

**DATE ISSUED:** April 12, 2006      **REPORT NO. PC-06-165**

**ATTENTION:**      **Planning Commission, Agenda of April 20, 2006**

**SUBJECT:**      COLLEGE COMMUNITY REDEVELOPMENT PROJECT PLAN  
AMENDMENT. PROCESS FIVE

**OWNER/  
APPLICANT:**      Redevelopment Agency of the City of San Diego

**SUMMARY**

**Issue:** Should the Planning Commission recommend the Redevelopment Agency and City Council:

1. **Accept** the Initial Study for the College Community Redevelopment Project Area (CCRPA) Plan Amendment;
2. **Approve and Adopt** the College Community Redevelopment Plan Amendment which proposes to A) Delete three parcels from the Redevelopment Project Area owned by SDSU, B) Remove certain land-use language and instead refer to the Municipal Code, Community Plan, Master Project Plan and other relevant documents, and C) Extend eminent domain authority in the Project Area an additional twelve years?

**Staff Recommendation:**

1. Recommend that the City Council **Accept** the Initial Study for the Redevelopment Plan Amendment;
2. Recommend that the Redevelopment Agency and City Council **Approve and Adopt** the Redevelopment Plan Amendment; and

3. Find that the CCRPA Plan Amendment is consistent with the City's General Plan and College Area Community Plan.

**Community Planning Group Recommendation:** On March 8, 2006, the College Area Community Council voted unanimously 17-0 to approve the plan amendment as presented.

**Project Area Committee Recommendation:** On March 7, 2006, the College Community Project Area Committee voted 7-1 to approve the plan amendment as presented.

**Environmental Review:** An Initial Study has been prepared in accordance with state of California Environmental Quality Act (CEQA) guidelines.

**Fiscal Impact Statement:** All costs associated with the processing of this plan amendment are paid from Redevelopment Agency tax increment and from a deposit from the San Diego State University Research Foundation.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

**Park Impact Statement:** None with this action.

## **BACKGROUND**

The College Community Redevelopment Project Area (CCRPA) and Redevelopment Plan were adopted on November 30, 1993 Ordinance Number O-18018.

The objectives of the CCRPA are as follows:

- A. The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, this Plan and local codes and ordinances;
- B. The mitigation of traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus;
- C. The provision of a living environment adjacent to the University which will attract University students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill suited for student housing purposes;

- D. The achievement of an environment reflecting a high level of concern for architecture, landscape, urban design, and land use principles appropriate for attainment of the objectives of this Plan;
- E. The creation of development of local job opportunities and the preservation of the area's existing employment base;
- F. The replanning, redesign, and development of areas which are stagnant or improperly utilized; and
- G. The expansion of the community's supply of housing (inside or outside the Project Area), including opportunities for very low, low- and moderate-income households.

## **DISCUSSION**

### **Project Area Boundaries**

The proposed amendment to the Project Area boundaries includes the deletion of three parcels from the CCRPA (Attachment 1) . The first parcel is APN 466-300 12 and is located at 5505 Montezuma Road. This property, University Towers, formerly known as the El Conquistador, was purchased by San Diego State University's (SDSU) Aztec Shops. It is expected to be held by SDSU or its auxiliary in perpetuity and, therefore, the Agency has no plans to redevelop the parcel.

The second and third parcels proposed to be deleted from the CCRPA are APNs 466-034 09 and 466 034 11 located at 5702 Hardy Avenue. These two parcels were recently purchased by SDSU. SDSU is currently constructing their new Student Health Services building on this site. The building is expected to be completed and occupied by Fall of 2006. This site also is expected to be held by SDSU in perpetuity and, therefore, the Agency has no plans to redevelop the parcels.

### **Land-Use and Plan Development**

The proposed amendment to the CCRPA's Article V – Permitted Uses and Planning Considerations (Attachment 2) is to simplify, and in some cases clarify, the land development criteria within the CCRPA. Much of the language currently found in the Redevelopment Plan is duplicate information found in the College Area Community Plan and the College Community Master Project Plan. The proposed amendment will refer development applicants to these documents for conformance.

### **Eminent Domain Authority Extension**

Eminent domain authority in the CCRPA expired November 30, 2005, twelve (12) years after the adoption of the CCRPA. Although progress has been made in the CCRPA, much work is still needed. In order for the Agency to continue the ongoing implementation of necessary projects and programs to eliminate physical and economic blighting conditions (Attachment 3) within the

CCRPA, the Agency, through adoption of the Plan Amendment, is proposing to extend by twelve years (12), through 2018, its authority to use eminent domain within the boundaries of the CCRPA. Although the Agency has no immediate plans to use eminent domain within the CCRPA, it may be necessary in the future for the effective redevelopment of the CCRPA.

**Community Plan Consistency Analysis:** Marlon Pangilinan to insert

**Environmental Analysis:**

Section 21090(b) of the CEQA Guidelines, which states that all public/private undertakings pursuant to or in furtherance of a redevelopments plan shall be deemed to be a single project, applies to the proposed CCRP amendments. The proposed project (i.e., amendment of the CCRP) analyzed in the Initial Study/Environmental Checklist is the same project as that analyzed in the College Community Redevelopment Project Final Environmental Impact Report (certified by the City of San Diego in July, 1993) and would not result in any new significant impacts not already identified and mitigated for under the previous CCRP FEIR.

As outlined in Sections 15162 and 21166 of the CEQA Guidelines and based on the conclusions reported in the Initial Study/Environmental Checklist (Attachment 4), no subsequent or supplemental environmental impact report is required for the proposed project due to the following:

- No substantial changes are proposed in the project which would require major revisions of the CCRP FEIR due to the involvement of new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects;
- No substantial changes would occur with respect to the circumstance under which the project is undertaken which will require major revisions of the CCRP FEIR due to the involvement of new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects;
- No new information of substantial importance is available, which was not known and could not have been known with the exercise of reasonable diligence at the time the CCRP FEIR was certified as complete. The following conclusions are supported by the Initial Study/Environmental Checklist:
  - The project will not result in one or more significant effects not previously discussed in the CCRP FEIR;
  - No significant effects, previously examined in the CCRP FEIR, will be substantially more severe than previously shown;
  - No mitigation measures or alternatives, found not to be feasible in the CCRP FEIR, would in fact be feasible and substantially reduce one or more significant effects of the project;

No mitigation measures or alternatives, which are considerably different than those analyzed in the CCRP FEIR and would substantially reduce one or more significant effects on the environment, are noted.

**Conclusion:**

The CCRPA Plan Amendment has been reviewed in accordance with all applicable development regulations including the Land Development Code, Progress Guide and General Plan, College Area Community Plan, College Community Master Project Plan, and the California Environmental Quality Act.

Staff believes the proposed amendment to the CCRPA is necessary to continue implementation of the Redevelopment Plan. Therefore, staff has provided the required findings to affirm the plan amendment and recommends that the Planning Commission forward this application to the City Council with a recommendation of approval.

**ALTERNATIVES**

1. Recommend that the Redevelopment Agency and City Council **Not Accept** the Initial Study; **Not Approve and Adopt** the CCRPA Redevelopment Plan Amendment, and Find that the CCRPA Plan Amendment is **Not Consistent** with the City’s General Plan and College Area Community Plan as proposed.

Respectfully submitted,

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Redevelopment Division

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Michael Fortney  
Project Manager  
College Community

Attachments:

1. CCRPA Map with parcels proposed for deletion
2. CCRPA Redevelopment Plan with proposed changes
3. CCRPA Plan Amendment Blight Study
4. CCRPA Plan Amendment Initial Study