



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 24, 2020

REPORT No. PC 20-012

MEETING DATE: January 30, 2020

SUBJECT: Tailgate Park Initiation of Amendments to the General Plan/Downtown Community Plan and Rezoning of the Two Blocks bound by Imperial Avenue and 13th, K and 14th streets – East Village Neighborhood of the Downtown Community Plan area

PROJECT NUMBER: N/A

OWNER/APPLICANT: City of San Diego

SUMMARY:

Issue(s): Should the Planning Commission INITIATE amendments to the General Plan/Downtown Community Plan (DCP) and the rezoning of the 2.8, two-block site bounded by Imperial Avenue and 13th, K and 14th streets ("Site") in the East Village neighborhood of the DCP area ("Downtown")?

Staff Recommendation: INITIATE the plan amendment and rezoning process.

Community Planning Group Recommendation: The Downtown Community Planning Council (DCPC) voted 15-2 on January 15, 2020 to recommend initiation of the amendments (see letter in Attachment 5).

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the General Plan/DCP amendment and rezoning be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact: Minimal fiscal impact. All processing will be performed by City staff under normal work program efforts and public noticing costs are estimated at below \$1,000.

Code Enforcement Impact: None.

Housing Impact: Under the current and proposed zoning, the Site could be developed with high-intensity residential projects and/or a variety of commercial uses. There are no density limits on the Site, and floor area ratio (FAR) limits would allow the high-intensity developments envisioned in the DCP for this area.

DISCUSSION

Tailgate Park, is a 5.25 acre, four-block site located in the southeast quadrant of the East Village neighborhood bounded by Imperial and 12th avenues, K and 14th streets. Tailgate Park serves as a 1,060 space surface parking lot for ballgames at Petco Park and general parking for the neighborhood, Convention Center, and special events which occur in the neighborhood. It also hosts large special events from time to time. Tailgate Park is owned by the City of San Diego ("City") and is operated by the San Diego Padres under a long-term lease that expires in 2043. Under the terms of the lease, the City may cause the Site to be redeveloped under certain terms.

On December 16, 2019, the City issued a Request for Qualifications (RFQ) seeking development teams interested in developing Tailgate Park, named "East Village Quarter" in the solicitation. Submittals are due February 18, 2020. From these submittals, the City will establish a short list of qualified developers and issue a Request for Proposal (RFP) from this short list for specific development proposals. The City is seeking a signature mixed-use, transit-oriented development that maximizes the property's potential and financial return to the City and one which compliments the goals and vision of the DCPlan for East Village.

While the City has been discussing the potential redevelopment of the Tailgate Park, or East Village Quarter, it has evaluated the existing zoning. Currently, the four blocks are located within two land use districts and three overlay districts as shown in the chart below.

	Zone	Overlay Zone	Minimum FAR	Maximum Base FAR	Maximum FAR
NW Block	Ballpark Mixed Use	Large Floorplate/ Park Sun Access	4.0	6.5	6.5*
SW Block	Ballpark Mixed Use	Large Floorplate	4.0	6.5	6.5*
NE Block	Mixed Commercial	Fine Grain/ Park Sun Access	2.0	3.0	10.0
SE Block	Mixed Commercial	Large Floorplate	2.0	3.0	10.0

*Potential Increase through a transfer of development rights (TDR) from the Petco Park site as approved by the City Council.

Both land use districts permit the same range of uses, from residential to office, retail, and similar employment uses. The following describes the three Overlay Districts:

Large Floorplate – allows bulkier buildings to accommodate employment uses

Fine Grain – encourages multiple designs on same block to create fine grain texture

Park Sun Access – limits building heights at northern end of the two northern blocks to 365-500 feet above grade to ensure year-round sun access to Fault Line Park located to the northeast

The City is proposing to initiate amendments to the General Plan/DCP and rezoning to have consistent zoning regulations for the four blocks, which will facilitate a proper redevelopment of the property as the blocks will likely be developed under a single development plan in the future.

The amendments would consist of:

1. Changing the land use designations and zoning for the Site (the two eastern blocks) from Mixed Commercial to Ballpark Mixed Use District.
2. Changing the land use designation and overlay zone from Fine Grain to Large Floorplate for the northern block of the Site.
3. Changing the FAR limits from Minimum FAR 2.0, Base Maximum FAR 3.0, Maximum FAR 10.0 for the Site to Minimum FAR 4.0; Maximum FAR 6.5, with the opportunity to increase the FAR on the blocks through a TDR from the Petco Park site as may be approved by the City Council.
4. Other accompanying DCP amendments to clarify goals and policies to facilitate appropriate redevelopment of the Site.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before the plan amendment process may proceed. Community plans are a component of the City's General Plan. Similarly, a rezoning of a property may be initiated by Planning Commission resolution. A recommendation of approval or denial of the initiation of the plan amendment is based upon compliance with all three of the initiation criteria contained in the General Plan:

1. The amendment request appears to be consistent with the goals and policies of the General Plan and DCP and any community specific amendment criteria:

The proposed amendments would benefit the community by facilitating an appropriate redevelopment of the Site under uniform zoning regulations. The permitted uses in the existing and proposed zoning are essentially the same while the land use reclassifications would allow for a master plan development of four significant blocks in Downtown. The General Plan (Policy LU-A.1) states that Downtown should maintain and enhance its role as the major business center in the region and encourages its development as a major urban residential center. The General Plan seeks the largest concentration of high-density multi-family housing in the region and further intensification of employment uses. The proposed amendments would bring the entire Site into the Large Floorplate Overlay designation which allows large floor plates and bulkier buildings at upper levels to accommodate employment uses. The zoning will allow the appropriate high-intensity development envisioned in the DCP to grow East Village into a neighborhood of 46,000 residents and 39,000 workers.

2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design: and,

The application of uniform, flexible zoning across the Site and the two blocks to the west will allow for proper planning and maximize the ability to appropriately develop the Tailgate Park site to meet population and employment goals of the DCP with respect to the East Village neighborhood. The uniform zoning will allow for the transfer of additional FAR beyond the Maximum 6.5 FAR for appropriate development as approved by the City Council, allowing for a higher level of review of development plans for this important Site and adjacent two blocks.

3. **Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The Downtown area is an existing developed urban center that has great access to transit and connections to the regional freeway network. The land use reclassifications are not anticipated to result in an intensification of development in the neighborhood as anticipated by the DCP, but will allow for a proper master planning for development of the Site and adjoining two blocks consistent with the goals and policies for the East Village neighborhood by fostering the continued redevelopment of East Village as a thriving residential and mixed-use community. Where needed, applicable upgrading of localized utilities may be required as part of any specific development plans.

The first process step in consideration of potential amendments to land use plans and rezoning of a property is the initiation of such amendments by the Planning Commission or City Council. Staff is requesting that the Planning Commission initiate the amendments as listed in this report. The specific proposals for these amendments and supporting analysis will be brought back to the DCPC for a recommendation before public hearings before the Planning Commission and City Council under a Process 5 review.

Respectfully Submitted,

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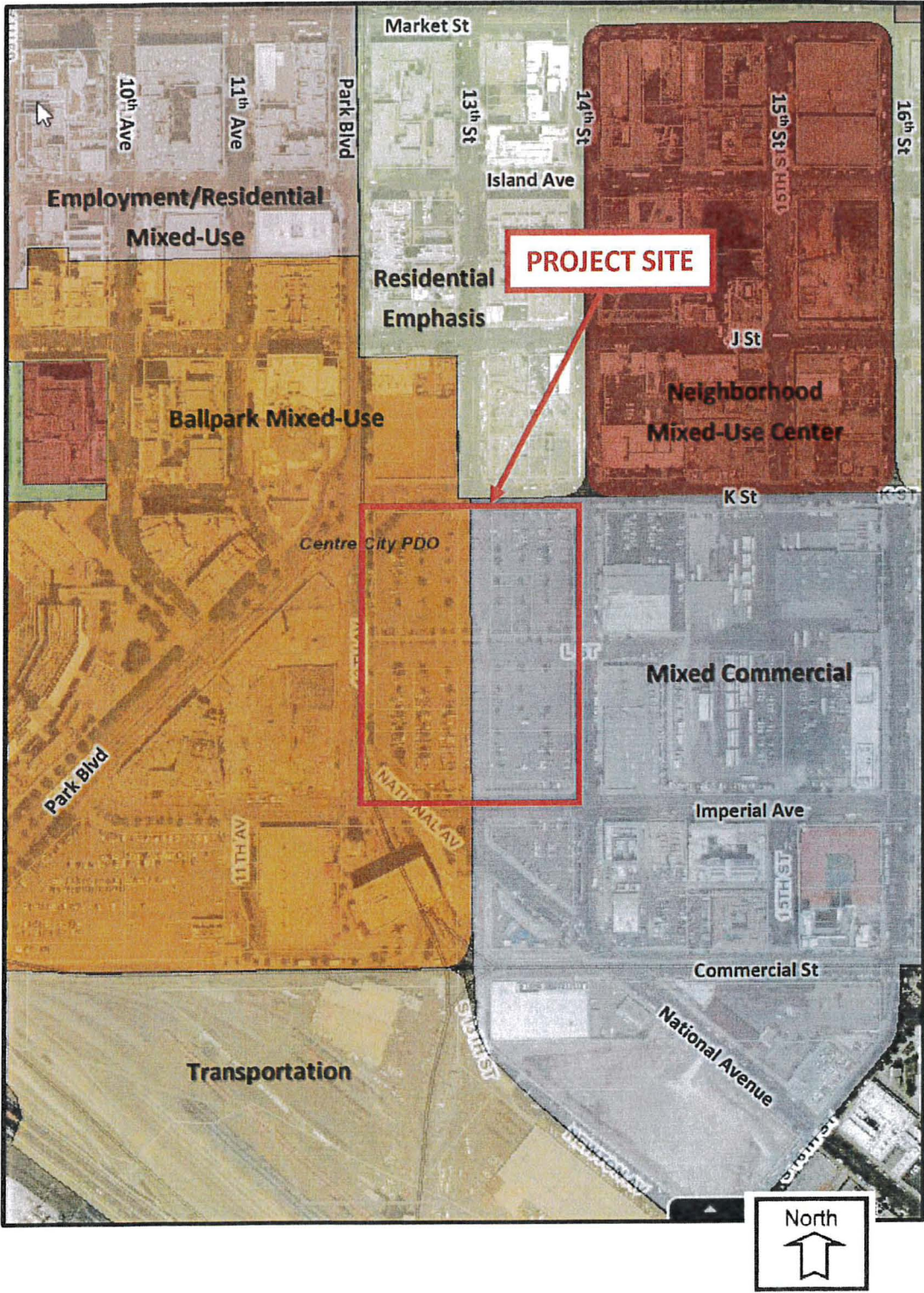
Brad Richter
Deputy Director, Urban Division

- Attachments:
1. Tailgate Park Aerial Map
 2. Tailgate Park Land Use Districts
 3. Tailgate Park Overlay Districts
 4. DCP Neighborhood Vision
 5. Letter from Downtown Community Planning Council
 6. Draft Resolution

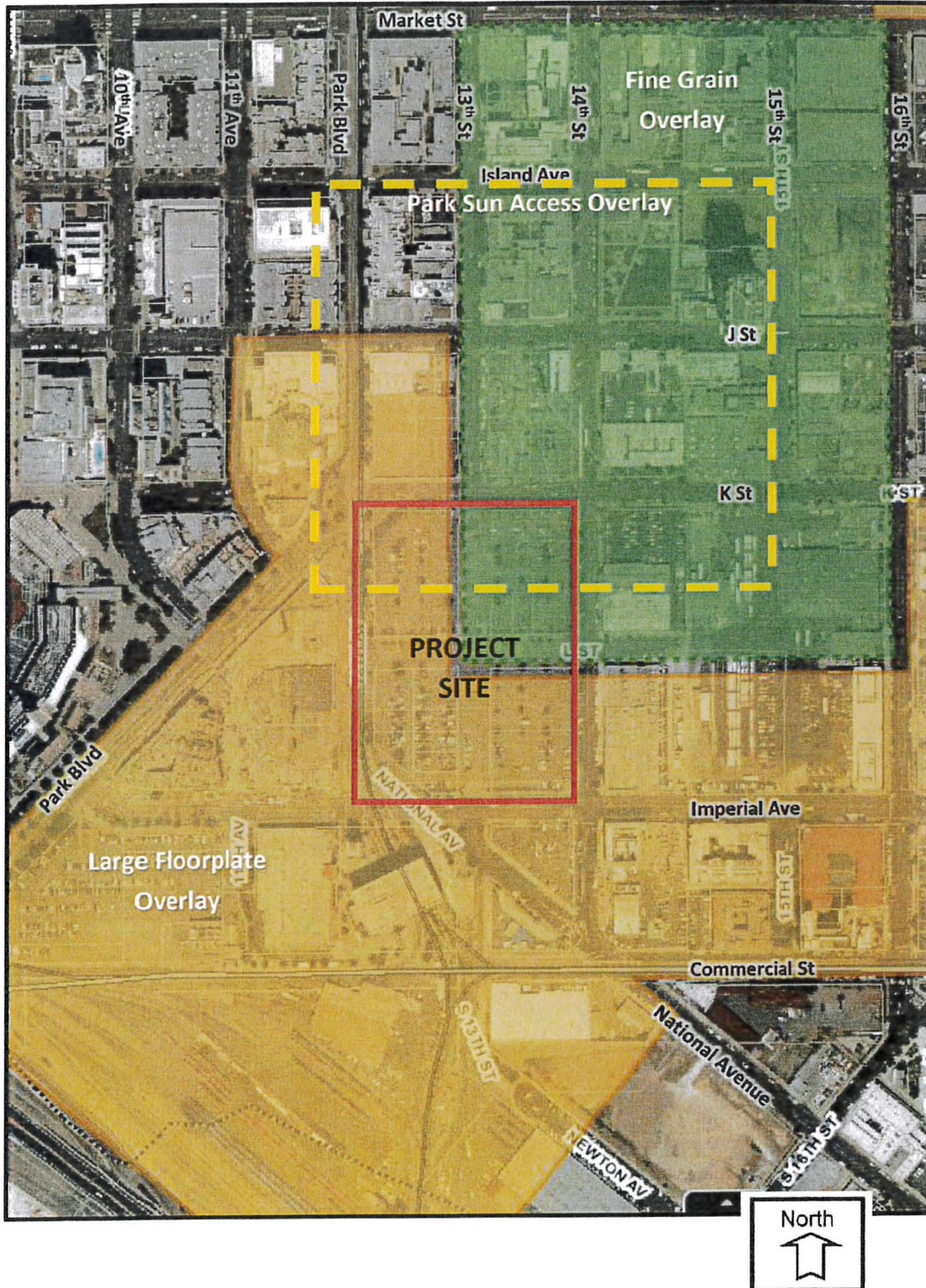
Tailgate Park Vicinity Map



Tailgate Park Land Use Map



Tailgate Park Overlay Map



NEIGHBORHOODS AND DISTRICTS



6.5 EAST VILLAGE

The East Village is one of downtown's largest, fastest-changing, and most diverse neighborhoods. This area will develop as a residential district complemented by Neighborhood Centers, employment areas, flexible use zones, and public spaces. A variety of activities, ranging from academic endeavors at City College, to entertainment at Petco Park, arts at the anticipated new main Library, and human services, will ensure the area maintains the eclectic character that makes it unique. East Village is at the center of much of the growth proposed under the Community Plan, and it will experience considerable transformation over the next 20 years.

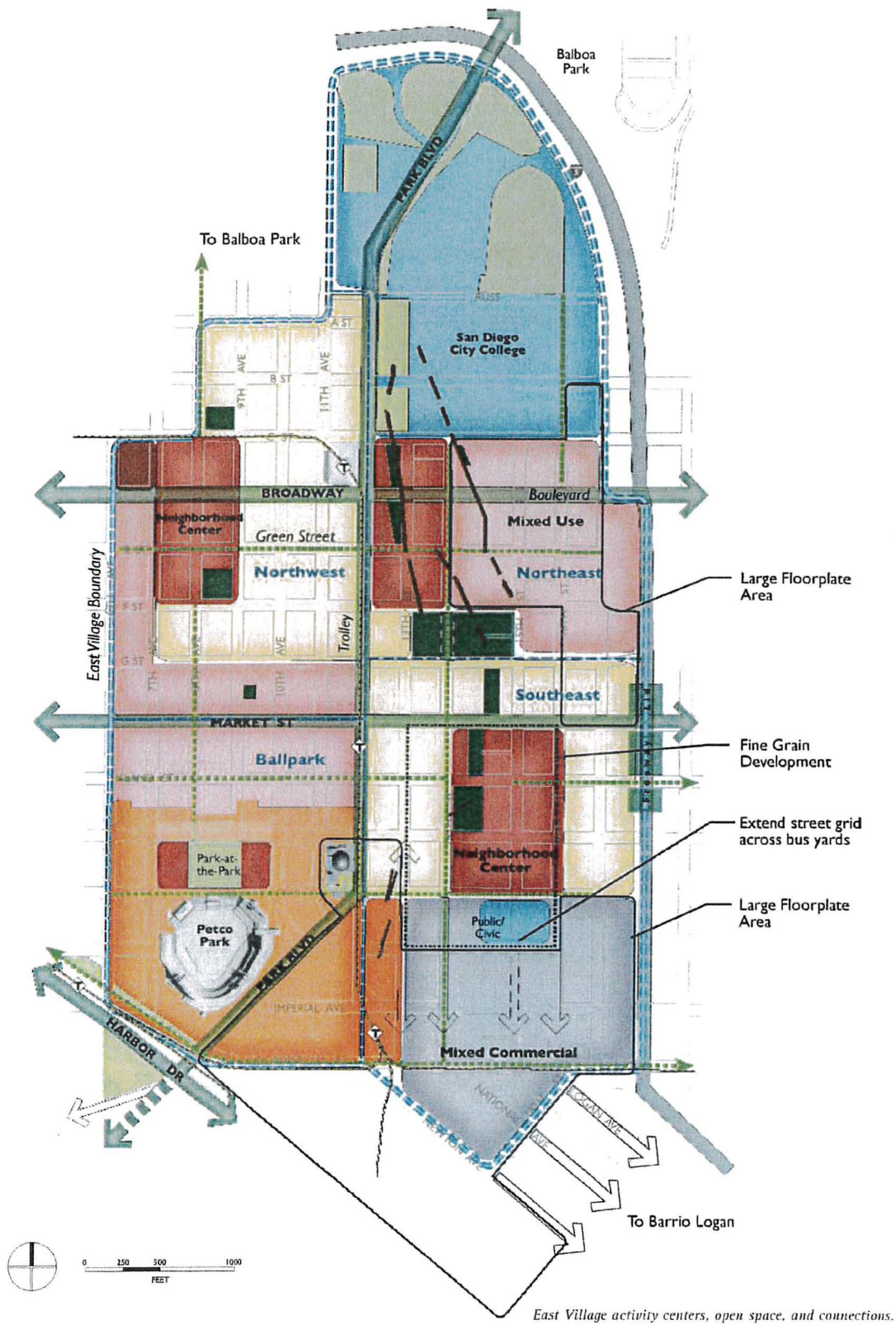
Encompassing the area roughly east of 6th Avenue, this district has been traditionally less developed than areas closer to the waterfront and business core. Its southern portions began as a warehouse district, with manufacturing, processing, distribution, and storage enterprises operating in conjunction with waterfront trade activity. As a significant share of maritime commerce moved away from San Diego Bay and industry moved to outlying areas, this part of downtown experienced substantial blight.

East Village has evolved with a mixture of light industrial and warehousing; artists and design studios; residents in pockets of small California bungalows; and human service providers and users. The northern portions of East Village, once a part of Balboa Park, house City College and San Diego High School, anchors of an academic and institutional zone. To the south, the recent completion of the Petco Park baseball stadium has caused the growth of a vibrant residential, employment, and entertainment district complementing the successful Gaslamp Quarter to the west. Catalyzed by this success and by market pressures in downtown as a whole, new projects—primarily residential-oriented—are spreading throughout East Village, making it one of the most dynamic redevelopment areas of downtown.

Tying Balboa Park and the northern academic areas of the neighborhood together with the ballpark district and waterfront in the south is the Park-to-Bay Link. This project consists of streetscape improvements along Park Boulevard that will make this an appealing central



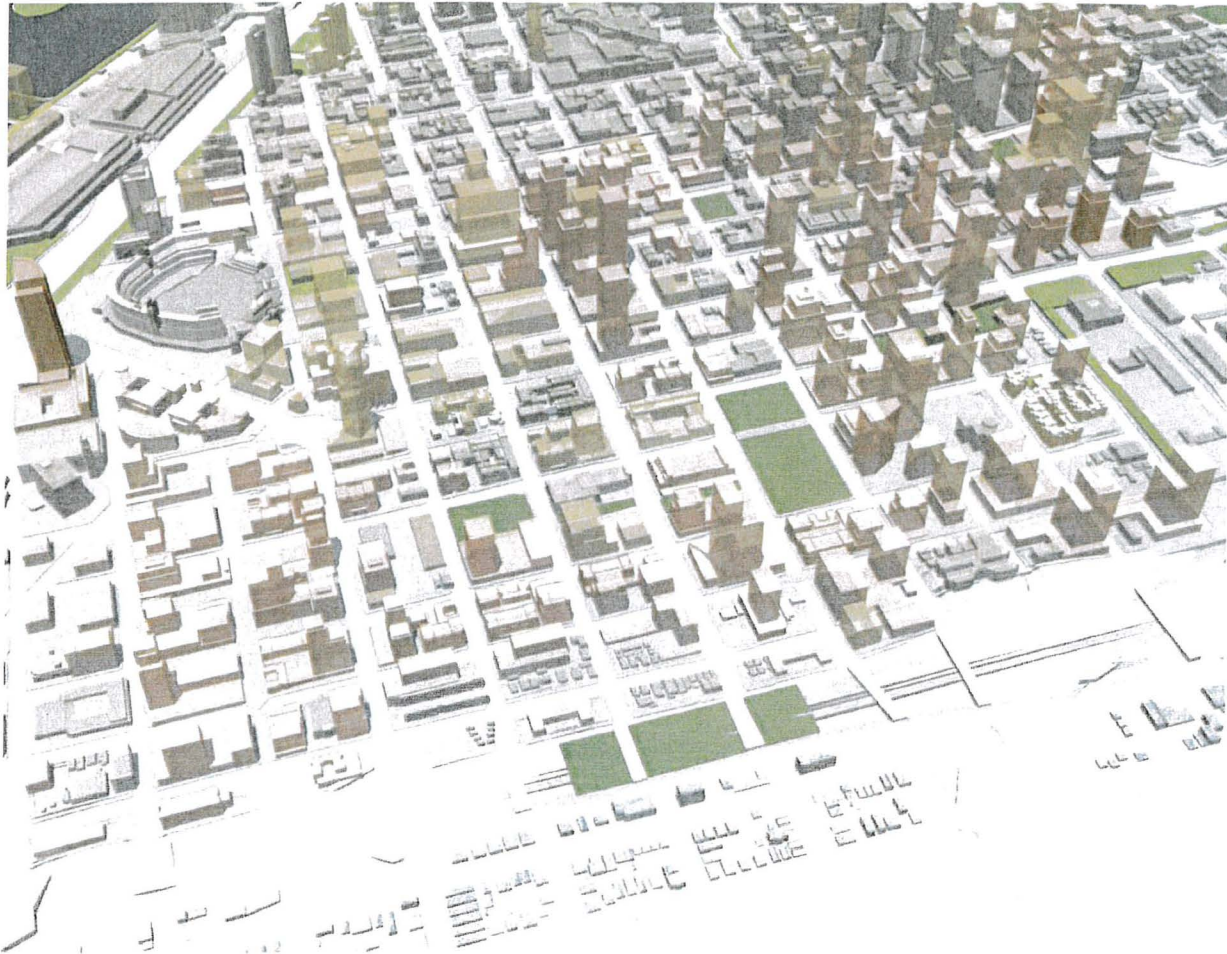
Historic and recent low rise development will be mixed with some of the tallest buildings outside of Civic/Core.





NEIGHBORHOODS AND DISTRICTS

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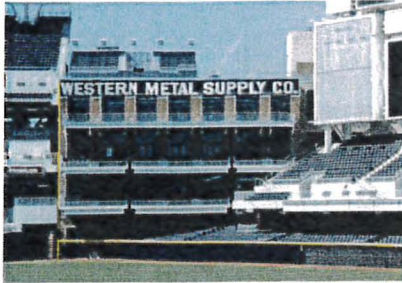
Planned (in color) and existing (in grey) building form in Civic/Core.

This is a view of how downtown may develop with allowed intensities, solely for illustrative purposes.



thoroughfare for a large, evolving neighborhood. The trolley station along Park Boulevard has also been improved by the project.

As the eastern “frontier” of downtown, East Village is also the gateway to communities bordering downtown to the East. Golden Hill, Sherman Heights, Logan Heights, and Barrio Logan are some of the oldest residential areas in San Diego, severed from their traditional connection to downtown by the I-5 Freeway. They are experiencing growth and change as well, and there are plans to re-integrate them with the area.



As low rise warehouse and other uses redevelop with new residential, employment, entertainment, and cultural uses, vestiges of the historic character will endure.



East Village Green is sized to help meet downtown's needs for recreational games, gatherings, and youth activities.



A landscaped freeway deck will provide new open space to physically and functionally engage East Village and Sherman Heights.

Community Plan Vision

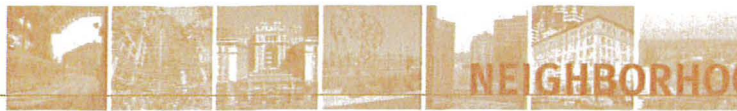
The overall character of East Village will be transformed under the Community Plan. Almost half of the parcels considered here represent development opportunities, and pressure for growth is strong. The area is envisioned as a thriving residential and mixed use community. The highest residential intensities downtown will be attained in East Village, served by the necessary retail, commercial, and open space amenities. Mixed residential and employment uses will thrive around City College, taking advantage of the academic atmosphere for research and high-tech business opportunities. In the southwestern portions of East Village around the ballpark, entertainment, tourism, and employment are expected to flourish alongside new residents. This center of activity will be reinforced by a cultural addition: San Diego's new Main Library. A mixed commercial zone in the south of East Village will allow existing industrial and warehousing activities to continue along with new uses such as residential and offices.

Estimated buildout population will be over half of downtown's expected total buildout, and employment of 39,000 will be almost a quarter of downtown's total. This significant new user base will be served by four distinct Neighborhood Centers, providing retail and commercial nodes for East Village. A series of parks and plazas will also be available to residents and workers. The centerpiece of the open space network will be the 4.1-acre East Village Green, offering ample active and passive recreation opportunities to serve not only this neighborhood, but downtown as a whole.

Aspects of the neighborhood's historic character will be preserved. (see *Chapter 9: Historic Preservation*). In this way, East Village's evolution will be apparent, adding to the richness of its urban form. Also emphasizing historic fabric and downtown's connectivity with greater San Diego, links to surrounding communities will be underscored. A freeway lid between Market and Island streets as well as bike facilities on Island, Commercial, and K streets will be key to making such connections happen.

Structure and Form

Activity nodes for this neighborhood will be the four evenly-distributed Neighborhood Centers, the academically-focused area around City College, and the entertainment and culture district surrounding the



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ballpark. Important corridors include Park Boulevard, which will link the neighborhood internally from north to south as well as providing access from Balboa Park to the San Diego Bay. Broadway will connect East Village to the western portions of downtown and to Golden Hill in the east; and Market Street will similarly connect the Marina and Gaslamp Quarter, and Sherman Heights to the neighborhood. Green Streets connecting to activity centers throughout downtown will permeate East Village.

East Village will have two nodes of intensity, allowing extremely high residential towers to develop in areas north of the ballpark and a node of lesser, but still significant, residential and commercial intensity north of East Village Green. Intensity will decrease to the south and east, as the neighborhood approaches the freeway, rail yards, and the older adjacent communities. A variety of building grain is encouraged in East Village, with larger floorplates for employment purposes allowed around City College and in the southern flexible use portions of the neighborhood, and fine grained development required in designated areas in the southeast. Building heights will be limited to the south and west of new parks to maintain afternoon sun access.

Sub-Districts

Various portions of East Village will have substantially different characters, contributing to the eclecticism and interest of this district. For the purpose of detailed discussion, the neighborhood is thus divided into sub-districts—Ballpark, Southeast, Northwest, and Northeast—which are described in the following sections.

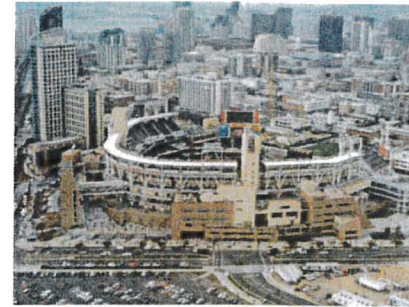
Ballpark

The region's original warehouse district, Ballpark became blighted in the second half of the 20th century as did other portions of East Village. The 1990s brought "pioneers" who took advantage of large, inexpensive building spaces for work, residences, and arts facilities. Completion of Petco Park, together with hotels and ancillary uses, has been a further impetus for redevelopment and intensification.

At present, a majority of sites in this area have construction underway, with uses including residential, parking structures, and new hotels. A retail and office component yet to be developed, coupled with the new Main Library and cultural uses, will complete the initial concept for this new, innovative district.

Vision

Ballpark is envisioned as a downtown-wide entertainment and cultural attraction as well as a residential and commercial district with supporting amenities. In addition to Petco Park, new Main Library construction is anticipated, and the Sushi Theater will fit into a residential high-rise project. The area contains a shared open space in the

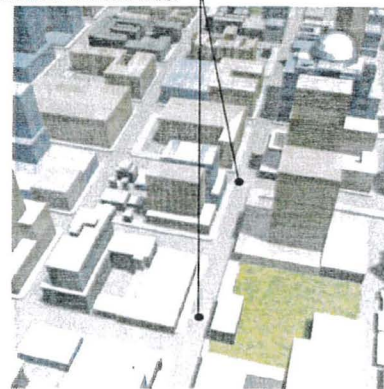


Petco Park has been a transformative force in the Ballpark subdistrict of East Village.



Entertainment and hotel uses around Petco Park, such as the Omni Hotel, will boost activity levels in lower Gaslamp Quarter.

NEIGHBORHOOD CENTER
AROUND OUTFIELD PARK



The new Neighborhood Center focused around Outfield Park will serve ballpark patrons and neighborhood residents and employees alike.



Park-at-the-Park, surrounded by commercial uses that form one of East Village's four Neighborhood Centers, and the central focus of energy for this sub-district.

Important corridors are Market Street and Park Boulevard, providing links within downtown, to Balboa Park, and to the Bay; as well as Island and Imperial avenues and Commercial Street, which will afford pedestrian and vehicular access to neighborhoods east of downtown.

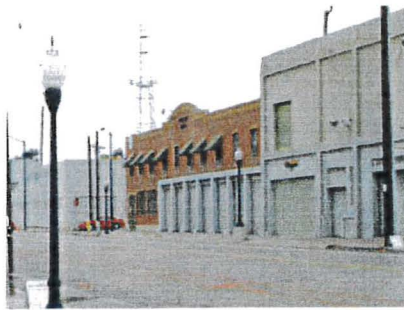
Compared to areas to the north and east, Ballpark will have low to mid-level intensity buildings, maintaining sun access at Petco Park, and a mid-rise character for a neighborhood that bridges between the historic Gaslamp Quarter and high rises expected north of Market Street. South and east of Petco Park, areas allowing large floorplates will offer flexibility for a variety of employment uses.

Southeast

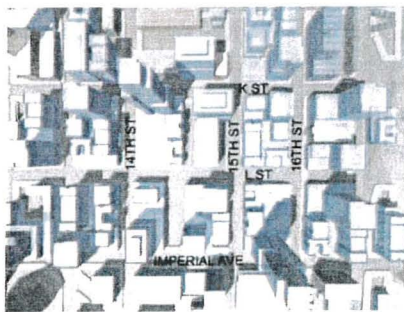
Southeast promises to become an eclectic area with a mix of housing types, and the interest and intrigue that accompany diverse environments. Much of this sub-district is intended for a "fine grain" scale of development with multiple buildings per block, and lower building intensity than in most other neighborhoods.

At present, rail, shipping yards, and the I-5 freeway surround this portion of East Village, and a mix of industrial, warehousing, transportation, and repair uses are housed in the area, largely in single-story structures. Also present are bus yards, occupying a six-block area (with two double-wide and two regular blocks), several vacant buildings, and since the late 1980s some of the region's largest human service facilities.

The sub-district offers several distinct advantages – it is near Petco Park, next to the trolley line and trolley transfer station, and directly adjacent to the Main Library site. It is served by the Park-to-Bay Link, and quick freeway access will benefit future residents, businesses, and public activity. Additionally, Southeast provides transition to the Sherman Heights and Barrio Logan neighborhoods.



Southeast, which currently has some of the lowest intensities downtown, will be transformed under the Community Plan.



L and 15th streets will extend across the existing bus yards site in Southeast.

Vision

Zoning will allow a mix of residential, office, retail, and convention center growth, while retaining light industrial uses and support infrastructure such as auto repair shops. New uses will exist in close proximity to existing ones in mixed commercial zones, creating a diverse urban environment, with residential uses throughout.

The sub-district's energy will focus on Rose Park and the surrounding Neighborhood Center, potentially complemented by adjacent convention center activities. A linear park will connect to the East Village Green, and Fifteenth Street will become an important corridor. Market and J streets are strong connecting spines in the east-west direction. These, together with a freeway lid and surface streets to the south, will provide access to adjacent eastern neighborhoods.



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In general, building intensity will be in the low to middle range for downtown, and much higher than it is at present. Lower-intensity buildings with larger floorplates will occur in the southern mixed commercial. A fine-grained area, requiring articulation at the ground level and encouraging smaller development parcels, is designated in the central portion of Southeast, as shown in Figure 3-6. The neighborhood's tallest towers will line the north of Rose Park, while lower buildings to the south and west will allow sun access throughout the day.

Northwest

Northwest, defined anew in the Community Plan, makes the transition between the very-high intensity, employment-orientation of Civic/Core, and the academic and institutional synergy of Northeast. Re-use of some existing low-scale commercial and warehouse structures, along with some new residential development, has helped to activate the neighborhood in recent years.

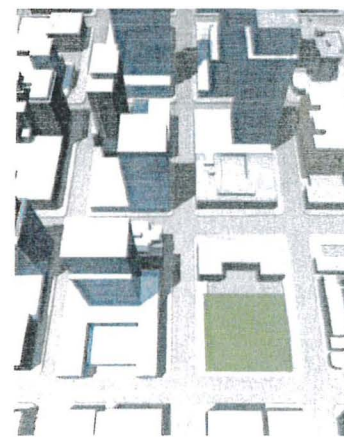
Vision

The sub-district is poised to begin its reincarnation as downtown's residential core, with redevelopment assumed to take place on an estimated 80 to 90 percent of its blocks. This transformation will yield downtown's highest-intensity residential-emphasis district.

Residential towers will share the area with offices, as well as ground-level commercial uses, and residents will enjoy creative pursuits in re-used civic landmark buildings. Furthermore, many of downtown's coveted destinations will be close at hand – Gaslamp Quarter and Horton Plaza, Petco Park, Main Library, City College, Civic/Core employment, and the East Village Green. Balboa Park will be just four blocks north of this section of East Village via the new 8th Avenue connector across I-5.

The organizing components of Northwest will be three principal Boulevards—Market Street, Park Boulevard, and Broadway—and the focus and energy of a new Neighborhood Center. Focused along the 8th Avenue spine, the center will take on a “main street” quality. The southern edge will be defined by a culturally-oriented node encompassing the former Central Library and Post Office, with the southern two-thirds of the Post Office site—currently occupied by non-historic buildings—converted to a park. A second park is positioned at the northern end of the center.

Northwest's many opportunity sites, location at the heart of downtown, accessibility to transit, and distance from the airport overflight zone make it ideal for high-intensity building and for receiving development right transfers from sites designated for parks. At the sub-district's eastern edge, intensities on some sites may reach as high as 20.0 FAR with purchase/transfer of development rights and other available incentives. This will result in many towers rising to heights only matched in the Civic/Core employment district. Establishing peak residential intensities in Northwest will help to maximize use of the area's transit access.



Northwest's Neighborhood Center will have a cultural emphasis anchored by new arts uses in the Central Library (top) and Post Office (above).



Northeast

In the northeast corner of downtown, a spirit of innovation, scholarship, and progress will drive a development mix of residential, high-tech employment, and new educational institutions. This sub-district will buzz with creativity and synergistic relationships, in an environment where people live, work, and pursue learning amidst tree-lined streets and restful open spaces.

The northern reaches of Northeast house City College and San Diego High School. Low intensity development—consisting of a wide mix of storage and service uses, sprinkled with some housing—dominates areas to the south. In the last two decades, the Police Headquarters has been built on Broadway, and some building stock has been taken over by art and design professionals. Construction of new higher-density housing has occurred near the college, and more is planned or under construction.

The area's topography slopes gently down from the educational campuses, such that the majority of Northeast lies lower than surrounding neighborhoods. Distant glimpses of the Bay and Coronado Bridge are possible toward the south, providing a sense of expansiveness. Active faults, constraining construction to some degree, traverse the entire neighborhood. Balboa Park and Golden Hill lie directly across I-5.

Vision

The Community Plan reinforces Northeast's attributes, encouraging the growth of a mixed area with a concentration of open space and an academic focus, and synergies between educational institutions, residential, and commercial uses. Proximity to the freeway will encourage office development, providing quick access for employees. Community members will benefit from an employment source, shared use of community college and high school fields, cultural activities, and classes available through the community college and high school.

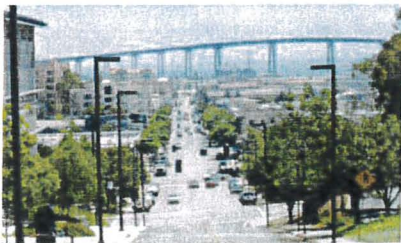
The Plan envisions a new 4.1-acre park—East Village Green—occupying one regular and one double-wide block close to residential areas. This will become the largest inland park in downtown, and a resource both for the East Village and downtown at large. A Neighborhood Center will provide needed eateries, shopping, and services for local residents, students, and employees.

Northeast lies in a small valley between the Park Boulevard ridge and I-5, and its energies will be focused around the Neighborhood Center on 13th Street. Active plazas and open spaces along faults will reinforce this center, connecting City College and the East Village Green. Another important corridor for Northeast will be Broadway, linking it to the waterfront in the west and Golden Hill in the east. The East Village Green is the southern anchor of this sub-district, and a focal point for all of East Village.

Increased intensities will allow medium to large buildings. A concentration of larger buildings will be located in the middle of the neighborhood, and will peak to the north of the East Village Green in one



The strong presence of education in Northeast including City College offers partnership opportunities for new high tech, education, and creative uses.



The San Diego Bay and the San Diego-Coronado Bridge can be seen from many places in Northeast, especially from locations north of Broadway.



of East Village's two high-intensity nodes. Smaller structures south and west will protect the park from shadows, and buildings in the Neighborhood Center will have smaller footprints because of the presence of faults. Large floorplates will be permitted on certain blocks to accommodate office, research, and medical facilities, while towers will be spaced to allow light penetration in the Neighborhood Center.

Goals and Buildout: East Village

Ballpark

- 6.5-G-1** Guide Ballpark's evolution into a multi-use district, including the new Main Library and Park-to-Bay Link, with a regional entertainment and cultural focus.
- 6.5-G-2** Maintain the prominence of Petco Park while reinforcing the evolving high-intensity Market Street corridor.

Southeast

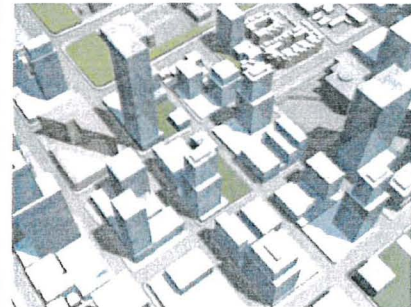
- 6.5-G-3** Foster redevelopment of Southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioners, while preserving light industrial and commercial service functions that serve downtown.
- 6.5-G-4** Facilitate development of a Neighborhood Center that provides a focus to the residential portion of the sub-district, with parkway connections to East Village Green.
- 6.5-G-5** Promote fine-grained development through building articulation, bulk, and scale requirements.

Northwest

- 6.5-G-6** Develop Northwest as the most intensive residential area in concert with its central location, transit access, and available redevelopment sites.
- 6.5-G-7** Establish a Neighborhood Center between 7th and 9th avenues as the activity focus for residents and with a cultural emphasis.
- 6.5-G-8** Reinforce Northwest's proximity to downtown destinations as an essential component of its character.

Northeast

- 6.5-G-9** Foster creation of a diverse sub-district—with residential, office, and research components—and synergistic links to education.
- 6.5-G-10** Establish a Neighborhood Center along 13th street, with strategic plazas and open spaces located along fault lines, to provide a focus to the sub-district, as well as a center for adjacent portions of East Village.
- 6.5-G-11** Develop East Village Green as a recreation and event open space, serving Northeast and downtown at-large.
- 6.5-G-12** Develop cohesive, lush streetscapes to promote sub-district identity, character, and connections.



13th Street will change to become a lively center of the sub-district.



Estimated Buildout¹: East Village

Population ²	46,000
Employment	39,000

¹ Total reflects rounded numbers.

² Includes group quarters population; assumes 1.6 persons per household and a 95% occupancy rate.



Downtown Community Planning Council San Diego

January 20, 2020

Re: Proposed Initiation of Amendments to Land Use Plans for TailGate Park

Dear Planning Commission, City Council Members and Development Services Department,

I am writing on behalf of the Downtown Community Planning Council (DCPC) to support the proposed initiation of consistent zoning regulations for the four blocks at TailGate Park.

As a result of a presentation by Brad Richter (Deputy Director of San Diego Urban Division), at our January 15th meeting, our planning group voted in support with a couple of considerations for City Staff.

The two points to be considered are:

- Evaluating the impact of park sun access to Faultline Park.
- Address how parking displacement would be handled during the construction of TailGate Park.

The DCPC hopes that you will consider this in your supporting analysis as part of the proposal to initiate amendments to the Downtown Community Plan (DCP) and Centre City Planned District Ordinance (CCPDO).

We appreciate your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Michael S. Rosenbaum'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael S. Rosenbaum
DCPC Chair

PLANNING COMMISSION RESOLUTION NO. _____-PC

INITIATING AN AMENDMENT TO THE DOWNTOWN COMMUNITY PLAN AND REZONING FOR THE
TWO BLOCKS BOUND BY IMPERIAL AVENUE AND 13TH, K AND 14TH STREETS

WHEREAS, on January 30, 2020, the Planning Commission of the City of San Diego considered the initiation of amendments to the General Plan/Downtown Community Plan (DCP) and rezoning of the two blocks bound by Imperial Avenue and 13th, K, and 14th streets in the East Village neighborhood of the DCP area in order to reclassify the two blocks from the Mixed Use district to the Ballpark Mixed Use district and reclassify the northern block from the Fine Grain Overlay district to the Large Floorplate Overlay district; and

WHEREAS, the City of San Diego is seeking uniform zoning regulations for the two blocks consistent with the two blocks directly to the west, all four blocks known as Tailgate Park and part of a solicitation for development by the City of San Diego; and

WHEREAS, the Planning Commission considered Report No. PC-20-012 including a recommendation to initiate the amendments and rezoning by the Downtown Community Planning Council; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it hereby initiates the requested General Plan/Community Plan amendment and rezoning based on compliance with the initiation criteria found in Policy LU-D.10 of the Land Use Element of the General Plan and Section 123.0103 of the San Diego Municipal Code as outlined in the Report to Planning Commission No. PC-20-012;

BE IT FURTHER RESOLVED, that this initiation does not constitute a formal recommendation on the future amendments nor an endorsement of any specific development project proposal for the property.

Brad Richter
Deputy Director
Urban Division

Dated JANUARY 30, 2020

By a vote of: x:x:x