

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO				CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) N/A	
TO: CITY COUNCIL		FROM (ORIGINATING DEPARTMENT): Planning		DATE: 8/7/2014	
SUBJECT: Initiation of an Amendment to the University Community Plan; and approval of an Amendment to the FY 2013 North University City Public Facilities Financing Plan.					
PRIMARY CONTACT (NAME, PHONE): Tom Tomlinson, 619-533-3187 MS 606F			SECONDARY CONTACT (NAME, PHONE): Mel Millstein, 619-533-6559 MS 10A		
COMPLETE FOR ACCOUNTING PURPOSES					
FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00
FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00
COST SUMMARY (IF APPLICABLE): N/A					
ROUTING AND APPROVALS					
CONTRIBUTORS/REVIEWERS:		APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	
Financial Management		ORIG DEPT.	Fulton, Bill	08/07/2014	
Environmental Analysis		CFO			
Comptroller		DEPUTY CHIEF			
Liaison Office		COO	Chadwick, Scott	09/15/2014	
		CITY ATTORNEY	Lintvedt, Inga	09/16/2014	
		COUNCIL PRESIDENTS OFFICE	Jurado-Sainz, Diana	09/16/2014	
PREPARATION OF:		<input checked="" type="checkbox"/> RESOLUTIONS	<input type="checkbox"/> ORDINANCE(S)	<input type="checkbox"/> AGREEMENT(S)	<input type="checkbox"/> DEED(S)
1) Adopt a Resolution to initiate an amendment to the University Community Plan.					
2) Adopt a Resolution to amend the FY 2013 North University City Public Facilities Financing Plan, specifically to the Transportation Thresholds.					
STAFF RECOMMENDATIONS: Approve the requested actions.					

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	CD 1
COMMUNITY AREA(S):	University Community Planning Area
ENVIRONMENTAL IMPACT:	The initiation of an Community Plan Amendment to the University Community Plan is not a “project” and is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(C)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Amendments to Public Facilities Financing Plans are covered by EIR 86-0728.
CITY CLERK INSTRUCTIONS:	Noticing is not required.

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 8/7/2014

ORIGINATING DEPARTMENT: Planning

SUBJECT: Initiation of an Amendment to the University Community Plan; and approval of an Amendment to the FY 2013 North University City Public Facilities Financing Plan.

COUNCIL DISTRICT(S): CD 1

CONTACT/PHONE NUMBER: Tom Tomlinson/619-533-3187 MS 606F

DESCRIPTIVE SUMMARY OF ITEM:

Requesting initiation of an Amendment to the University Community Plan; and approval of an amendment to the FY 2013 North University City Public Facilities Financing Plan, specifically to the Transportation Thresholds.

STAFF RECOMMENDATION:

Approve the requested actions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND: The University Community Plan (UCP) has not been comprehensively updated since 1987. Multiple amendments to the UCP have altered development patterns from what was anticipated in the latest travel demand forecast modeling that was prepared in 1997. The transportation facilities identified in the UCP, and subsequently incorporated into the North University City Public Facilities Financing Plan (PFFP) are based on 1997 data and forecast modeling that does not reflect current development activity and planned mobility improvements including the Caltrans North Coast Corridor Project, the Mid-Coast Corridor light-rail connection and certain University of California San Diego circulation improvements. Further, the City of San Diego General Plan was updated in 2008 and includes the City of Villages strategy which seeks to focus growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system. The City of Villages growth strategy relies upon close coordination of land use and transportation planning. The General Plan Mobility Element's goal of improving mobility through development of a balanced, multi-modal transportation network and associated implementation policies are not fully integrated with current UCP transportation related goals, objectives and facilities.

The community at-large supports the initiation of a CPU to adopt the goals of the General Plan Mobility Element, and to identify alternatives which increase mobility through development of a balanced, multi-modal transportation network; alternatives not considered in 1997. In order to analyze and update the transportation facilities needed to serve the community, an amendment to the UCP is necessary. In addition, to continue development in the North University community while an amendment is being completed, a limited amendment to the PFFP Transportation Thresholds is requested. The current PFFP includes a variety of required transportation improvements across three Average Daily Trip (ADT) thresholds. All of the transportation projects identified Threshold 1 (set at 12,000 ADTs) have been completed; all but 2 projects have started construction in Threshold 2 (set at 66,490 ADTs) including the Widening of Genesee Avenue; and one transportation project is identified in Threshold 3 (set at 88,900 ADT), specifically the Regents Road Bridge project. Facilities Financing staff has been tracking the

cumulative ADT count at each building permit issuance and estimates that approximately 61,200 ADTs have been generated. This places the community in Threshold 2, which requires the completion the remaining uncompleted Threshold 2 projects, including the Widening of Genesee Avenue, before development can continue beyond 66,490 ADT.

Staff is proposing to amend the PFFP Transportation Threshold to exempt development projects that do not create negative traffic impacts; specifically those development projects which analyzed, pursuant to CEQA, the direct and cumulative impacts of development without the construction of the projects identified as Genesee Avenue Widening and Regents Road Bridge. This approach makes use of recent development's traffic impacts analysis of current traffic conditions and level of community build out; and acknowledges that these projects have addressed their traffic impacts to the satisfaction of the City. The proposed PFFP amendment would not change the facilities identified in the PFFP. The amendment would allow for continued development in North University City within the amended Transportation Thresholds, while City staff initiates and completes an amendment to the UCP. Concurrent with future council action to adopt the proposed UCP amendment, a separate council action request would be submitted to amend the PFFP to reflect changes made to the UCP. If the PFFP is not amended, construction in the community may be halted due to existing limitations in the Transportation Threshold requirement, which may be reached in the next 1-2 Fiscal Years.

FISCAL CONSIDERATIONS: The community plan amendment will be primarily financed through developer contributions. The requested actions will not impact the North UC Facilities Benefit Assessment Fee Schedule, or the South UC Development Impact Fee Schedule.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): This action does not authorize entering into any contract or agreement.

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee): On July 7, 1987, the University Community Plan was adopted by City Council (R-268789). Subsequent amendments were approved, the latest on Feb. 24, 2014 (R-308755). On April 12, 1988, Council adopted the North University City Public Facilities Phasing Plan (R-270741) and the incorporation of said plan as part of the North University City Public Facilities Financing Plan (PFFP). Subsequent updates to the PFFP were approved by Council, the latest in FY 2013 on June 26, 2012 (R-307508).

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 10, 2014, City Staff presented an informational item at UCPG board meeting, regarding the proposed amendment to the North UC Public Facilities Financing Plan. On July 8, 2014, City Staff presented further information to the UCPG regarding the proposed amendment. No action was taken by the UCPG Board.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Key Stakeholders include residents, businesses, property owners, and developers within the University community planning area. Projected impacts include continued community development and a potential modification to the

transportation elements and improvements identified in the University Community Plan as necessary to serve existing and future development.

Fulton, Bill

Originating Department

Chadwick, Scott

Deputy Chief/Chief Operating Officer