

DATE ISSUED: March 6, 2012

REPORT NO. PC-12-031

ATTENTION: Planning Commission, Agenda of March 15, 2012

SUBJECT: PROPOSAL TO INITIATE AMENDMENTS TO THE CENTRE CITY
PLANNED DISTRICT ORDINANCE

**OWNER/
APPLICANT:** Centre City Development Corporation (CCDC)

SUMMARY

Issue(s): Should the Planning Commission (“Commission”) initiate consideration of amendments to the Centre City Planned District Ordinance (CCPDO)?

Staff Recommendation: Centre City Development Corporation (“Corporation”) staff recommends that the Commission initiates CCPDO Amendment 2012-01 for the preparation of potential amendments to the CCPDO to rezone sites purchased for public facilities, including Parks/Open Space, Fire Stations, Police Facilities and Libraries and to expand the Floor Area Ratio (FAR) Bonus Payment Program.

Community Planning Group Recommendation: None. If the initiation is approved, the proposed amendments will go forward for consideration before the Centre City Advisory Committee (CCAC) and Corporation prior to being scheduled for a public hearing by the Commission.

Environmental Review: This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA. The appropriate environmental review will be completed as part of the amendment study and presented at later hearings for the proposed amendments.

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. Two major goals of the DCP included increasing development opportunities and densities as well as creating an open-space system for downtown emphasizing physical and functional linkages between residential areas, parks and neighborhood centers, along with improved connections to Balboa Park and the waterfront. As part of the open-space system, the DCP identified specific sites downtown to be developed as parkland. While amendments to the CCPDO approved in 2006 concurrently with the adoption of the DCP identified sites designated as future parks in the DCP and established an Open Space Overlay Zone, it did not specifically rezone sites into the Park/Open Space zone. It was anticipated that as properties were acquired for public parks they would be rezoned to reflect their future use as public parks.

In order to achieve higher residential and employment figures consistent with the goals and policies of the DCP, a series of FAR Bonus Programs were adopted through the development of the DCP and CCPDO in 2006, whereby increased densities could be "earned" through the provision of public amenities. These programs included Affordable Housing, Eco-Roof, Three-Bedroom Units, Urban Open Space, Employment Uses and the FAR Bonus Payment Program. The purpose of the FAR Bonus Payment Program is to allow developers to acquire additional FAR (over the Base Maximum allowed for a development site) for proposed development projects by providing a FAR Bonus payment. The fees collected from the FAR Bonus Payment Program are used to fund the acquisition, design and development of public parks and enhanced public right-of-way improvements. Due to the recent elimination of redevelopment, additional funding sources need to be identified to ensure the long-term implementation of the downtown open-space system. Therefore, staff is proposing amendments to the FAR Bonus Payment Program to expand the areas where FAR can be purchased, as well as increasing the amount of FAR that can be purchased through the Program.

DISCUSSION

Staff is currently proposing the following amendments to the CCPDO:

SUMMARY OF PROPOSED REVISIONS TO THE CCPDO

1. Rezoning – Staff proposes to reclassify certain properties acquired by the former City of San Diego Redevelopment Agency ("RA") and now owned by the City of San Diego ("City") acting as the Successor Agency to the former RA. These properties were purchased and intended to be utilized for the development of public facilities, including parkland and fire stations. Therefore, staff is proposing to rezone these sites for their

intended purposes and to ensure their development is consistent with the DCP. The attached Downtown Community Plan and CCPDO maps (Attachment A) would be revised to reflect these changes.

- A. **Parks/Open Space** – The following sites will be rezoned from their existing land use designation of Residential Emphasis (RE) to Park/Open Space (OS):
 - (1) The full block bounded by F, G, 13th and 14th streets and seven parcels located on the block bounded by F, G, 14th & 15th streets. These properties were acquired for the implementation of the East Village Green, a proposed 4.1 acre multi-block neighborhood park in the East Village neighborhood.
 - (2) The four parcels located on the block bounded by Ash and Beech streets and Third and Fourth avenues. These parcels were acquired for the implementation of St. Joseph's Park, a proposed 1.4 acre, full-block neighborhood park in the Cortez neighborhood.
 - B. **Public Facilities** – As part of the amendments, staff is also proposing to create a Public Facilities Zone to zone properties utilized for public facilities such as fire stations, police stations and libraries.
2. **FAR Bonus Payment Program** – The CCPDO currently identifies areas of downtown where additional FAR can be purchased. Depending on a site's location within those areas, developers can choose to purchase between 1.0 and 2.0 additional FAR. The proposed amendments will expand the areas where FAR can be purchased. It is envisioned that the expanded areas would coincide with the areas identified in Figure K, Bonus FAR for Specific Amenities and/or Parks TDR. The amendments will increase the amount of FAR that can be purchased by approximately 50 percent. These amendments will provide more flexibility for developers to produce higher density developments, which in turn help to achieve the residential population and employment goals of the DCP. Additionally, the increase in the amount of FAR that can be purchased will help provide further funding for the development of downtown parks and open space as envisioned by the DCP.

The following is a tentative schedule for processing of the proposed amendments:


Date of Approval	Action or Approval
March 2012	Commission consideration of initiation
March/April 2012	CCAC and Corporation Board consideration of proposed amendments; Commission Public Hearing
April/May 2012	Land Use and Housing Committee consideration and City Council Public Hearing

The above timeline reflects the determination that the proposed amendments do not require additional environmental review beyond the previously certified Final Environmental Impact Report (FEIR) for the DCP. If additional environmental review is warranted, additional time would be required for the preparation of the appropriate environmental documents.

Conclusion:

Corporation staff recommends that the Commission approves the initiation of CCPDO Amendment 2012-01 for the preparation of potential amendments to the CCPDO to rezone properties for public parks, public facilities and to expand the FAR Bonus Payment Program.


Respectfully submitted,



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Centre City Development Corporation



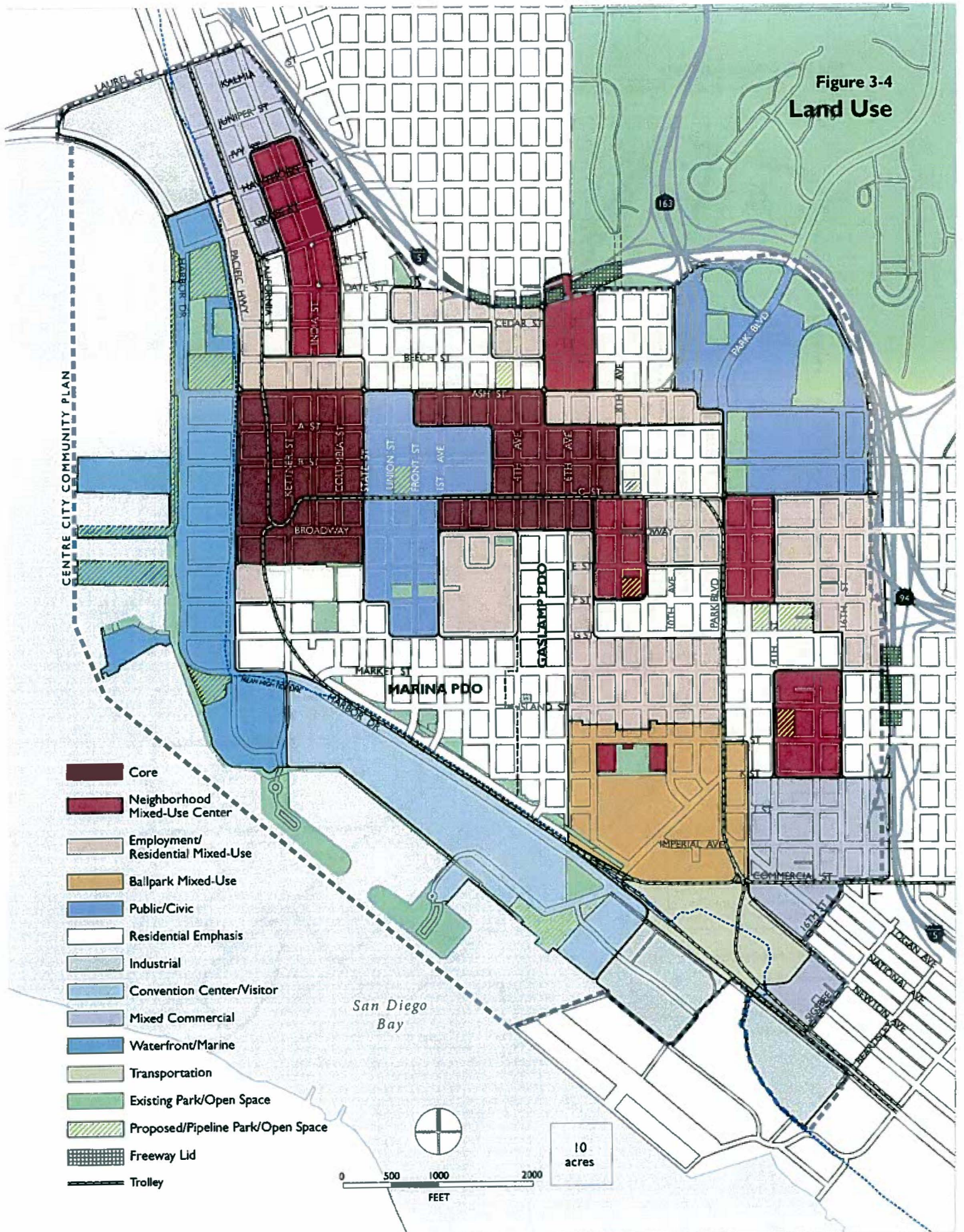
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Attachment: A – CCPDO and Community Plan Maps

**Figure 3-4
Land Use**



- Core
- Neighborhood Mixed-Use Center
- Employment/Residential Mixed-Use
- Ballpark Mixed-Use
- Public/Civic
- Residential Emphasis
- Industrial
- Convention Center/Visitor
- Mixed Commercial
- Waterfront/Marine
- Transportation
- Existing Park/Open Space
- Proposed/Pipeline Park/Open Space
- Freeway Lid
- Trolley

