assembly or cultural institutions of significant size within the RE District areas. Therefore, no significant direct or cumulative impacts associated with this issue would occur.						
<p>(b) Substantially conflict with the City’s General Plan and Progress Guide, Downtown Community Plan, Centre City PDO or other applicable land use plan, policy, or regulation?</p> <p>While the project proposes changes to the Centre City PDO the proposed amendments would allow for additional uses that are allowed within adjacent districts and the other residential districts covered by the Centre City PDO. Further, as described in the project description, the purpose of the proposed amendments is to accommodate and thus permit educational, religious, and cultural institutional development in the Downtown Planning Area as part of the greater goal of creating mixed use, walkable neighborhoods. The appropriate format to implement these land use changes is through amendments to the Centre City PDO</p> <p>By their nature, the proposed amendments include components that differ from existing applicable land use plans, policies or regulations. However, the proposed amendments would further the goals of the Downtown Community Plan, would not allow for greater intensity of development than that which is assumed in the FEIR, and would not result in significant environmental impacts</p>					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)
beyond those identified in the FEIR. Therefore, no direct or cumulative impacts related to this issue would occur.						
<p>(c) Substantial incompatibility with surrounding land uses? The proposed amendments would allow for expanded opportunities for educational, religious, and cultural institutions to locate in the Re District as defined in the Centre City PDO. However, the amendments would not allow for greater intensity of development than that which is assumed in the FEIR. Any future proposed development would be required to adhere to all polices and land use regulations set forth in the Downtown Community Plan and CCPDO, and churches and religious facilities would be subject to approval by a CUP.</p> <p>Additionally, all other downtown districts allowing residential development continue to permit these uses by right. Nearly every one of the approximately 60 blocks within the RE District lies directly across the street from another land use district that would allow educational facilities, places of religious assembly, and cultural uses. Lastly, the RE District regulations currently permit up to 20 percent of a given project to be occupied by a wide range of commercial uses such as restaurants, retail, and office uses. Considering the range of other uses allowed by-right in the RE district, and given the dense, mixed-use character of downtown, the potential impacts of allowing educational facilities, places of religious assembly and cultural uses are minimal. Additional potential incompatibilities are addressed in the Noise,</p>					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)
Transportation/Traffic, and Air Quality sections.						
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? The FEIR concludes that redevelopment activities pursuant to buildout in accordance with the Downtown Community Plan would have a significant cumulative impact on surrounding communities resulting from sanitation problems and litter generated by transients who are displaced from downtown into surrounding canyons and vacant land.</p> <p>The proposed amendments include modifications to existing land uses within the RE District areas that would permit the relocation and/or addition of educational facilities, places of religious assembly, and cultural institutions not currently allowed under the current CCPDO regulations. The proposed amendments would not include modifications that would allow for greater intensity of development other than that which is assumed in the FEIR. Since no specific development projects are known at this time, mitigation is therefore not a requirement for this project. All future development subject to the proposed amendments would be reviewed pursuant to CEQA and the City's procedures for conformance with the FEIR and the Addendum hereto. Further, no specific development project with the potential for physical impacts related to sanitation and litter problems generated by displaced transients is proposed at this time. As such, no specific impacts can be determined.</p>					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)
Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), and analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
2.10 MINERAL RESOURCES						
(a) Substantially reduce the availability of important mineral resources? The proposed amendments do not include policies or regulations that would alter the conclusions of the 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
2.11 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. The FEIR concludes that adherence to existing sections of the City of San					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)
<p>Diego Municipal Code at the individual project level would ensure that noise impacts caused by construction activities 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 future projects would be subject to the Municipal Code, the construction noise impacts of the amendments would not be significant, consistent with the analysis of the FEIR.</p> <p>The FEIR concludes that build-out of downtown would result in substantial traffic noise increases on several street segments. The FEIR concludes that there are no feasible mitigation measures available to reduce the significant increase in noise on affected roadways. The proposed amendments do not include modifications that would allow for greater intensity of development than that which is assumed in the FEIR. Furthermore, no specific development project with the potential for physical impacts related to noise is proposed at this time, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. Any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant</p>						

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)
impacts and appropriate mitigation measures. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)? No outdoor residential areas would be required for the proposed uses thus the impact could not occur. Since no project proposing outdoor residential open space or public parks and plazas pursuant to the proposed amendments is being analyzed, mitigation is therefore not currently a requirement of the proposed action. If and when future development is proposed under the proposed amendments, it would be subject to environmental documentation prepared pursuant to the Agency's Guidelines and CEQA. The Environmental documentation prepared 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. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.					X	X
(c) Substantial interior noise within habitable rooms (e.g., levels in excess of 45 dBA CNEL)? The FEIR states that traffic noise levels in excess of 65 dB (A) could result in substantial interior noise within habitable rooms. The FEIR					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)

recognizes that noise levels on several street segments in the Downtown Planning Area would exceed 65 dB (A) CNEL and could expose habitable rooms facing these streets 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.

As described in the project description, the proposed amendments would not allow for greater intensity of development than that which is assumed in the FEIR. As such, the proposed amendments are not expected to result in a substantial increase in traffic above that analyzed the FEIR. Therefore the impacts to in

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)
direct or cumulative impacts associated with this issue area have been identified.						
2.12 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 proposed amendments do not include modifications that would allow for greater intensity of development other than that which is assumed in the FEIR, nor would they include changes that would generate a greater demand on the housing stock in the Downtown Planning Area. Therefore, the proposed amendments would not induce substantial population growth that would result in adverse physical changes beyond the level assumed in the FEIR and no direct or cumulative impacts associated with this issue would occur.					X	X
(b) Substantial displacement of existing housing units or people? The proposed amendments do not include regulations that could result in the substantial displacement of existing housing units or people. Therefore, displacement of housing units and/or persons is not anticipated as a result of the proposed amendments, and the construction of replacement housing would not be required. No specific project with the potential for physical impacts related to existing housing is proposed at this time therefore no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from 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)
proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
2.13 PUBLIC SERVICES & UTILITIES:						
(a) Substantial adverse physical impacts associated with the provision of new schools? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor propose construction of any housing units or changes that would generate students and contribute to the need for schools in the Downtown Planning Area; therefore, no significant direct or cumulative impacts would occur. The FEIR concludes that the additional student population anticipated at buildout of the downtown would require the construction of at least one additional school. The proposed project includes revisions to the Centre City PDO RE District area to accommodate for such abovementioned institutions within the RE District. As indicated in the FEIR, the specific future location of a new school is unknown at present time. Pursuant to Section 15145 of the California Environmental Quality Act (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 CEQA. Environmental documentation prepared pursuant					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)
to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
<p>(b) Substantial adverse physical impacts associated with the provision of new libraries? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor include components that would generate additional demand necessitating the construction of new library facilities. 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. However, according to the analysis in the FEIR, the proposed project is considered to contribute to the cumulative need for new library facilities in the downtown 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 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 CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.</p>					X	X
<p>(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? The proposed amendments do not include regulations that would</p>					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)
<p>alter the conclusions of the FEIR, nor include components that would generate additional demand necessitating the construction of new fire protection/emergency facilities. The FEIR does not conclude that the cumulative development of the downtown area would generate additional demand necessitating the construction of new fire protection/emergency facilities. Therefore, no significant direct or cumulative impacts would occur.</p> <p>Through the collective efforts of the City, the Redevelopment Agency, and CCDC, two sites for new fire stations have been secured in the downtown area. Potential impacts associated with one of the proposed sites, the Bayside Fire Station, have been evaluated in a Secondary Study prepared for the project. Upon approval of the contract for design services for the Bayside Fire Station, the proposed project would undergo further design review and entitlements process, along with subsequent environmental review. This subsequent environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. The other fire station site would also require the same procedures as the Bayside Fire Station site (i.e., preparation of a Secondary Study) and further environmental review and mitigation measures as appropriate.</p>						
<p>(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? The proposed amendments do not include regulations that would</p>					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)
alter the conclusions of the FEIR, nor propose construction of any facilities or improvements that would generate substantial additional demand necessitating the construction of new law enforcement facilities in the Downtown Planning Area. 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. However, the need for a new facility could be identified in the future. Pursuant to Section 15145 of 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 CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures.						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor include components that would result in the construction of any facilities or improvements that would generate substantial additional demand necessitating the construction of new water transmission or treatment facilities in the Downtown Planning Area. The FEIR concludes that new water treatment facilities would not be required to address the cumulative 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)
of the downtown. In addition, water pipe improvements that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, impacts associated with this issue would not be directly or cumulatively significant.						
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor include components that would result in the construction of any facilities or improvements that would generate substantial additional demand necessitating the construction of new stormwater facilities in the Downtown Planning Area. The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Therefore, no significant direct or cumulative impacts would occur.					X	X
(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? The proposed amendments do not include regulations that would alter the conclusions of the FEIR. The proposed amendments do not include components that would result in the construction of any facilities or improvements that would generate additional substantial demand for water beyond that assumed in the FEIR that would necessitate the need for new or expanded entitlements. Direct					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 cumulative impacts associated with this issue are considered not significant.						
<p>(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor include components that would result in the construction of any facilities or improvements that would generate additional or substantial demand for wastewater transmission or treatment facilities. The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition</p> <p>, sewer improvements that may be needed to serve the proposed project are categorically exempt from environmental review under CEQA as stated in the FEIR. Therefore, direct or cumulative impacts associated with this issue would not be significant.</p>					X	X
<p>(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? The proposed amendments do not include regulations that would alter the conclusions of the FEIR, nor include components that would generate substantial additional demand for new landfill facilities. However, 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 alternative landfill. The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of CEQA, analysis of the physical changes</p>					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)
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 CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, direct or cumulative impacts of the proposed project are not considered significant.						
2.14 PARKS & RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? The proposed amendments do not include regulations that would alter the conclusions 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. The proposed amendments would not allow for the construction of any housing units or improvements that would generate substantial additional demand for parks and recreational facilities other than those 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 project. No significant direct or cumulative impacts associated with this issue would occur.					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)
2.15 TRANSPORTATION/TRAFFIC						
<p>(a) Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E? 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. In addition, the FEIR states that projects generating greater than 2,400 ADT would result in potentially significant impacts to the level of service (LOS) of a roadway segment or intersection, and requires implementation of mitigation measures at the project level to mitigate the impact. Any additional automobile trips generated by future development within the Downtown Planning Area would, in combination with the traffic generated by other downtown development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of downtown roadway segments and intersections, and streets within neighborhoods surrounding the Plan area at buildout of the Community Plan. The FEIR includes mitigation measures to address these impacts, but they may or may not be able to fully mitigate these cumulative impacts.</p> <p>Given the nature of the proposed amendments, no substantial changes to the number of</p>					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)
<p>anticipated vehicle trips in the Downtown Planning Area are expected. The proposed amendments would have no impact on the transit, non-motorized circulation, or access, conclusions of the FEIR.</p> <p>Based on the trip generation numbers contained in the City of San Diego Land Development Code's Trip Generation manual, with the exception of elementary schools, educational facilities generate fewer trips per 1,000 square feet of floor area than many commercial uses, including neighborhood commercial centers specialty retail centers, restaurants, convenience stores and drugstores, all of which could potentially locate in the RE District area. Places of religious assembly also generate fewer trips than most common commercial uses, except on days of worship. The Trip Generation Manual does not contain data for cultural uses; however, staff estimates that such uses will typically generate significantly less traffic than most common commercial uses. In addition, it should be noted that most RE District areas within the Downtown Community Plan area are located adjacent to, or near, freeways and transit lines, thus further reducing the potential for traffic-related impacts. The proposed amendments would facilitate more efficient implementation of the goals set forth in the Downtown Community Plan, as well as create consistency among the related planning documents for downtown and surrounding land uses. In addition, the proposed amendments do not</p>						

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)
<p>include modifications that would allow for greater intensity of development other than that which is assumed in the FEIR. Further, no specific project with the potential for physical impacts related to noise is proposed at this time, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant to the Agency's Guidelines and CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.</p> <p>Since no specific development project under the proposed amendments is known at this time, specific traffic mitigation measures are therefore not necessary at this time. All future development and redevelopment would be subject to environmental documentation prepared pursuant to the Agency's Guidelines and CEQA to assess whether project-level impacts are fully addressed within the 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</p>						

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)
implementation of the appropriate mitigation measure(s). Therefore, no direct or cumulative impacts associated with LOS of a roadway segment or intersection would occur as a result of the implementation of the proposed amendments.						
<p>(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, 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 proposed amendments include modifications to existing land uses within the RE District areas that would permit the relocation and/or addition of educational facilities, places of religious assembly, and cultural institutions not allowed under the current land use regulations.</p> <p>Further, no specific project with the potential for physical impacts related to an increased LOS is proposed at this time. As such, no specific impacts can be determined. Pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes in the Downtown Planning Area which may occur from the proposed amendments would be speculative and no further analysis of their impacts is required. However, any future development project would be subject to CEQA. Environmental documentation prepared pursuant</p>					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)
to CEQA would identify potentially significant impacts and appropriate mitigation measures. Therefore, no significant direct or cumulative impacts associated with this issue area have been identified.						
<p>(c) Create an average demand for parking that would exceed the average available supply?</p> <p>Since the Centre City PDO does not contain specific parking requirements for educational facilities, places of religious assembly, and cultural uses, CCDC will apply the commercial parking standard of one space per 1,000 square feet. Church and religious institution parking requirements will be as set forth in the CUP. As with all non-residential use downtown, it is also anticipated that significant numbers of students and patrons utilizing the facilities would walk or utilize public transportation.</p> <p>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 future development allowed by the proposed amendments will require the same amount of off-street parking spaces as the Centre City PDO establishes, it is anticipated that total parking demand generated would exceed the amount of parking. Implementation of FEIR Mitigation Measure TRFD. 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.</p>		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)
Furthermore, no feasible mitigation has been identified which could be implemented 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.						
<p>(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. The proposed amendments include modifications to existing land uses within the RE District areas that would permit the relocation and/or addition of educational facilities, places of religious assembly, and cultural institutions not allowed under the current land use regulations.</p> <p>It should be noted that most RE District areas within the Downtown Planning Area are located adjacent to, or near, freeways and transit lines, thus partially mitigating potential traffic-related impacts. It should also be expected that downtown residential densities and inherent walkability would decrease potential parking and traffic related impacts since a portion of students and patrons would either work and/or live downtown. Therefore, no impact will occur</p>					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)
associated with transit or alternative modes of transportation.						
2.16 MANDATORY FINDINGS OF SIGNIFICANCE						
<p>(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 does not have the potential to eliminate important examples of major periods of California history or prehistory at the project level. No other aspects of the project would substantially degrade the environment; therefore, no significant direct or cumulative impact would occur. Cumulative impacts are described in subsection 16.b below.</p>					X	X
<p>(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 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</p>		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)
<p>in the FEIR, implementation of the Downtown Community Plan, PDO, and Redevelopment Plan would result in cumulative impacts associated with: aesthetics/visual quality, air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. As discussed in Section 15(c), the proposed amendments would contribute to the cumulative impacts associated with parking. Implementation of the mitigation measures identified in the FEIR would help to reduce some direct impacts; however, consistent with the conclusion in the FEIR, the proposed amendments would contribute cumulatively to the parking shortfall in the Downtown Planning Area. While these impacts would remain significant and immitigable, they would not be greater than those identified in the FEIR.</p>						
<p>(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? Impacts associated with air quality, hazardous materials, geology/soils, and noise have the potential to cause substantial adverse effects on human beings. However, pursuant to Section 15145 of the California Environmental Quality Act (CEQA), analysis of the physical changes within the Downtown Planning Area which may occur from implementation of the proposed amendments would be speculative and no further analysis of their impacts is required. Because no significant direct or indirect project-level impacts have been identified, no contribution to a</p>					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 cumulative impact is identified. However, future development of the project site would be subject to CEQA. Environmental documentation prepared pursuant to CEQA would identify potentially significant cumulative impacts and appropriate mitigation measures.						