

**FINAL
ADDENDUM**

FOR THE PROPOSED

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 FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE SAN DIEGO DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA (STATE CLEARINGHOUSE NUMBER 2003041001, REVISED MARCH 2006)

**Adopted by the City Council/Redevelopment Agency
July 31, 2007**

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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 FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE SAN DIEGO DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA (STATE CLEARINGHOUSE NUMBER 2003041001, REVISED MARCH 2006)

I. INTRODUCTION

This Addendum to the 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 offices of the Centre City Development Corporation (CCDC), which are located at 225 Broadway, Suite 1100, San Diego, CA 92101.

The primary purpose of the Addendum is to evaluate the potential environmental effects of the proposed amendments to five documents that regulate land use and development in the Centre City area: the Redevelopment Plan for the Centre City Project Area, the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina Planned District Ordinance (PDO), and the 2006 Final Environmental Impact Report (Final EIR) Mitigation Monitoring and Reporting Program (MMRP). Specifically, this Addendum is intended to evaluate the proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR meets any of the requirements for the preparation of a Subsequent or Supplemental EIR per Sections 15162-15163 of the State CEQA Guidelines. This section 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.

Based on the results of the Initial Study prepared for the amendments, none of the situations described above applies. As discussed in the associated Initial Study, none of the amendments or the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives that apply to the proposed project.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR may be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." If none of the aforementioned conditions are met, 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 comprehensive nature of the proposed amendments and the potential for some of the amendments to result in impacts beyond those analyzed in the FEIR, the decision to prepare an Addendum was made. However, as stated above, the results of the analysis concluded that the amendments or the circumstances under which they are being undertaken would not result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR.

II. BACKGROUND DISCUSSION

Downtown includes approximately 1,445 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. 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.

The Downtown Planning 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.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. The boundaries of the PDO areas are depicted in Figure 1. 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 Centre City PDO applies to all of the Downtown Community Planning area with the exception of the Gaslamp Quarter and the Marina Planned Districts which have their own PDOs. The Gaslamp District is a 16.5-block nationally designated Historic District located between Broadway and Harbor Drive and Fourth Avenue and Sixth Avenue within the Centre City Redevelopment Project Area, downtown San Diego, plus the eastern half of the block bounded by Third and Fourth avenues, and Market and Island streets. The Marina Planned District is a 25-block area located between Pacific Highway, F Street, Union Street, G Street, Fourth Avenue, and Harbor Drive, with the exception of the eastern half of the block bounded by 3rd and 4th avenues, and Market and Island streets.

III. PROJECT DESCRIPTION

The proposed activity is amendments to five documents that regulate land use and development in the Centre City area: the Redevelopment Plan for the Centre City Project Area, the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina Planned District Ordinance (PDO), and the 2006 Final Environmental Impact Report (Final EIR) Mitigation Monitoring and Reporting Program (MMRP). The proposed refinements largely consist of minor, administrative changes but also include proposed revisions affecting land use, FAR bonus calculations, and urban design proposed for the Centre City PDO; revising parking requirements to the Marina PDO; streamlining the Redevelopment Plan for Centre City; amending the Downtown Community Plan for consistency with the PDO proposed addition of policies for historic preservation and land use reclassifications; and, modifying and adding the approved Mitigation Monitoring and Reporting Program to the Community Plan as an Appendix. The proposed amendments are intended to advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment project by ensuring that the Community Plan accurately reflects the goals and policies of stakeholders, refining zoning incentives to achieve the goals outlined in the Downtown Community Plan, and establishing consistent zoning practices throughout downtown. None of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning area as envisioned by the approved planning documents, including the 2006 Downtown Community Plan FEIR.

The proposed amendments to the Redevelopment Plan for the Centre City Redevelopment Project Area contain changes necessary to consolidate the Land Use and Project Maps. The consolidation of the two maps will achieve two goals: streamlining the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan for a land use change in the Community Plan or planned district ordinances. There are also a few minor “clean-up” items with this amendment, including deleting language pertaining to specific projects that is no longer necessary. The proposed amendment to the Downtown Community Plan can be summarized as: (1) changes to the land use map for consistency with the proposed changes to the PDO, and clean-up changes to maps; (2) modifications and additions to the text in Chapter 9 (Historic Preservation) consisting mostly of policy and text clarifications; and (3) the addition of an Appendix containing the Mitigation, Monitoring and Reporting Program (MMRP) from the Final Environmental Impact Report (FEIR). As previously stated, none of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning Area as envisioned by the approved planning documents, including the 2006 FEIR.

The major revision to the Centre City PDO is the rezoning of five areas from one zoning designation to another, as described below, and a revised Land Use Map to reflect these changes. The areas include:

- the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;
- the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;
- the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;
- the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,
- the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.

The Centre City PDO also proposes to revise calculations for FAR bonuses pertaining to affordable housing, eco-roofs, three-bedroom units, and public right-of-way improvements. A variety of revisions are proposed for urban design standards including tower setbacks, parking structure encapsulation, and locations of project-related utilities. Language pertaining to historical resources is proposed to be clarified with the following; 1) the potential transfer of development rights from sites containing historical resources is proposed to be expanded; 2) historical resources would be allowed to be utilized for a wider range of uses not typically allowed within a land use district; and, 3) a new section regarding replacement of historical signage is proposed to be added.

Other procedural clarifications and additions are also proposed, including codifying procedures affecting certain classes of uses (historical resources and large retail establishments) and changes to Gross Floor Area (GFA) and Transfer of Development Rights (TDR) calculations. None of the changes in calculations of FAR bonuses, GFA, or TDR change the minimum or maximum FARs considered in the 2006 Downtown Community Plan FEIR.

The proposed Marina PDO amendments would add increased parking requirement regulations consistent with the current standards in effect for the rest of the Centre City Planned District.

The proposed amendments are described in further detail in the Summary of Changes (see Attachment 2). These revised documents will work to better regulate development in the Downtown Planning area and implement the vision and goals of the 2006 Downtown Community Plan and the Centre City Redevelopment Plan.

The amendments described in Attachment 2 would apply to future projects proposed within the Centre City Planned District or Marina Planned District. As amended, the planning documents will form the basis for analyzing future projects. Pursuant to the Redevelopment Agency's Guidelines, a secondary study will be conducted on specific projects to assess whether project-level impacts are fully addressed within the 2006 FEIR and Addendum hereto or if further environmental review is required.

ATTACHMENT 1

(Initial Study)

ENVIRONMENTAL INITIAL STUDY

PROJECT TITLE: 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 Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area (State Clearinghouse Number 2003041001, revised March 2006). Collectively, these amendments are herein known as the “Project”.

APPLICANT: The Project Applicant is the Centre City Development Corporation, a public, non-profit corporation created to staff and implement redevelopment projects in downtown San Diego, California.

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Attn: Brad Richter

LEAD AGENCY

The Lead Agency for this 2006 EIR Addendum is the Redevelopment Agency of the City of San Diego.

PREPARERS OF THE INITIAL STUDY

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Attn: Yara Fisher

PROJECT LOCATION: The Downtown Community Plan area (“Downtown Planning area”) encompasses the downtown San Diego area located 15 miles north of the United States International Border with Mexico and 120 miles south of Los Angeles (Figure 1).

PROJECT DESCRIPTION: See Project Description on page 8 of this Initial Study.

PROJECT SETTING: 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 Project Area describes the existing setting of downtown San Diego. This description is hereby incorporated by reference.

Downtown is a highly urbanized environment characterized by a relatively high intensity and variety of urban land uses, such as high-rise commercial-office, multi-family residential, retail, hotel, entertainment, and institutional/government uses. Growth in all land uses has occurred since redevelopment began in 1975, and has particularly increased in the last five years. As

one of the oldest communities in the region, downtown San Diego contains architecturally unique and historically significant structures. In addition, the location on the waterfront and proximity to Balboa Park afford downtown San Diego cultural and open space amenities. Other

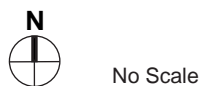
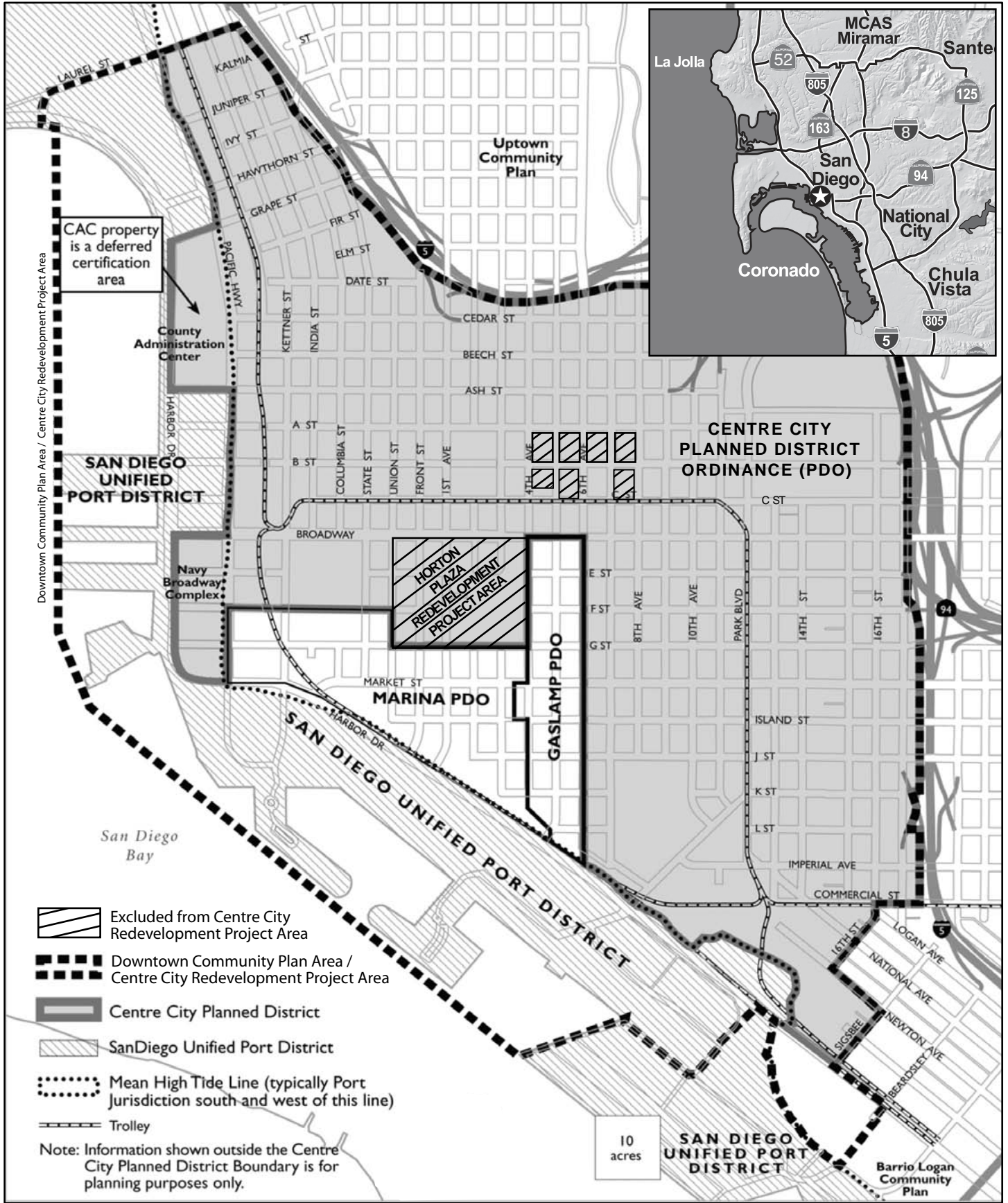


Figure 1
Regional Location and Vicinity

cultural venues and opportunities are located within the Downtown Community planning area. Downtown's street network consists of a network of grid patterns that result in relatively small blocks.

The combination of one-way streets and grid street pattern creates flexibility for drivers and pedestrians resulting in smoother traffic flows. Three major freeways serve the downtown area- Interstate 5, State Route 163, and State Route 94. Transit consists of heavy rail lines along the western edge of downtown. Two trolley lines serve the downtown area as well as an extensive network of buses connecting downtown to the rest of San Diego.

ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist

DETERMINATION: The primary purpose of this Initial Study is to evaluate the potential environmental effects of proposed amendments to the Centre City Planned District Ordinance, Marina Planned District Ordinance, 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project Area, and Mitigation, Monitoring and Reporting Program of 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 Project Area. Collectively, these amendments are herein known as the "Project". The FEIR included an evaluation of potential impacts of development throughout the Centre City Redevelopment Project Area, which includes the Centre City, Marina and Gaslamp Quarter Planned Districts. This Initial Study is intended to evaluate the proposed Project to determine if the proposed changes and additional detail provided, beyond that analyzed in the FEIR, meet any of the requirements for the preparation of a Subsequent, Supplemental, or Addendum to the FEIR per Sections 15162-15164 of the State California Environmental Quality Act (CEQA) Guidelines. 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 FEIR 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 FEIR 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 FEIR was certified as complete, shows any of the following:
 - The Project will have one or more significant effects not discussed in the FEIR;
 - Significant effects previously examined will be substantially more severe than shown in the FEIR;
 - 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 FEIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

Generally, CEQA Guidelines Section 15164, subdivision (a), provides that the Lead Agency shall “prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.” (CEQA Guidelines Section 15164, subdivision (a); see also Public Resources Code, Section 21166.)

This Initial Study determines that the conditions described in CEQA Guidelines Section 15162 have not occurred. Only minor changes are proposed in the Project; for the most part, these changes are designed to lessen or avoid environmental impacts. There are no new significant environmental impacts and there is not an increase in severity of a previously identified significant effect. Moreover, the circumstances under which the Project is undertaken have not changed such that major revisions to the FEIR are needed. Specifically, there are no new significant impacts or a substantial increase in the severity of previously identified significant effects. Lastly, there is no new information of substantial importance that indicates:

- that the Project will have new significant effects,
- that significant effects previously examined will be substantially more severe than shown in the previous EIR,
- that mitigation measures previously found infeasible would be feasible, and would reduce one or more significant effects of the Project, but the Project proponents decline to adopt it, or
- mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative.

The discussion of potential impacts in the Initial Study Checklist specifically addresses the potential for new or more severe impacts with regard to each resource area. Based on the criteria established under CEQA Guidelines Section 15164, this Initial Study determines that the amendments proposed in the Project will require the preparation of an Addendum to the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area.

MITIGATION: Certain policies or programs (mitigation measures) were required in, or incorporated into, the Downtown Community Plan and Centre City Redevelopment Project in connection with certification of the FEIR. Mitigation measures included in the FEIR require project-specific implementation. As part of the Redevelopment Agency’s mitigation and monitoring and reporting obligation under State law, certain mitigation measures that were included in the FEIR may be required as project-specific implementation at the time future projects are proposed that develop pursuant to the proposed Centre City Planned District Ordinance, Marina Planned

District Ordinance, 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project Area, and Mitigation, Monitoring and Reporting Program of 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 Project Area.

Any future projects that are subject to the new standards and regulations will be subject to future environmental review and mitigation, as appropriate, pursuant to the CEQA at the time a specific project is proposed. Mitigation may include, but is not necessarily limited to the mitigation measures included in the revised Mitigation Monitoring and Reporting Program (MMRP) found in Volume 1B of the Addendum to the FEIR or Appendix A to the revised Downtown Community Plan.

Some of the mitigation measures found in Volume 1B of the Addendum to the FEIR or Appendix A to the revised Downtown Community Plan are plan-wide and implemented on an ongoing basis regardless of whether the proposed Project is enacted. Other measures are to be specifically implemented by development projects as they come forward. The amendments, summarized in Attachment 2, would apply to future projects proposed within the Centre City Planned District or Marina Planned District. As amended, the planning documents will form the basis for analyzing future projects. Pursuant to the Redevelopment Agency's Guidelines, a secondary study will be conducted on specific projects to assess whether project-level impacts are fully addressed within the Addendum to the 2006 Downtown Community Plan FEIR and the 2006 Downtown Community Plan FEIR or if further environmental review is required.

INITIAL STUDY ANALYSIS

I. PROPOSED PROJECT DESCRIPTION

Location

The Downtown Community Plan area (“Downtown Planning area”) encompasses the downtown San Diego area located 15 miles north of the United States International Border with Mexico and 120 miles south of Los Angeles (Figure 1). More specifically, downtown includes approximately 1,445 acres of land in the metropolitan core of the City of San Diego, located in the southwest quadrant of San Diego County. 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.

The Downtown Planning 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 San Diego Bay on the south and west (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.

As shown in Figure 1, the proposed Downtown Community Plan shares the same boundaries with the Redevelopment Plan for the Centre City Project Area. The Horton Plaza Redevelopment Project is also located downtown, but has much smaller project boundaries and is completely surrounded by the Downtown Community Plan and Centre City Redevelopment Plan areas. The Horton Plaza Redevelopment Project area is bounded by Broadway, Union Street, Fourth Avenue, and G Street. Various parcels along B Street between Fourth and Eighth Avenues are characterized as “excluded” from the provisions of redevelopment law.

Three Planned District Ordinances (PDOs) serve as the zoning documents for downtown. The boundaries of the PDO areas are depicted in Figure 1. PDOs contain regulations with respect to land use, intensity and density, building massing, sun access, architectural design, landscaping, streetscaping, lighting, and other development characteristics.

The Centre City PDO applies to all of the Downtown Community Planning area with the exception of the Gaslamp Quarter and the Marina Planned Districts which have their own PDOs. The Gaslamp Quarter District is a 16.5-block area located between Broadway and Harbor Drive and Fourth Avenue and Sixth Avenue within the Centre City Redevelopment Project Area, downtown San Diego, plus the eastern half of the block bounded by Third and Fourth Avenues, and Market and Island Streets. The Marina Planned District is a 25-block area located between Pacific Highway, F Street, Union Street, G Street, Fourth Avenue, and Harbor Drive, with the exception of the eastern half of the block bounded by 3rd and 4th Avenues, and Market and Island Streets.

Project Description

The proposed activity for purposes of this Initial Study are amendments to five documents that

regulate land use and development in the Centre City area: the Redevelopment Plan for the Centre City Project Area, the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina Planned District Ordinance (PDO), and the 2006 Final Environmental Impact Report (Final EIR) Mitigation Monitoring and Reporting Program (MMRP). The proposed refinements largely consist of minor, administrative changes but also include proposed revisions affecting land use, FAR bonus calculations, and urban design proposed for the Centre City PDO; revising parking requirements to the Marina PDO; streamlining the Redevelopment Plan for Centre City; amending the Downtown Community Plan for consistency with the PDO proposed addition of policies for historic preservation and land use reclassifications; and, modifying and adding the approved Mitigation Monitoring and Reporting Program to the Community Plan as an Appendix.

The proposed amendments are intended to advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment project by ensuring that the Community Plan accurately reflects the goals and policies of stakeholders, refining zoning incentives to achieve the goals outlined in the Downtown Community Plan, and establishing consistent zoning practices throughout downtown. None of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning area as envisioned by the approved planning documents, including the 2006 Downtown Community Plan FEIR. The major revision to the Centre City PDO is the rezoning of five areas from one zoning designation to another, as described below, and a revised Land Use Map to reflect these changes (Figures 2 and 3). The areas include:

- the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;
- the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;
- the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;
- the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,
- the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.

The Centre City PDO also proposes to revise calculations for FAR bonuses pertaining to affordable housing, eco-roofs, three-bedroom units, and public right-of-way improvements. A variety of revisions are proposed for urban design standards including tower stepbacks, parking structure encapsulation, and locations of project-related utilities. Language pertaining to

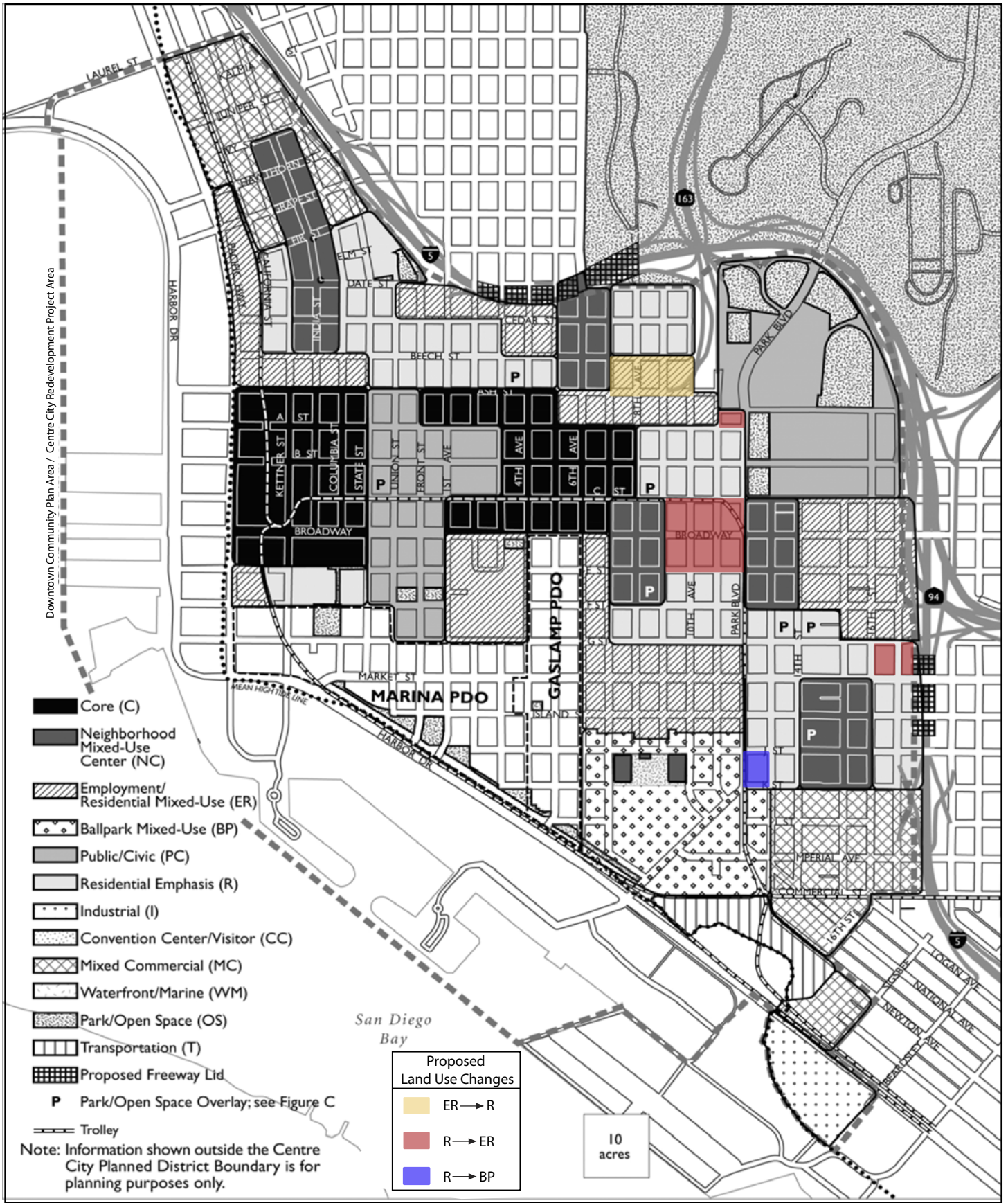


Figure 2
Proposed Land Use District Changes

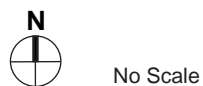
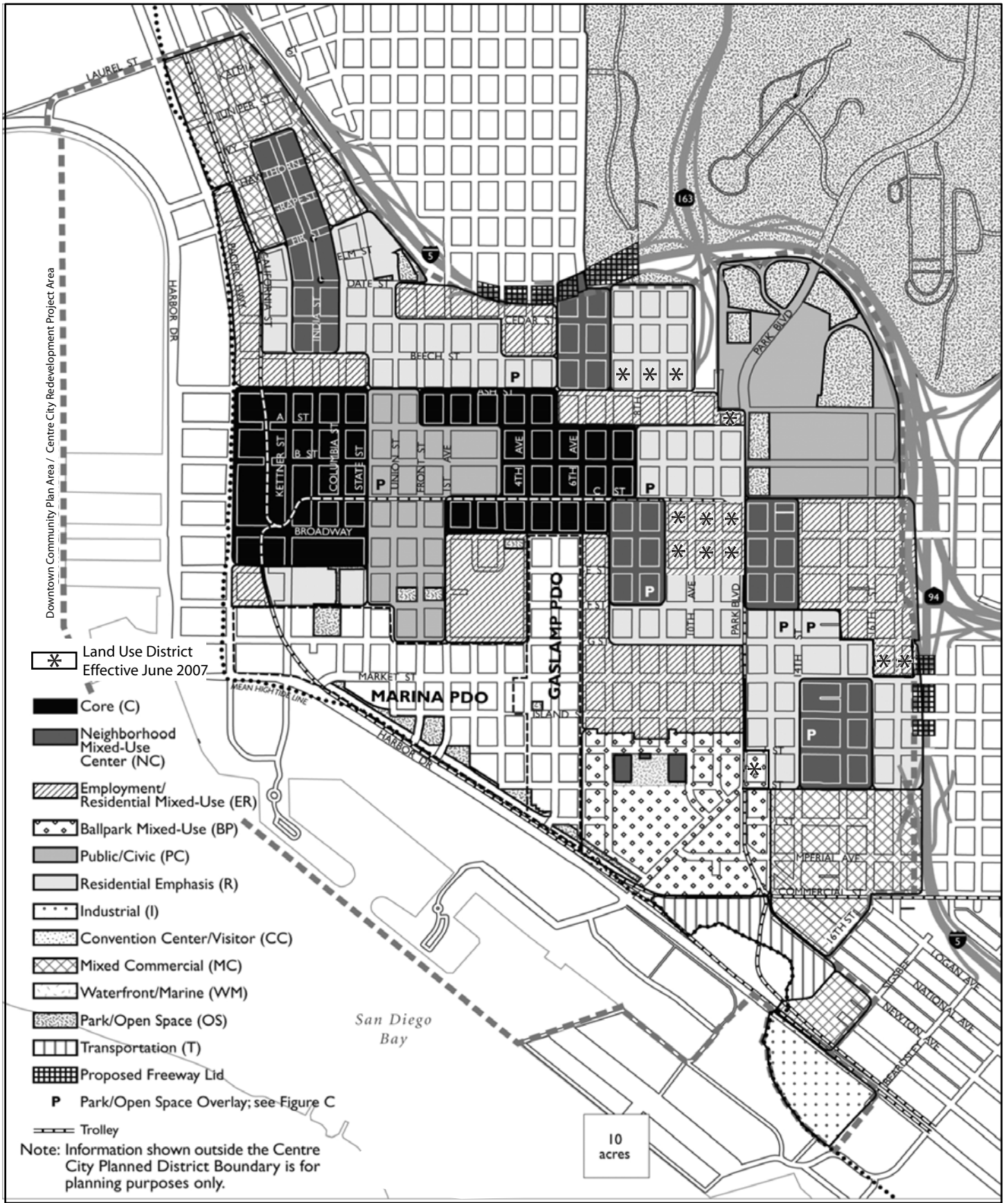


Figure 3
Proposed Land Use Districts

historical resources is proposed to be clarified with the following; 1) the potential transfer of development rights from sites containing historical resources is proposed to be expanded; 2) historical resources would be allowed to be utilized for a wider range of uses not typically allowed within a land use district; and, 3) a new section regarding replacement of historical signage is proposed to be added. Other procedural clarifications and additions are also proposed, including codifying procedures affecting certain classes of uses (historical resources and large retail establishments) and changes to Gross Floor Area (GFA) and Transfer of Development Rights (TDR) calculations. None of the changes in calculations of FAR bonuses, GFA, or TDR change the minimum or maximum FARs considered in the 2006 Downtown Community Plan FEIR.

The proposed Marina PDO amendments would add increased parking requirement regulations consistent with the current standards in effect for the rest of the Centre City Planned District.

The proposed amendments are described in further detail in the Summary of Changes (see Attachment 2). These revised documents will work to better regulate development in the Downtown Planning area and implement the vision and goals of the 2006 Downtown Community Plan and the Centre City Redevelopment Plan.

The amendments described in Attachment 2 would apply to future projects proposed within the Centre City Planned District or Marina Planned District. As amended, the planning documents will form the basis for analyzing future projects. Pursuant to the Redevelopment Agency's Guidelines, a secondary study will be conducted on specific projects to assess whether project-level impacts are fully addressed within the Addendum to the 2006 Downtown Community Plan FEIR and the 2006 Downtown Community Plan FEIR or if further environmental review is required.

The proposed amendments to the Redevelopment Plan for the Centre City Redevelopment Project Area contain changes necessary to consolidate the Land Use and Project Maps. The consolidation of the two maps will achieve two goals: streamlining the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan for a land use change in the Community Plan or planned district ordinances. There are also a few minor "clean-up" items with this amendment, including deleting language pertaining to specific projects that is no longer necessary.

The proposed amendment to the Downtown Community Plan can be summarized as: (1) changes to the land use map for consistency with the proposed changes to the PDO, and clean-up changes to maps; (2) modifications and additions to the text in Chapter 9 (Historic Preservation) consisting mostly of policy and text clarifications; and (3) the addition of an Appendix containing the Mitigation, Monitoring and Reporting Program (MMRP) from the Final Environmental Impact Report (FEIR). As previously stated, none of the proposed changes will have an adverse affect on the established and intended character of the Downtown Planning Area as envisioned by the approved planning documents, including the 2006 FEIR.

The proposed changes to the Mitigation Monitoring and Reporting Program (MMRP) include clarification language for mitigation of impacts to archaeological resources to be consistent with existing City policies.

CEQA Compliance

The Centre City Redevelopment Project and related activities have been addressed by the following environmental document, which was prepared prior to this Initial Study and is hereby incorporated by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area (State Clearinghouse Number 2003041001, certified February 28, 2006). Certified by the Redevelopment Agency (Resolution No. R04001) and the City Council (Resolution No. R301265) on March 14, 2006.

The aforementioned environmental document is the most recent and comprehensive environmental document pertaining to the proposed Project. This environmental document is available for review at the office of the Centre City Development Corporation, 225 Broadway, Suite 1100, San Diego, CA 92101.

This Initial Study has been prepared in compliance with the requirements for an Initial Study according to the State Guidelines for the implementation of CEQA (California Administrative Code, Section 15000 et. seq. as amended October 26, 1998) and the San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990).

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigations in prior environmental documents.

II. ENVIRONMENTAL ANALYSIS: See attached Environmental Checklist

III. SUMMARY OF FINDINGS: The following findings are derived from the environmental assessment documented by this Initial Study and the previous FEIR:

1. No substantial changes are proposed in the Project (Revisions to the Downtown Community Plan, the Centre City Planned District Ordinance (PDO), the Marina PDO, the Redevelopment Plan for the Centre City Project Area, and the 2006 Final Environmental Impact Report (FEIR) Mitigation Monitoring and Reporting Program (MMRP)), or with respect to the circumstances under which the Project is to be undertaken as a result of the proposed activity, which will require important or major revisions in the FEIR for the Project Area;
2. No new information of substantial importance to the Project has become available

that was not known or could not have been known at the time the FEIR for the Project area was certified as complete, and that shows that the Project will have any significant effects not discussed previously in the FEIR, or that any significant effects previously examined will be substantially more severe than shown in the FEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;

3. No Negative Declaration, Subsequent EIR, or Supplement to the FEIR is necessary or required; and
4. The proposed activity will have no significant effect on the environment, except as identified and considered in the FEIR for the Centre City Redevelopment Project. No new or additional Project-specific mitigation measures are required for this activity.
5. Pursuant to CEQA Section 15164, because some of the changes and additions in the revisions are proposed but none of the conditions defined in Sections 15162 and 15163 of the State CEQA Guidelines that would require preparation of a subsequent or supplemental EIR have been met, an Addendum shall be prepared.

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

This section evaluates the potential environmental effects of the proposed activity using the environmental checklist from the CEQA Guidelines as amended in September 2004. The conclusions drawn regarding the degree of impact are based on a comparison of the effects of the proposed activity with the results and conclusions of the FEIR.

A “Not Significant” response indicates that, although impacts or changes in the environment not discussed in the FEIR would occur, the impact would be below a level of significance or the impact would not apply to the proposed Project. A response of “Significant but Mitigated” indicates that incorporation of mitigation measures identified in the Mitigation Monitoring and Reporting Plan for the FEIR would reduce the impact of the proposed Project not discussed in the FEIR to below a level of significance. A response of “Significant and Not Mitigated” indicates that the findings conclude that the impacts of the Project not discussed in the FEIR would remain significant even with implementation of the mitigation measures identified in the revised Mitigation Monitoring and Reporting Plan for the FEIR. A response of “Significant and Not Mitigated” does not indicate that the impact of the proposed activity would be greater than assumed in the FEIR nor does it imply that the impact was not considered in the FEIR.

For each response category, assessments are determined on a Direct (“D”) and Cumulative (“C”) basis. A direct impact is the result of the Project impact solely within the Project area. A cumulative impact is the result of the Project impact on a regional scale, in combination with impacts assumed from other projects in the region and vicinity

The following table lists each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed activity. The checklist has been completed with a majority of the environmental analysis focusing on: the

rezoning of blocks within four areas; development standards for homeless facilities and social service providers; modifications to the calculations for FAR bonuses; and, changes to urban design standards and modification to the TDR Program for Historical resources. The Project Description starting on page 8 of this document provides a thorough description of these proposed actions. These focus areas were selected based on their potential for resulting environmental impacts not fully covered by the Final EIR.

The remaining proposed changes are also discussed beginning on page 8 and are intended to advance the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment project by ensuring that the Community Plan accurately reflects the goals and policies of stakeholders, refining zoning incentives to achieve the goals outlined in the Downtown Community Plan, and establishing consistent zoning practices throughout downtown, which are unlikely to result in changes to the analysis or conclusions of environmental impacts covered by the Final EIR. For example, the Redevelopment Plan is being amended to consolidate land use and project maps. Currently, if land use changes are proposed to the Community Plan and/or PDO, all three documents must be amended to make the changes. The consolidation of the two maps would achieve the streamlining of the Redevelopment Plan and eliminating the need to amend the Redevelopment Plan for land use changes. For this reason, the environmental analysis has been focused on the issues identified above; however, where applicable, other proposed revisions are also discussed.

Any future projects that propose to apply the standards and regulations analyzed in this Initial Study may also be subject to future environmental review and mitigation, as appropriate, pursuant to the California Environmental Quality Act (CEQA) at the time a specific project is proposed.

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
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 Downtown Community Plan? <i>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 the downtown and along view corridor streets within the planning area; although, no designated scenic resources actually exist within the Downtown Planning area except for a small portion of State Designated Scenic Highway 163, as it enters the Downtown Planning area. Further, the Downtown Community Plan identifies several view corridor streets, including: Broadway from Park Boulevard west to the Bay, Park Boulevard from K Street to the Bay, as well as portions of the majority of the east – west streets from Kettner Street west. However, Cedar Street begins as a view corridor street from 1st Avenue while Beech and Ash Streets begin as view corridor streets from 6th Avenue.</i></p> <p><i>Because the other proposed amendments would not have the potential to impact aesthetics and visual quality, the following analysis focuses on the proposed revisions to the Centre City PDO related to tower setbacks. The proposed amendments would allow for two faces of a proposed tower to avoid setback requirements within any district (except the Little Italy neighborhood) on a discretionary basis through the Design Review process. In 2006, the Centre City PDO introduced changes to the development</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>standards by allowing one face of a tower to 'meet the ground' without the previously required setback from the streetwall. The proposed addition of a second tower face avoiding a setback is intended to allow for greater design flexibility. The proposed changes would be visible from areas looking into the downtown area. However, as stated above, no designated scenic resources exist within the Downtown Planning area. Additionally, the proposed changes are intended to result in greater design flexibility, providing for a varied and aesthetic skyline. Any future projects proposing to avoid the setback requirement would still be subject to applicable development regulations including view corridor setbacks, and maximum floor plate dimensions. The small portion of the State Designated Scenic Highway 163 would not be affected by the proposed amendments.</i></p> <p><i>In addition, to ensure conformance with the existing neighborhood character, projects that propose two faces of a tower that avoid setback requirements would be required to follow the Design Review process and would only be allowed on a discretionary basis. The Design Review process will ensure that projects proposing avoidance of setback requirements will not affect public views of scenic resources or interfere with identified View Corridors.</i></p> <p><i>Therefore, the direct and cumulative impacts of the project amendments to views of scenic resources from public viewing areas would not be significantly different from the conclusions of the FEIR. Further, the FEIR concludes that build-out</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>of the Downtown Community Plan would not significantly impact the view corridor along Broadway. Since the Design Review process would be a requirement and avoidance of stepback requirements would only be allowed on a discretionary basis, the impact of the proposed revision to the PDO would not be significant.</i></p> <p><i>Since no State scenic highway is visible from the Downtown Community Plan area, impacts to these scenic resources could not occur. The proposed amendments do not include any components that would substantially disturb the existing visual character of the Downtown Planning area including the small portion of the State Designated Scenic Highway 163. Thus, the impact of the project amendments on the visual character of the area would not be significant.</i></p>						
<p>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? Generally, the proposed amendments are intended to establish stricter guidelines for development and activities in the Downtown Planning area. For example, the amendments include the prohibition of exit stairs on towers (but would continue to allow short external stairs (maximum three-stories) which connect roof decks or stepped buildings to provide potential additional use of roof tops) as this construction method has resulted in unsatisfactory design solutions. The revision to the PDO is suggested to provide for better designs within the planning area and to provide for more attractive developments. The revision does not affect any other requirement of the PDO and proposed projects would still be required to adhere to all policies addressing</p>				X	X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>design and architectural elements.</i> <i>However, as discussed above, the proposed amendments would also allow two faces of towers to avoid setback requirements on a discretionary basis. Development projects that propose to avoid the setback requirements would be required to adhere to the Design Review process, this process would ensure that the elimination of the setback requirement, on a project-by-project basis, would not conflict with the bulk, scale, character or design of the surrounding area. Therefore, the direct and cumulative visual impacts of the proposed project on surrounding development would not be significantly different from the conclusions of the FEIR.</i>						
(c) Substantially affect daytime or nighttime views in the area due to lighting? <i>The City of San Diego'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. Since any development proposed under these amendments would be subject to the City's Light Pollution Law, the direct and cumulative impacts to daytime and nighttime views due to lighting would not be significant, consistent with the findings of the FEIR. Additionally, no changes to lighting policies or regulations are proposed with these amendments.</i>					X	X
2. AGRICULTURAL RESOURCES						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? <i>Centre City is an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Conservation Service, nor does it contain any farmlands designated by the California Department of Conservation. Therefore, no impact to agricultural resources would occur.</i>						
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The Downtown Community Plan 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, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act contract would not occur.</i>					X	X
3. AIR QUALITY						
(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? <i>The proposed amendments would allow for the rezoning of land uses. The areas include:</i> <ul style="list-style-type: none"> • <i>the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;</i> • <i>the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;</i> • <i>the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;</i> 					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<ul style="list-style-type: none"> the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and, the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use. <p>The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.</p> <p>This rezoning would not conflict with the Regional Air Quality Strategy or State Implementation Plan as these changes are not expected to substantially alter the type of development on these blocks. As discussed in the Land Use and Planning section below, 73 percent of non- Residential Emphasis zoned blocks in the Downtown Planning area have historically developed with 95 percent residential uses. In addition, the proposed amendments would not alter the minimum or maximum FAR or allowed intensity. The potential impacts related to FAR have been evaluated in the FEIR and the proposed amendments would not differ from the results discussed in the FEIR. Therefore, even with the more flexible zoning, a similar type and level of development is expected to occur on the rezoned blocks as was previously allowed and analyzed in the FEIR. The development of similar uses on these blocks would result in similar air</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>emissions and would not be significantly different than the conclusions identified in the FEIR. No impact to an applicable air quality plan would occur.</i>						
<p>(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? <i>The proposed amendments include the rezoning of land uses as discussed above.</i></p> <p><i>The FEIR indicates that construction activities 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 project involving construction activities associated with construction on the rezoned blocks are known at this time, this mitigation measure is therefore not a requirement for this project. If and when a specific project proposes to construct on the rezoned blocks under the proposed amendments, the project would be reviewed for conformance with the FEIR and the addendum hereto. Environmental documentation prepared pursuant to Redevelopment Agency Guidelines 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.</i></p> <p><i>The FEIR also finds that the long-term operation of development within the Downtown Community Plan</i></p>			X	X		

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>area could involve the exposure of sensitive receptors to substantial air contaminants including reactive organic gases (ROGs) from any residential land uses, toxic air contaminants (TACs) from any commercial retail land uses, and substantial concentrations of carbon monoxide (commonly referred to as CO "hot spots") due to traffic congestion. However, the FEIR concludes that the long-term operation of future development within the downtown would not expose sensitive receptors to significant levels of any of the substantial air contaminants discussed above. As described further in Section 15(a) of this document, the proposed amendments, and in particular the land use reclassifications, would not have a substantially greater effect on traffic or habitable space than that analyzed under the FEIR. Since the rezoned blocks would not involve the emission of substantial levels of ROGs or other air contaminants beyond the level assumed in the FEIR, the impacts of the proposed amendments are not considered significant and are consistent with the analysis of the FEIR.</i></p> <p><i>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.c.</i></p>						
(c) Generate 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		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>human health? <i>Similar to the existing regulations, the proposed amendments would allow the construction of development projects on the rezoned blocks as discussed above, 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.</i></p> <p><i>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.</i></p> <p><i>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 at the project-level to reduce this potentially significant impact to below a level of significance. Since no specific project</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>involving construction on the rezoned blocks is known at this time, this mitigation measure is therefore not a requirement for this project. If and when a specific project proposes to construct on the rezoned blocks or under the other revisions proposed, the project would be subject to environmental review pursuant to the Redevelopment Agency's Guidelines which requires that a secondary study be conducted on specific projects to assess whether project-level impacts are fully addressed within the 2006 FEIR and Addendum hereto or if further environmental review is required. Environmental documentation prepared pursuant to 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.</i></p> <p><i>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 rezoning of blocks would not result in a substantial increase in automobile trips in 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 development on the rezoned blocks-, 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 Air Basin as identified in the FEIR.</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Lastly, the proposed amendments do not allow any land uses that would significantly increase stationary-source emissions in the Downtown Planning area beyond the levels identified in the FEIR; therefore, impacts from stationary sources would not be significant.</i>						
4. BIOLOGICAL RESOURCES						
(a) Substantially effect, either directly or through habitat modifications, 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? <i>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 located in the downtown area are considered of insignificant value to native wildlife in their proposed location. Therefore, no impact to 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 is anticipated to occur as a result of the proposed amendments.</i>					X	X
(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? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. According to the FEIR, the Downtown Planning area is not within a subregion of the San Diego County Multiple Species Conservation Program (MSCP), and does not contain any riparian habitat or other sensitive natural</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>community identified in local or regional plans, policies, and regulations by local, state, or federal agencies. Therefore, impacts to riparian habitat or other sensitive natural communities would not occur as a result of the proposed amendments.</i>						
5. HISTORICAL RESOURCES						
<p>(a) Substantially impact a significant historical resource, as defined in § 15064.5? <i>The amendments proposed include the addition of pre-construction evaluation and testing procedures to the MMRP prepared for the FEIR, clarification of language regarding proposed alterations to historical resources to be consistent with City-wide regulations, the consideration of relocation for all historical resources proposed to be demolished, and the potential expansion of the transfer of development rights (TDR) program between blocks with historical resources.</i></p> <p><i>The proposed amendments seek to more closely regulate development and redevelopment of historical resources. The proposed amendments would help ensure that potential impacts to historical resources are reduced to less than significant levels or avoided. The addition of language to the MMRP for the FEIR seeks to clarify necessary procedures to be followed when a proposed development could affect an archaeological resource. Additional revisions focus on incorporating language regarding proposed alterations to historical resources consistent with City-wide regulations. In an attempt to avoid the demolition of historical resources, the PDO is proposed to be revised to include language that would first seek to relocate the resource within the</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>Centre City Planned District, if feasible. These proposed revisions would help to ensure that potential impacts to historical resources would be reduced to less than significant levels or avoided completely.</i></p> <p><i>Finally, additional revisions would clarify when and how development rights could be transferred from sites containing historical resources. The ability to transfer development rights already exists within the Downtown Planning area and the amendments seek to clarify and facilitate the transfer of rights to encourage the preservation and rehabilitation of structures of historic merit that contribute to the quality of the urban environment.</i></p> <p><i>The proposed amendments would not alter the evaluation and review process of historical resources, other than to clarify requirements for the initial evaluation of resources and to bring language regarding the alteration of historic resources into compliance with City-wide regulations.</i></p> <p><i>Implementation of the policies and regulations of the PDO's governing the Downtown Planning area and their associated Design Guidelines, which are in compliance with the Secretary of the Interior's Standards and Guidelines, will ensure that implementation of the proposed amendments would not have a significant impact on historical resources of the Downtown Planning area, consistent with the analysis of the FEIR.</i></p>						
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
disturbance of human remains interred outside of formal cemeteries? <i>The proposed amendments to the MMRP clarify mitigation for archaeological resources consistent with existing City regulations and policies and strengthen the protection of such resources. As proposed, the amendments do not include changes with a potential to adversely affect significant archaeological resources; impacts are not significant.</i>						
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? <i>The proposed amendments do not include changes with a potential to adversely affect paleontological resources; impacts are not significant.</i>					X	X
6. GEOLOGY AND SOILS						
(a) Substantial health and safety risk associated with seismic or geologic hazards? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The Downtown Planning area is located 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 non-expansive geologic structure that underlies the planning area, such hazards could nevertheless occur. The FEIR indicates that conformance with,</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>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 Community Plan area are not significant. Since the proposed amendments would not significantly alter the type or level of development allowed nor impede conformance with, or implementation of, the above-mentioned seismic safety development requirements, the impacts of the proposed amendments are not significantly different than the conclusions of the FEIR.</i>						
7. HAZARDS AND HAZARDOUS MATERIALS						
(a) Substantial health and safety risk related to onsite hazardous materials? <i>The proposed amendments would not significantly alter the type or level of development allowed nor implement any changes that involve the routine transport, use, or disposal of hazardous materials. Therefore, no impact associated with this issue is expected to occur.</i>					X	X
(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? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. According to the FEIR, the Downtown Planning area contains one site, the Tow Basin Facility, on the State of California Hazardous</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>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 significantly alter the type or level of development allowed 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.</i>						
(c) Substantial safety risk to operations at San Diego International Airport? <i>The northern tip of the Downtown Planning area is located within the Airport Influence Area of the Airport Land Use Compatibility Plan for San Diego International Airport. The FEIR prepared for the planning area 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 do not significantly alter the type or level of development allowed 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.</i>					X	X
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>The proposed amendments do</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>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 in substantial impairment of an adopted emergency plan or an emergency evacuation plan; impacts are not significant.</i>						
8. HYDROLOGY AND WATER QUALITY						
(a) Substantially degrade groundwater or surface water quality? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR for this category of impacts. 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 amendments do 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.</i>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>Despite not resulting in direct impacts to water quality, the FEIR found that the urban runoff generated by the cumulative development in the downtown area would contribute to the existing significant cumulative impact to the water quality of San Diego Bay. The future development on the rezoned blocks and other blocks affected by the amended regulations would contribute to this existing significant cumulative impact. No mitigation other than adherence to existing regulations has been identified in the FEIR to feasibly reduce this cumulative impact to below a level of significance. Consistent with the FEIR, the contribution of the proposed amendments to this existing cumulative water quality impact will remain significant and unmitigated.</i>						
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 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).</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(c) Substantially impede or redirect flows within a 100-year flood hazard area? <i>The areas affected by the proposed amendments are not located within a 100-year floodplain. Similarly, the proposed amendments would not affect offsite flood hazard areas, as no 100-year floodplains are located downstream. Therefore, impacts associated with these issues are not significant.</i>					X	X
(d) Substantially increase erosion and sedimentation? <i>The hydrology of the Downtown Planning area would not be substantially altered over the long-term by implementation of the proposed amendments as the planning area would maintain a similar quantity of 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.</i>					X	X
9. LAND USE AND PLANNING						
(a) Physically divide an established community? <i>As previously stated, many of the proposed amendments are 'clean-up' in nature or have been proposed to clarify language. The majority of these amendments do not have the ability to divide an established community. Some of the proposed</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>amendments include: changes to zoning designations and associated maps, adjustments to FAR calculations and modification to the development standards for homeless facilities and social service providers. However, the amended regulations would not result in uses, facilities or infrastructure that would disrupt or divide an established community. Changes to zoning designations are anticipated to result in similar development projects as the previous designation, the development of which would not divide an established community. The adjustments to the FAR calculations would not change minimum and maximum FARs considered by the FEIR and would not divide an established community. Lastly, modifications to development standards for homeless facilities and social service providers may result in the allowance of more of these facilities (through the CUP process) but would not result in the division of an established community. Therefore, no significant impact associated with this issue would occur.</i>						
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation? <i>As stated above, many of the proposed amendments are 'clean-up' in nature or have been proposed to clarify language. The majority of these amendments would not result in conflicts with existing applicable plans. Therefore, the analysis below focuses on those amendments that could potentially conflict with existing applicable plans. The project proposes changes to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, 11th Amendment to</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>the Redevelopment Plan for the Centre City Redevelopment Project Area, and Mitigation, Monitoring and Reporting Program of 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 Project Area. By their nature, the proposed amendments include several components that differ from existing applicable land use plans, policies or regulations. Specifically, the amendments call for the rezoning of the following blocks:</i></p> <ul style="list-style-type: none"> <i>the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;</i> <i>the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;</i> <i>the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;</i> <i>the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,</i> <i>the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to</i> 						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>Employment Residential Mixed Use.</i></p> <p><i>The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use.</i></p> <p><i>Additionally, the amendments would include specific language that may allow a project protecting historic resources to establish uses through a CUP process that are not allowed under the current regulations. Lastly, the proposed amendments include modifications to FAR calculations; modifications to the development standards for homeless facilities and social service providers; and, updates to associated maps to reflect the proposed amendments.</i></p> <p><i>The amendments are proposed to better implement the Downtown Community Plan, Centre City PDO, and Redevelopment Plan. Since approval of these plans in the Spring of 2006, necessary 'clean-up' items, refinements to incentive programs, and other issues have arisen necessitating the proposed amendments. The appropriate format to implement these changes is through amendments to the applicable planning documents and review of the potential environmental impacts associated with those amendments. By their nature, the proposed amendments include several components that differ from existing applicable land use plans, policies or regulations. However, these components would be temporary in nature, would not be substantial and as discussed throughout this document, would not result in significant</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>environmental impacts beyond those identified in the FEIR.</i>						
<p>(c) Substantial incompatibility with surrounding land uses? <i>The proposed amendments would alter the zoning on the blocks depicted in Figure 2. Specifically, the amendments call for the rezoning of the following blocks:</i></p> <ul style="list-style-type: none"> <i>the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use;</i> <i>the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use;</i> <i>the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis;</i> <i>the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and,</i> <i>the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.</i> <p><i>The net change of the rezoning would result in six and one-half less blocks zoned Residential</i></p>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use. The blocks proposed for rezoning from Employment Residential Mixed Use to Residential Emphasis are located on the three blocks north of Ash Street between 7th and 10th Avenues. The blocks north of this area are developed with residential uses while the blocks on the south side of Ash Street are developed with predominantly commercial developments. The rezoning of these three blocks would be compatible with the existing development in the area and would not result in impacts beyond those identified in the FEIR. As described in Section 15(a) below, traffic generated by the rezoned residential uses is not expected to be different than the levels anticipated in the FEIR; therefore, the rezoned uses would not result in a noticeable difference in trips or traffic patterns and would not differ from the impacts concluded in the FEIR. The eight and one-half blocks proposed to move from Residential Emphasis to Employment Residential Mixed Use are located along Park Boulevard. Six of the blocks are bounded by Park Boulevard, 9th Avenue, C Street and E Street. The remaining blocks are bounded by either Park Boulevard, A Street, 11th Avenue, Russ Boulevard or I-5, Market Street, 16th Street, and G Street. Development surrounding these blocks is commercial/mixed-use in nature. While the existing surrounding development is largely commercial/mixed-use in nature, the area is undergoing redevelopment which will include the full range of uses including residential. All of the proposed zoning districts within the Centre City Planned District are mixed-use in nature and can</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>be developed with predominantly residential or mixed-use, except for the Residential Emphasis district. As such, the rezoning of these blocks would be compatible with surrounding development and would not result in impacts beyond those identified in the FEIR. As described in Section 15(a) below, traffic generated by the rezoned blocks is not expected to be different than the levels anticipated in the FEIR; therefore, the rezoned uses would not result in a noticeable difference in trips or traffic patterns and would not differ from the impacts concluded in the FEIR.</i></p> <p><i>The proposed amendments would include specific language that may allow a project protecting historic resources to establish uses through a CUP process that are not allowed under the current regulations, provided the project meets certain criteria, described below. This amendment would require that the subject building be designated as a historical resource by the City of San Diego Historical Resources Board before approval of the Conditional Use Permit, the use of the building shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed, the site shall be maintained in, or restored to, its original historical appearance, in accordance with Chapter 14, Article 3, Division 2 (Historical Resource Regulations) of the San Diego Municipal Code, and any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, in accordance with Chapter 14, Article 3, Division 2 (Historical Resource Regulations) of the San Diego Municipal Code.</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>The inclusion of the above-listed regulations would ensure that the use not previously allowed would not result in incompatibilities with surrounding land uses or historic resources.</i></p> <p><i>The amendments proposed also include modifications to the manner in which FAR bonuses are calculated and/or granted. As discussed above, the modifications to the FAR calculations would not change the minimum or maximums considered by the 2006 FEIR. The granting of FAR bonuses for affordable rental housing would be revised to be equitable to affordable for-sale units; FAR bonuses for Eco-roofs would be calculated on a sliding scale where additional gross floor area (GFA) is earned based upon actual landscaped roof area- not percentage of the net roof area, as existing policies currently allow/dictate; and, the FAR calculation would be modified for those projects that provide a minimum of 10 percent of the total amount of residential units within a project as three-bedroom units, not to exceed 1,200 square feet in size, shall be entitled to a FAR bonus, provided that there are a minimum of 5 three-bedroom units provided in the project. The FAR modifications would not alter the types of uses allowed and would therefore, not conflict with or be incompatible with surrounding uses.</i></p> <p><i>Lastly, the proposed amendments would modify the development standards for homeless facilities and social service providers, including the City-wide quarter mile separation rule, on a case-by-case basis through a Conditional Use Permit process. The modifications request may be granted if the proposed institution/facility: is</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>relocating from another location within the Centre City Planned District and the previous site vacates any existing Conditional Use Permit or Previously Conforming Use rights; the institution/facility, due to its unique operations or clientele, will not adversely impact the surrounding neighborhood; and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area. The inclusion of the above-listed regulations implemented through the Conditional Use Permit process would ensure that the modifications to development standards for homeless facilities and social service providers would not result in incompatibilities with surrounding land uses.</i></p> <p><i>Overall, the proposed amendments would not result in significantly different impacts than those discussed in the FEIR.</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? <i>As discussed above, the proposed amendments would modify the development standards for homeless facilities and social service providers, including the quarter mile separation rule, on a case-by-case basis through a Conditional Use Permit process. As mentioned above, the modifications request may be granted when certain criteria is met. The 'proposed potential modifications of these standards could result in more facilities in more locations, but they would also invoke stricter standards for these facilities through the CUP process that would address sanitation and litter problems through conditions of approval of any CUP. Additionally, the CUP can be revoked if not adhered to. The inclusion of the regulations, discussed above and implemented through the Conditional Use Permit process, would ensure that the modifications to development standards for homeless facilities and social service providers would not result in incompatibilities with surrounding land uses.</i></p> <p><i>Additionally, the proposed amendments are not expected to result in the displacement of substantial numbers of transients. Therefore, the proposed amendments would not cause substantial direct impacts to surrounding communities due to sanitation and litter problems generated by displaced transients. Therefore, the proposed amendments would contribute to the cumulatively significant and not fully mitigated impact to surrounding neighborhoods.</i></p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
10. MINERAL RESOURCES						
(a) Substantially reduce the availability of important mineral resources? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 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.</i>					X	X
11. NOISE						
(a) Substantial noise generation? <i>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. However, the FEIR concludes that adherence to existing sections of the City of San Diego Municipal Code at the individual project level would ensure that noise impacts caused by construction activities and entertainment and industrial sources 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 would subject to the Municipal Code, the impacts of the amendments would not be significant, consistent with the analysis of the FEIR. Additionally, no changes to the noise regulations are being proposed with these amendments.</i> <i>Further, the FEIR concludes that build-out of the downtown will result in substantial traffic noise</i>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>increases on several street segments. As discussed in Section 15 (a) of this document, the rezoned blocks would result in virtually no change in trip generation and traffic patterns. Noise generation associated with trips would, therefore, remain unchanged from the analysis contained in the 2006 FEIR. Although there would be virtually no change in trips associated with rezoned blocks, these trips, in combination with other development in the Downtown Community Plan area, would contribute to the cumulatively significant traffic noise increases on several street segments. This impact is consistent with the analysis of the FEIR and considered cumulatively significant and not mitigated.</i>						
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dB (A) CNEL)? <i>New development subject to the amended regulations would still be required to adhere to the existing requirements for residential open spaces and plazas. The FEIR indicates that exterior traffic noise in public park and plazas is a significant impact and requires mitigation at the project level to help reduce this impact, however, impacts would not be fully mitigated. Since no project proposing outdoor residential open space or public parks and plazas pursuant to the proposed amendments is being analyzed at this time, this mitigation measure is therefore not currently a requirement of the proposed action. If and when future development is proposed under the revised regulations, it would be subject to environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines. Environmental documentation prepared pursuant to</i>	X					X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>the Redevelopment Agency's Guidelines 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. Consistent with the analysis in the FEIR, this is a potentially significant and unmitigable direct impact associated with new development in the Downtown Planning area.</i>						
(c) Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dB (A) CNEL)? <i>The FEIR states that traffic noise levels in excess of 65 dB(A) could result in substantial interior noise within habitable rooms. As discussed above, the amendments propose the rezoning of several blocks. Specifically, the three blocks along the north side of Ash Street between 7th and 10th Avenues would be reclassified from Employment Residential Mixed Use to Residential Emphasis. The FEIR indicates that this section of Ash Street is forecast to exceed 7,000 average daily trips (ADT), which means that noise levels on this street would exceed 65 dB (A) CNEL and could expose habitable rooms facing this street 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. Similarly, the rezoning of blocks from Residential Emphasis to Employment Residential Mixed Use and Ballpark Mixed Use could result in the development of habitable rooms potentially subjecting future development in these areas to</i>			X	X		

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>significant noise impacts. As described further in Section 15(a), the proposed amendments, and in particular the reclassification of land use zones, is not expected to result in a substantial increase in traffic or residential units above that analyzed at the “macro-scale” level analyzed in the FEIR, and therefore the impacts to interior noise levels in habitable rooms would be similar to those concluded in the FEIR. Since no project proposing habitable rooms pursuant to the proposed amendments is being analyzed at this time, this mitigation measure is therefore not currently a requirement of the proposed action. If and when future development is proposed under the revised regulations, it would be subject to environmental review pursuant to the Redevelopment Agency’s Guidelines to assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. If a significant impact is identified, appropriate mitigation would be required at that time. Consistent with the analysis in the FEIR, this is a potentially significant but mitigable direct and cumulative impact associated with new development in the Downtown Planning area.</i>						
12. POPULATION AND HOUSING						
(a) Substantially induce population growth in an area? <i>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 amendments proposed would rezone blocks within the Downtown Planning area that could alter the existing housing stock. Specifically, the amendments call for the rezoning of the following blocks:</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<ul style="list-style-type: none"> • the six blocks fronting on Broadway between Ninth Avenue and Park Boulevard to be reclassified from Residential Emphasis (minimum 80% residential required) to Employment Residential Mixed Use; • the block located at the northeast corner of A Street and 11th Avenue to be reclassified from Residential Emphasis to Employment Residential Mixed Use; • the three blocks along the north side of Ash Street between 7th and 10th Avenues to be reclassified from Employment Residential Mixed Use to Residential Emphasis; • the block bounded by J Street, 13th Street, K Street, and Park Boulevard to be reclassified from Residential Emphasis to Ballpark Mixed Use; and, • the one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use. <p>The net change of the rezoning would result in six and one-half less blocks zoned Residential Emphasis, one additional block zoned Ballpark Mixed Use and five and one-half additional blocks zoned Employment Residential Mixed Use. The Residential Emphasis designation requires 80 percent of the overall project to be residential uses</p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>while the Employment Residential Mixed Use and Ballpark Mixed Use designations would allow for residential uses but does not include minimum residential requirements. The proposed amendments could potentially result in less direct population growth within the Downtown Planning area through a modest reduction in housing units, though the proposed amendments are not anticipated to do so. Based on data collected since 1999, nearly 73 percent of the non-residential zoned blocks, such as the Employment Residential Mixed Use designation, develop with residential uses. Further, those 73 percent also included approximately 95 percent of the development devoted to residential uses. This trend is not anticipated to subside and the housing stock within the Downtown Planning area is not expected to substantially change as a result of the proposed amendments. The results of the amendments would by and large, not affect the housing stock within the Downtown Planning area and the projection of available housing stock included within the FEIR would remain valid. The proposed amendments would not induce substantial population growth that results in adverse physical changes beyond the level assumed in the FEIR. Therefore, impacts associated with this issue would not be significant.</i>						
(b) Substantial displacement of existing housing units or people? <i>The proposed amendments do not include policies or regulations that could result in the substantial displacement of existing housing units or people. Therefore, displacement of housing units and/or persons would not occur as a result of the proposed amendments, and the construction of replacement housing would not be required. Impacts associated with this issue would</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>not occur.</i>						
13. PUBLIC SERVICES AND UTILITIES:						
(a) Substantial adverse physical impacts associated with the provision of new schools? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that the additional student population anticipated at buildout of the downtown would require the construction of at least one additional school. In and of itself, the rezoning of blocks would not significantly alter the projected number of students in the Downtown Planning area to warrant construction of a new school facility. However, the future development of these rezoned blocks, in combination with other development in the downtown area, would contribute to the cumulative need for at least one additional school in the downtown area, consistent with the analysis of the FEIR. Nevertheless, as indicated in the FEIR, the specific future location of a new school is unknown at present time. Pursuant to Section 15145 of the 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 environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>measure(s).</i>						
(b) Substantial adverse physical impacts associated with the provision of new libraries? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. 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 area. As discussed above, in and of itself, the project would not generate additional demand necessitating the construction of new library facilities. However, future development of these rezoned blocks would contribute to the cumulative need for new library facilities in the downtown area as 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 the 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 environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>measure(s).</i>						
(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR reports that the San Diego Fire Department is in the process of identifying sites for two new fire stations in the downtown area. However, the specific location of the fire stations are not known. Pursuant to Section 15145 of the CEQA, analysis of the physical changes in the Downtown Planning area which may occur from future construction of this fire station facility would be speculative and no further analysis of the impact is required. However, construction of the new fire protection facilities would be subject to environmental review under the 2006 FEIR and the Addendum hereto. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would identify potentially significant impacts and appropriate mitigation measures.</i>					X	X
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. 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. Further, future development of rezoned blocks would not generate a level of demand for law enforcement facilities beyond the level assumed by the FEIR. However, the need for a new facility</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>could be identified in the future. Pursuant to Section 15145 of the 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 environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation measure(s).</i>						
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. In addition, the rezoning of blocks as identified above would not result in substantially different demands for water and treatment facilities over that which was previously analyzed in the FEIR. Therefore, impacts associated with this issue would not be significant.</i>					X	X
(e) Substantial adverse physical impacts associated with the provision of new storm water facilities?					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that the cumulative development of the downtown area would not impact the existing downtown storm drain system. Since implementation of the proposed amendments would not substantially increase the amount of impervious surfaces, the amount of runoff volume entering the storm drain system would not increase. Therefore, the proposed amendments would not create demand for new storm water facilities. Direct and cumulative impacts associated with this issue are considered not significant.</i>						
(f) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. In addition, the rezoning of blocks as identified above would not result in substantially different wastewater generation rates over that which was previously analyzed in the FEIR. Therefore, impacts associated with this issue would not be significant.</i>					X	X
(g) Substantial adverse physical impacts associated with the provision of new landfill facilities? <i>The proposed amendments do not include policies or regulations that would alter the results of the 2006 FEIR. 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</i>					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>alternative landfill. Although the rezoning of blocks as proposed by the amendments could generate a minor increase in solid waste during short-term construction and long-term operation, the minor amount of waste generated would not be substantial enough to have direct short- or long-term significant impacts on the Miramar Landfill. However, the proposed amendments would contribute, in combination with other development activities in the downtown, to the cumulative increase in the generation of solid waste sent to the Miramar Landfill and the eventual need for a new landfill as identified in the FEIR.</i></p> <p>(h) <i>The location and size of a new landfill is unknown at this time. Pursuant to Section 15145 of the CEQA, analysis of the physical changes 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 environmental documentation. Environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines would assess whether project-level impacts are fully addressed within the 2006 FEIR and the Addendum hereto or if further environmental review is required. Environmental documentation would identify the potentially significant impacts and, if a potentially significant impact is identified, require the implementation of the appropriate mitigation measure(s).</i></p>						
14. PARKS AND RECREATIONAL FACILITIES:						
(a) Substantial increase in the use of existing neighborhood and regional parks or other					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>The proposed amendments do not include policies or regulations that would alter the results 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. Further, the rezoning of blocks as discussed above would not generate a level of demand for parks and recreational facilities beyond the level 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 amendments. No significant impacts associated with this issue would occur.</i>						
15. TRANSPORTATION/TRAFFIC						
(a) Cause the LOS on a roadway segment or intersection to drop below LOS E? <i>The proposed Land Use Reclassifications may result in minor changes to future traffic patterns. 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.</i> <i>The traffic analysis contained within the FEIR is based on a build-out scenario of land uses for development within the entire Downtown Planning area. For example, trips generated from non-residential uses are based on a total square</i>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>footage of these uses and not the exact location of those uses. As such, exact trips counts are not available on a block-by-block basis as the exact nature and intensity of future development is not known. However, the assumption of the total possible development identified within the Community Plan for the Downtown Planning area was used to derive associated trips.</i></p> <p><i>The proposed amendments would not result in a substantial change to anticipated trips in the Downtown Planning area. As discussed in Issue area 12 (a) above, the rezoned blocks are anticipated to develop with similar uses as currently allowed. Similar development would result in similar trips. Additionally, the 12 blocks considered in the proposed amendments are mixed-use in nature and no increase in allowed FAR would occur. No substantial change in trips considered in the FEIR would result from the proposed amendments. The proposed amendments would have no impact on the transit, non-motorized circulation, access, or parking conclusions of the FEIR.</i></p> <p><i>The FEIR states that projects generating greater than 2,400 Average Daily Trips (ADT) or 200 peak hour trips could result in potentially significant impacts to the LOS of a roadway segment or intersection and requires an update to the FEIR traffic analysis to determine the appropriate level of mitigation, if applicable. However, since no project under the proposed amendments is known at this time, specific traffic mitigation measures are therefore not a requirement of the proposed Project.</i></p> <p><i>If and when the construction of the rezoned blocks is proposed, a future proposed project would be</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>subject to environmental documentation prepared pursuant to the Redevelopment Agency's Guidelines to assess whether project-level impacts are fully addressed within the 2006 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 implementation of the appropriate mitigation measure(s).</i></p> <p><i>Therefore, the direct impacts of the proposed amendments on the LOS of a roadway segment or intersection are not considered significant.</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p>(b) Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? <i>As described in section (a) above, the proposed amendments, and in particular the land use reclassifications, 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.</i></p> <p><i>The FEIR concludes that development within the downtown will result in significant cumulative impacts to freeway segments and ramps serving the Downtown Planning area. Since the proposed amendments would allow similar trips to be generated in the downtown, the proposed amendments would similarly contribute on a cumulative-level to the substandard LOS F identified in the FEIR on all freeway segments in the downtown area and on several ramps serving the downtown. The FEIR includes mitigation measure TRF-A.2.1-1 to reduce these impacts to the extent feasible, but not below a level of significance. The FEIR concludes that the uncertainty associated with implementing freeway improvements and limitations in increasing ramp capacity limits the feasibility of fully mitigating impacts to these facilities. Thus, the cumulative-level impacts of the proposed amendments to freeways would remain significant and unavoidable, consistent with the analysis of the FEIR.</i></p>		X			X	
<p>(c) Create an average demand for parking that would exceed the average available supply? <i>The proposed amendments would revise the off-street parking requirements for office uses, commercial/retail uses, hotel rooms, and dwelling</i></p>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<p><i>or live/work units for the Marina PDO. These requirements are identical to the off-street parking requirements of the Centre City PDO, which regulates development for the entire downtown, except for the Marina and Gaslamp Quarter Districts. Through compliance with the proposed parking requirements, future development within the Marina Planned District would not have a significant direct impact on downtown parking. 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 the proposed amendments require the same amount of off-street parking spaces as the Centre City PDO, it is anticipated that total parking demand generated by development subject to the proposed Marina PDO would exceed the amount of parking provided by such development in accordance with the requirements of the Marina PDO. Implementation of FEIR Mitigation Measure TRF-D.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. Furthermore, no feasible mitigation has been identified which could be implemented by the project 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. Although the proposed revisions to the off-street parking requirements would not meet demand, the amendments would improve the situation by requiring more project parking.</i></p>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? <i>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. Additionally, SANDAG has indicated that transit facilities should be sufficient to serve the downtown population without exceeding capacity. Therefore, no impact will occur associated with transit or alternative modes of transportation.</i>					X	X
16. MANDATORY FINDINGS OF SIGNIFICANCE						
(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? <i>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 would not eliminate important examples of major periods of California history or prehistory. No aspects of the project would substantially degrade the environment. Cumulative impacts are described in subsection b below.</i>					X	X
(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		X				

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
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 in the FEIR, implementation of the Downtown Community Plan, Centre City PDO, and Redevelopment Plan will result in cumulative impacts associated with: air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This project will contribute to each of these impacts, except for cumulative historical and archaeological resources impacts. Implementation of the mitigation measures identified in the FEIR would reduce some significant cumulative impacts; however, the impacts would remain significant and immitigable. Cumulative impacts would not be greater than those identified in the FEIR.						
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? As described elsewhere in this study, the proposed project would result in significant impacts. However, these impacts would be no greater than those assumed in the FEIR. Implementation of the mitigation measures identified in the FEIR would mitigate many, but not all, of the significant impacts. The proposed project would result in significant project level and/or cumulative impacts related to air quality, land use compatibility (indirect effects associated with homeless displacement), hydrology, noise, and traffic/parking. Other significant direct impacts associated with implementation of the proposed project would be mitigated to a level less than significant with incorporation of mitigation measures identified in the FEIR.	X	X				

Attachment 2

SUMMARY OF CHANGES

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 FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE SAN DIEGO DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA (STATE CLEARINGHOUSE NUMBER 2003041001, REVISED MARCH 2006)

Summary of Proposed Project

Redevelopment Plan for the Centre City Project Area

Minor changes are proposed to the Redevelopment Plan for the Centre City Redevelopment Project to consolidate the land use and project maps. This would be the 11th Amendment to the Redevelopment Plan. The consolidation of the two maps will achieve two goals: streamlining the Redevelopment Plan and eliminate the need to amend the Redevelopment Plan for a land use change in the Community Plan or planned district ordinances. There are also a few clean-up items with this amendment, including deleting language pertaining to specific projects that is no longer necessary and clean-up changes to the Project Area Map.

Downtown Community Plan

Minor changes are proposed in the 2006 Downtown Community Plan which can be summarized as:

1. Changes to the land use map for consistency with the proposed changes to the PDO, and clean-up changes to maps;
2. Modifications and additions to the text in Chapter 9 (Historic Preservation) consisting mostly of policy and text clarifications; and
3. The addition of an Appendix containing the Mitigation, Monitoring and Reporting Program (MMRP) from the Final Environmental Impact Report (and relates to the PDO Miscellaneous Change No. 1 listed above).

Centre City Planned District Ordinance

The proposal for refinements of the Centre City PDO largely consists of several minor, administrative changes. However, we have identified three areas described below in which changes affecting the Final EIR are proposed. These include revisions impacting Land Use, FAR Bonuses, and Urban Design. Some of these are limited design or use changes which would not require changes to the environmental analysis or conclusions of the Final EIR, some describe administrative or process changes, and the remainder warrant consideration for revisions to the Final EIR.

Land Use

Land Use changes are identified throughout the proposed Ordinance. These changes include:

1. Reclassifications of land use districts on the Land Use Districts Map are proposed. The five areas proposed to be reclassified include:
 - a) The six blocks fronting on Broadway between Ninth Avenue and Park Boulevard would be reclassified from Residential Emphasis (minimum 80% residential uses required) to Employment Residential Mixed Use. This designation offers more potential for development of commercial office, institutional, or other non-residential uses, while still allowing residential land uses.
 - b) The block located at the northeast corner of A Street and 11th Avenue would be reclassified from Residential Emphasis to Employment Residential Mixed Use.
 - c) The block bounded by J Street, 13th Street, K Street, and Park Boulevard would be reclassified from Residential Emphasis to Ballpark Mixed Use (BMP), which is also a more flexible land use district that continues to allow residential land uses.
 - d) The three blocks along the north side of Ash Street between 7th and 10th avenues would be reclassified from Employment Residential Mixed Use to Residential Emphasis, which would partially offset the above three reclassifications.
 - e) The one and a half blocks between 16th Street and Interstate 5 and F and G Streets would be reclassified from Residential Emphasis to Employment Residential Mixed Use.

The proposal would also revise two maps; the revision to Figure B would show the proposed redesignations of Land Use Districts and the second is a clean-up of Figure K, the Bonus FAR/TDR map.

2. A proposal to allow the development standards for homeless facilities and social service providers to be modified, including the ¼-mile separation rule, on a case-by-case basis through the Conditional Use Permit (CUP) process, when either of the following findings are made:
 - a) The proposed institution/facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing CUP or Previously Conforming Use rights for such institution/facility; or
 - b) The proposed institution/facility is found to not adversely impact the surrounding neighborhood and there is a demonstrated need for the institution/facility that is not being met by existing services/facilities in the Downtown Community Plan area (§151.0315(f)).
3. Residential Emphasis Districts could now allow ground-level active commercial uses more than 50 feet from a street corner. In addition, floor area dedicated to active commercial uses as required by the PDO would be exempted from counting this floor area against the maximum 20% allowed (§151.0307(a)(7)).
4. Neighborhood Mixed-Use Center districts could allow up to 100 percent ground floor street frontage for active commercial use (§151.0307; Table 0308-B).

FAR Bonuses

Four FAR bonuses under the existing PDO are proposed to be modified in how they are calculated and/or granted: (§151.0309(e); Table 0309-A)

1. Affordable Housing – FAR Bonuses for rental projects would be similar to that provided to for-sale units (Table 0309-B). Additional adjustments are made for very-low income rental units and moderate for-sale units and the “in perpetuity” clause for the moderate for-sale units would be deleted.
2. Eco-Roofs – FAR bonuses for Eco-roofs would be calculated on a sliding scale where additional Gross Floor Area (GFA) is earned based upon actual landscaped roof area, not percentage of the net roof area.
3. Three-Bedroom Units – This calculation would be modified to ensure that projects that are predominantly residential would earn a greater FAR Bonus, as the City would earn more three-bedroom units (the intent of this bonus program). Only projects with greater than 50% of their GFA in residential uses would qualify for a bonus of 0.5 FAR, and only projects with greater than 80% of their GFA in residential uses would qualify for a bonus of 1.0 FAR.
4. Public Right-of-Way Improvements – This bonus program would be deleted.

Urban Design

Several urban design standards in the PDO are to be modified. These include:

1. Design permissibility of upper levels of towers. Two faces of a proposed tower could avoid stepbacks (except in the Little Italy neighborhood) on a discretionary basis through the Design Review process (§151.0310(d)(3)(D)(ii)).
2. Exit stairs on outsides of towers would be prohibited with the exception of short access connections of three stories or less, or to rooftops (§151.0311(g)(7)).
3. Review procedures are added for other classes of separately regulated uses: Historical buildings occupied by uses not otherwise allowed (§151.0315(d)), and large retail establishments over 100,000 square feet (§151.0315(e)).
4. Electrical transformers and generators would be required to be located below grade and outside of the public right-of-way (§151.0311(c)(5)).
5. All exterior projecting balconies facing public streets would be required to average no less than 40% open or transparent space at a height of 18 inches above the balcony walking surface (§151.0311(i)) (changed from only applying to residential projects).
6. Standards for residential projects would apply to all residential projects, not just those in the Residential Emphasis Districts (§151.0311(o)).
7. The required encapsulation of a project's parking structure with habitable residential or non-residential uses, where the project is located on a full block (greater than 60,000 square feet), would be reduced from 100 percent to 50 percent of the perimeter (§151.0313(h)(2)).
8. Language regarding proposed alterations to historical resources would be clarified to be consistent with City-wide regulations.
9. Replacement of historical signage would be added to sign regulation language (§151.0314(a)(2)(C)).

Other Miscellaneous Changes

1. Clarification would be provided that all projects in the Centre City area must comply with the Downtown Community Plan Final EIR Mitigation Measures (§151.0303(f)).
2. *Historical resources* proposed to be demolished will be considered for relocation within the Centre City Planned District (§151.0311(n)).

3. Would allow uses not typically allowed within a land use district to be located within *historical resources* under a conditional use permit.
4. Language would be added to the TDR section to allow the transfer of gross floor area from *historical resources* to other sites downtown under certain circumstances.
5. Mechanical penthouses would not count against GFA when architecturally integrated (§151.0305(e)).
6. Would add a requirement for Neighborhood Use Permit for expansion of existing buildings if they cannot meet residential parking requirements (§151.0313(g)).
7. Would reduce the curb cut separation requirement between driveways when one is for loading dock access (§151.0313(l)(3)).

Marina Planned District Ordinance

Brief changes are made to the Marina Planned District Ordinance (PDO) which serve to add parking requirement regulations consistent with the current standards in effect for the rest of the Downtown Community Plan Area. The changes reflect clear standards for parking for residential and non-residential uses (including guest parking and off-street loading areas), parking standards for each land use or residential type, standards for parking structures, enclosed parking, below-grade parking, access, size of stalls, driveway slopes, and calculation of trip generation rates (§103.2007(a-n)).

Minor modifications were made to property development regulations in order to consolidate all parking-related issues into one section (§103.2012(c)).

Mitigation Monitoring and Reporting Program

The proposed changes to the Mitigation Monitoring and Reporting Program (MMRP) include clarification of language for mitigation of impacts to archaeological resources to be consistent with existing City policies including initial evaluation, testing, data recovery, and monitoring at various stages of construction and protocol when a discovery of human remains is made. (HIST-B.1-1) As outlined above, the revised MMRP will be added as an appendix to the Downtown Community Plan.