

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



August 21, 2012

W 25a

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: CHARLES LESTER, EXECUTIVE DIRECTOR

**SUBJECT: CITY OF SAN DIEGO DE MINIMIS LOCAL COASTAL PROGRAM
AMENDMENT 2-12 (Successor Agency) FOR COMMISSION REVIEW AT ITS
MEETING OF September 12, 2012**

The Coastal Act was amended January 1, 1995 to provide for a more streamlined method to review amendments to local coastal programs. Section 30514(d) allows the Executive Director to make a determination that a proposed LCP amendment is de minimis in nature. The Executive Director must determine that the proposed amendment: 1) has no impact, either individually or cumulatively, on coastal resources; 2) is consistent with the policies of Chapter 3; and 3) does not propose any change in land use or water use or any change in the allowable use of property. Section 30514(d) requires the local government to notice the proposed de minimis LCP amendment 21 days prior to submitting it to the Executive Director either through: 1) publication in a newspaper of general circulation; 2) posting onsite and offsite the area affected by the amendment; or 3) direct mailing to owners of contiguous property. If the Executive Director makes the determination that the proposed amendment qualifies as a "de minimis" amendment and finds the public notice measures have been satisfied, such determination is then reported to the Commission for its concurrence.

PROPOSED AMENDMENT

On June 18, 2012, the City of San Diego's LCP Amendment #2-12 was filed in the San Diego District Office; a one year time extension was granted by the Commission to act on the amendment at its August 2012 hearing. The amendment involves revisions to the Planned District Ordinances (PDO) for the Barrio Logan, Centre City and Marina planning areas to identify an appropriate decisionmaker to replace the City's former Redevelopment Agency as the land use permitting authority. The proposed amendment only involves changes to the certified LCP implementation plan. Public notice of the proposed amendment was appropriately made through newspaper publication to identify the public review process and where copies of the amendment could be obtained or viewed.

DISCUSSION

On February 1, 2012, the Redevelopment Agencies of the City of San Diego were dissolved as mandated by Assembly Bill 26. Within the City of San Diego's coastal

zone, redevelopment areas were located in and around the downtown city core, including some portions of the Centre City and Barrio Logan community planning areas. The Planned District Ordinances (PDO) for Centre City, Marina (a sub-area of the Centre City plan) and Barrio Logan are part of the City's certified implementation plan and specifically provide land use permitting authority to the Redevelopment Agency. However, the Redevelopment Agency no longer exists; therefore, for some approvals and permitting decisions, there is no designated land use permitting authority or decisionmaking body to consider approval or denial of a project.

The City has therefore submitted three ordinances (Ordinance Nos. 20156, 20157 and 20158) which amend relevant portions of the presently certified PDOs to reassign specified land use permitting authority from the Redevelopment Agency to the City, as well as identify an alternate entity, other than the Redevelopment Agency, to allow the PDO to function. No changes are being proposed in this amendment that involve any revisions to the former agency's policies, standards or the Redevelopment Plans; those revisions will be addressed in future LCP amendments.

The proposed revisions are attached in the three "strikeout" versions of the ordinances. Specifically, in proposed Ordinance No. 20156 for the Barrio Logan Planned District, there is one change to recognize that the City Manager will review all development proposals; a clarification about the use of Community Redevelopment Law funds and updated references are provided to previously adopted design and operational standards. In proposed Ordinance No. 20157 for the Marina Planned District, the proposed changes focus on substitution of the City Council as the decisionmaking body rather than the former Redevelopment Agency, as well as updating references to previously adopted planning or design guidelines. In proposed Ordinance No. 20158 for the Centre City Planned District, the proposed amendment simply deletes three references to the Redevelopment Agency.

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In the case of the subject LCP amendment request, the Commission finds that approval of the de minimis LCP amendment, as submitted, would not result in any significant adverse environmental impacts under the meaning of the California Environmental Quality Act.

DETERMINATION

The Executive Director determines that the City of San Diego LCP Amendment #2-12 is de minimis. Based on the information submitted by the City, the proposed LCP amendment will have no impact, either individually or cumulatively, on coastal resources. It is consistent with the policies of Chapter 3 of the Coastal Act. The amendment does not propose any change in land use or any change in the allowable use of property. The City has properly noticed the proposed amendment. As such, the amendment is de minimis pursuant to Section 30514(d).

MOTION:

I move that the Commission concur with the Executive Director's determination that the LCP amendment, as submitted, is de minimis.

STAFF RECOMMENDATION:

The Executive Director recommends that the Commission **concur** in this determination. Unless three or more members of the Commission object to this determination, the amendment shall become effective and part of the certified LCP ten (10) days after the date of the Commission meeting.

SI (E)
(O-2012-85)
4/24

ORDINANCE NUMBER O- 20156 (NEW SERIES)

DATE OF FINAL PASSAGE MAY 07 2012

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 2, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 152.0202; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 3 BY AMENDING SECTION 152.0315, ALL RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

WHEREAS, the City Council of the City of San Diego has, by ordinance, determined that certain land use processing and approvals required participation or approvals by the Redevelopment Agency of the City of San Diego; and

WHEREAS, due to the passage of Assembly Bill x1 26 (AB 26), Statutes of 2011, the Redevelopment Agency of the City of San Diego was dissolved, effective February 1, 2012; and

WHEREAS, amendments are now necessary to remove reference to the authority of the Redevelopment Agency of the City of San Diego to review development projects; NOW,

THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 15, Article 2, Division 2 of the San Diego Municipal Code is amended by amending section 152.0202, to read as follows:

§152.0202 Permit Applications, Review and Issuance

(a) General Permit Procedures

(1) through (3) [No change in text.]

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-PAGE 1 OF 3-

- (4) The City Manager or designee shall review all development proposals located within the Redevelopment Subdistrict of the Barrio Logan Planned District, and make recommendations to the Hearing Officer.

(b) through (d) [No change in text.]

Section 2. That Chapter 15, Article 2, Division 3 of the San Diego Municipal Code is amended by amending section 152.0315, to read as follows:

§ 152.0315 Redevelopment Subdistrict Purpose and Intent

The Redevelopment Subdistrict is established to implement the goals and objectives of the Barrio Logan Redevelopment Project. The Redevelopment Subdistrict designates land uses and development standards intended to create a compact, small scale, pedestrian oriented environment, and encourage compatible mixed use land patterns. It is the intent of this division to encourage new development, as well as to retain, rehabilitate and adaptively reuse existing structures. It is further the intent of the Redevelopment Subdistrict to foster quality architecture, landscaping and urban design principles consistent with the objectives of the Redevelopment Plan, and to create an identifiable urban character and community image. Projects as large or larger than an entire city block or requiring land assembly assistance utilizing Community Redevelopment Law funds shall be developed in accordance with design and operational standards established by the Redevelopment Agency of the City of San Diego.

Section 3. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
3/08/2012
Or.Dept:DSD

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of APR 24 2012.

ELIZABETH S. MALAND
City Clerk

By [Signature]
Deputy City Clerk

Approved: 5-7-12
(date)

[Signature]
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

TO SAN DIEGO COUNTY

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STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck-Out~~

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ORDINANCE NUMBER O- 20156 (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 2, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 152.0202; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 3 BY AMENDING SECTION 152.0315 ALL RELATING TO BARRIO LOGAN PLANNED DISTRICT.

Chapter 15: Planned Districts

Article 2: Barrio Logan Planned District

Division 2: Permits and Procedures

§152.0202 Permit Applications, Review and Issuance

(a) General Permit Procedures

(1) through (3) [No change in text.]

(4) ~~On behalf of the Redevelopment Agency of The City of San Diego,~~
the City Manager or designee shall review all development proposals located within the Redevelopment Subdistrict of the Barrio Logan Planned District, and make recommendations to the Hearing Officer.

(b) through (d) [No change in text.]

Chapter 15: Planned Districts

Article 2: Barrio Logan Planned District

Division 3: Zoning and Subdistricts

§ 152.0315 Redevelopment Subdistrict Purpose and Intent

The Redevelopment Subdistrict is established to implement the goals and objectives of the Barrio Logan Redevelopment Project. The Redevelopment Subdistrict designates land uses and development standards intended to create a compact, small scale, pedestrian oriented environment, and encourage compatible mixed use land patterns. It is the intent of this division to encourage new development, as well as to retain, rehabilitate and adaptively reuse existing structures. It is further the intent of the Redevelopment Subdistrict to foster quality architecture, landscaping and urban design principles consistent with the objectives of the Redevelopment Plan, and to create an identifiable urban character and community image. Projects as large or larger than an entire city block or requiring land assembly assistance ~~from the Redevelopment Agency~~ utilizing Community Redevelopment Law funds shall be developed in accordance with design and operational standards as ~~may be~~ established by the Redevelopment Agency of the City of San Diego.

SMT:als
3/08/2012
Or.Dept: DSD

(1) A Marina Planned District Permit shall be issued after the applicant has completed a three-step design review process consisting of the submission of:

(A) through (B) [No change in text.]

(C) One hundred percent Construction Drawings.

CCDC may issue a Marina Planned District Permit after review of the drawings based on the size of the project or the nature of the improvement CCDC may, at its discretion, consolidate Steps 2 or 3 to facilitate review of the project.

(2) [No change in text.]

(c) Review Procedures.

Application for a Marina Planned District Permit shall begin with the applicant's submission of Basic Concept/Schematic Drawings to CCDC. Basic Concept/Schematic Drawings shall be reviewed according to the following process:

(1) [No change in text.]

(2) The City Council shall review all projects that request or require financial assistance, are governed by either a Disposition and Development Agreement or an Owner Participation Agreement, or request an exception to the Marina Planned District Ordinance.

(3) [No change in text.]

(d) Determination -- Conditions of Approval

The approval, modification or disapproval of Basic Concept/Schematic Drawings shall be as follows:

- (1) [No change in text.]
- (2) CCDC shall advise the City Council and the City Council may approve, modify or disapprove any application for a Marina Planned District Permit, described in Section 1511.0202(c)(2), which has been initiated by the submission of Basic Concept/Schematic Drawings. In recommending approval of a Marina Planned District Permit, CCDC may propose to the City Council reasonable conditions to ensure compliance with these regulations.

(e) through (h) [No change in text.]

§1511.0204 Exceptions to the Provisions of the Marina Planned District Ordinance Regulations

- (a) The CCDC may recommend and the City Council may approve permit exceptions from certain limits, restrictions and controls of this Planned District Ordinance as provided in Sections 1511.0302(b)(3) and 1511.0302(c).
- (b) [No change in text.]
- (c) Review Procedures
Application for exceptions to the provisions of the Marina Planned District Ordinance regulations shall follow the review procedures outlined in Section 1511.0202(c), with the following additional requirements:
Two public hearings are required, the first before CCDC's Board of Directors and the subsequent hearing before the City Council. Notice shall

be given at least 10 working days prior to the hearing of the time, place and purpose of the hearing in the following manner:

(1) through (2) [No change in text.]

Section 2. That Chapter 15, Article 11, Division 3 of the San Diego Municipal Code is amended by amending section 1511.0302, to read as follows:

§1511.0302 Property Development Regulations

(a) Planning Standards and Urban Design Guidelines.

Architectural and design standards titled, "Marina Urban Design Plan and Development Guidelines," on file in the office of the City Clerk as Document No. OO-17123, are to be used in the evaluation of the appropriateness of any development for which a permit is applied under this Planned District Ordinance.

(b) Regulations

The following regulations shall apply to the specific areas as indicated:

(1) through (3) [No change in text.]

(4) Conditions for Exceptions to FAR

(A) through (B) [No change in text.]

(C) Exceptions to either FAR or mixed land use standards may be recommended by CCDC's Board and approved by the City Council in accordance with Section 1511.0204, where the project complies with the development standards contained in this Planned District Ordinance and the Marina Urban Design Plan and Development Guidelines provided that three of the following seven conditions set

forth in Section 1511.0302(b)(4)(C)(i) through (vii) are met.

In the event that exceptions are requested for both land use mix and FAR, four of the seven conditions set forth in Section 1511.0302(b)(4)(C)(i) through (vii) must be met.

(i) through (vi) [No change in text.]

(vii) No financial assistance involving Community Redevelopment Law funds, excluding off-site public improvements, is required for the project.

(c) [No change in text.]

Section 3. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

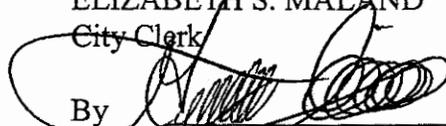
APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

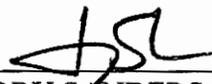
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I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of APR 24 2012.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5-7-12
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

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PAGE 6 OF 6-

STRIKEOUT ORDINANCE

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ORDINANCE NUMBER O- 20157 (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 11, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 1511.0202 AND 1511.0204; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 3 BY AMENDING SECTION 1511.0302, ALL RELATING TO THE MARINA PLANNED DISTRICT.

Chapter 15: Planned Districts

Article 11: The Marina Planned District

Division 2: Permits and Procedures

§1511.0202 Marina Planned District Permit Process

(a) Permit Required

[No change in text.]

(b) Application for Marina Planned District Permit

(1) A Marina Planned District Permit shall be issued after the applicant has completed a three-step design review process consisting of the submission of:

(A) through (B) [No change in text.]

(C) ~~One hundred~~ One hundred percent Construction Drawings.

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CCDC may issue a Marina Planned District Permit after review of the drawings based on the size of the project, or the nature of the improvement ~~or the participation of the Redevelopment Agency~~. CCDC may, at its discretion, consolidate Steps 2 or 3 to facilitate review of the project.

(2) [No change in text.]

(c) Review Procedures.

Application for a Marina Planned District Permit shall begin with the applicant's submission of Basic Concept/Schematic Drawings to CCDC. Basic Concept/Schematic Drawings shall be reviewed according to the following process:

(1) [No change in text.]

(2) ~~The Redevelopment Agency of the City Council~~ of San Diego (the "Agency") shall review all projects that request or require financial assistance, are governed by either a Disposition and Development Agreement or an Owner Participation Agreement, or request an exception to the Marina Planned District Ordinance.

(3) [No change in text.]

(d) Determination -- Conditions of Approval

The approval, modification or disapproval of Basic Concept/Schematic Drawings shall be as follows:

(1) [No change in text.]

(2) CCDC shall advise the ~~Agency City Council~~ and the ~~Agency City Council~~ may approve, modify or disapprove any application for a Marina Planned District Permit, described in Section 1511.0202(c)(2), which has been initiated by the submission of Basic Concept/Schematic Drawings. In recommending approval of a Marina Planned District Permit, CCDC may propose to the ~~Agency City Council~~ reasonable conditions to ensure compliance with these regulations.

(e) through (h) [No change in text.]

§1511.0204 Exceptions to the Provisions of the Marina Planned District Ordinance Regulations

(a) The ~~Centre City Development Corporation~~ CCDC may recommend and the ~~Redevelopment Agency~~ City Council may approve permit exceptions from certain limits, restrictions and controls of this Planned District Ordinance as provided in Sections 1511.0302(b)(3) and 1511.0302(c).

(b) [No change in text.]

(c) Review Procedures

Application for exceptions to the provisions of the Marina Planned District Ordinance regulations shall follow the review procedures outlined in Section 1511.0202(c), with the following additional requirements:
Two public hearings are required, the first before CCDC's Board of Directors and the subsequent hearing before the ~~Redevelopment Agency~~ City Council. Notice shall be given at least 10 working days prior to the

hearing of the time, place and purpose of the hearing in the following manner:

(1) through (2) [No change in text.]

Chapter 15: Planned Districts

Article 11: The Marina Planned District

Division 3: Zoning and Subdistricts

§1511.0302 Property Development Regulations

(a) Planning Standards and Urban Design Guidelines,

~~Redevelopment Agency has by resolution adopted architectural and design standards to be used in the evaluation of the appropriateness of any development for which a permit is applied under this Planned District Ordinance. These a~~Architectural and design standards shall be entitled, "Marina Urban Design Plan and Development Guidelines," on file in the office of the City Clerk as Document No. OO-17123, are to be used in the evaluation of the appropriateness of any development for which a permit is applied under this Planned District Ordinance. a copy of which is on file in the office of the City Clerk as Document No. OO-17123.

(b) Regulations

The following regulations shall apply to the specific areas as indicated:

(1) through (3) [No change in text.]

(4) Conditions for Exceptions to FAR

(A) through (B) [No change in text.]

(C) Exceptions to either FAR or mixed land use standards may be recommended by CCDC's Board and approved by the Redevelopment Agency City Council in accordance with Section 1511.0204, where the project complies with the development standards contained in this Planned District Ordinance and the Marina Urban Design Plan and Development Guidelines provided that three of the following seven conditions set forth in Section 1511.0302(b)(4)(C)(i) through (vii) are met.

In the event that exceptions are requested for both land use mix and FAR, four of the seven conditions set forth in Section 1511.0302(b)(4)(C)(i) through (vii) must be met.

(i) through (vi) [No change in text.]

(vii) No ~~Redevelopment Agency~~ financial assistance involving Community Redevelopment Law funds, excluding off-site public improvements, is required for the project.

(c) [No change in text.]

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ORDINANCE NUMBER O- 20158 (NEW SERIES)

DATE OF FINAL PASSAGE MAY 07 2012

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, DIVISION 19 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1904, 103.1913 AND 103.1918, APPLICABLE ONLY INSIDE THE COASTAL ZONE, ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT.

WHEREAS, the City Council of the City of San Diego has, by ordinance, determined that certain land use processing and approvals required participation or approvals by the Redevelopment Agency of the City of San Diego; and

WHEREAS, due to the passage of Assembly Bill x1 26 (AB 26), Statutes of 2011, the Redevelopment Agency of the City of San Diego was dissolved, effective February 1, 2012; and

WHEREAS, amendments to the Centre City Planned District Ordinance were made in 2006, 2008, 2010, and 2012 but those amendments have not yet been certified as local coastal program amendments by the California Coastal Commission, leaving the pre-2006 provisions of the San Diego Municipal Code effective in the coastal zone; and

WHEREAS, amendments to the pre-2006 provisions of the San Diego Municipal Code that are effective inside the coastal zone are now necessary to remove reference to the authority of the Redevelopment Agency of the City of San Diego to review or approve development projects; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 10, Article 3, Division 19 of the San Diego Municipal Code is amended by amending sections 103.1904, 103.1913 and 103.1918, to read as follows:

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§103.1904 Administration and Required Permits

(a) through (e) [No change in text.]

(f) Demolition Permits

(1) [No change in text.]

(2) The President may not approve an application for a demolition permit unless it is determined that the site in question is now a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. The President shall make the determination within ten (10) working days of the receipt of the application in the offices of the Centre City Development Corporation ("CCDC"). If the President does not make the determination within a specified period, the site shall be deemed not to be a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. If the site is found to be listed in the Historic Site Inventory and has not yet been considered for designation by the Historical Resources Board, the demolition or removal permit application shall not be approved for ninety (90) days or until the Historical Resources Board has made a formal determination of the site's historic significance, whichever occurs first. The provisions of this section do not apply to the following:

- (A) [No change in text.]
- (B) Any permit approved by the President, Centre City Development Corporation Board, Planning Commission or City Council as part of a development project submitted, reviewed and approved in accordance with this Division, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic or architectural significance of the property. That environmental document shall be reviewed by the Historical Resources Board for the purpose of recommending to the President whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

- (g) [No change in text.]

§103.1913 Sports/Entertainment District Development Standards

- (a) [No change in text.]
- (b) The City Council shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

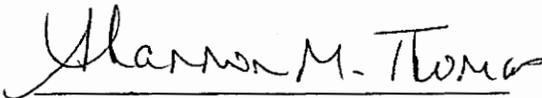
§103.1918 North Embarcadero Overlay District

- (a) [No change in text.]
- (b) The City Council shall refer to the North Embarcadero Visionary Plan Guidelines, a copy of which is on file in the office of the City Clerk as Document No. OO-19338, in the review and approval of all development within the North Embarcadero Overlay District. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.
- (c) through (d) [No change in text.]

Section 2. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

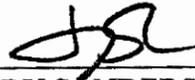
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3/08/2012
Or.Dept:DSD

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of APR 24 2012

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5-7-12
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

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PAGE 5 OF 5-

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ORDINANCE NUMBER O- 2015B (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, DIVISION 19 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1904, 103.1913 AND 103.1918, APPLICABLE ONLY INSIDE THE COASTAL ZONE, ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT.

Chapter 10: Planning and Zoning

Article 3: Planned Districts

Division 19: The Centre City Planned District

§103.1904 Administration and Required Permits

(a) through (e) [No change in text.]

(f) Demolition Permits

(1) [No change in text.]

(2) The President may not approve an application for a demolition permit unless it is determined that the site in question is now a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. The President shall make the determination within ten (10) working days of the receipt of the application in the offices of the Centre City Development

NO. 51-1118 MAY 31 4 5 09

CITY OF SAN DIEGO
PLANNING DEPARTMENT
PAGE 1 OF 4

Corporation ("CCDC"). If the President does not make the determination within a specified period, the site shall be deemed not to be a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. If the site is found to be listed in the Historic Site Inventory and has not yet been considered for designation by the Historical Resources Board, the demolition or removal permit application shall not be approved for ninety (90) days or until the Historical Resources Board has made a formal determination of the site's historic significance, whichever occurs first. The provisions of this section do not apply to the following:

- (A) [No change in text.]
- (B) Any permit approved by the President, Centre City Development Corporation Board, Planning Commission, ~~Redevelopment Agency of The City of San Diego~~, or City Council as part of a development project submitted, reviewed and approved in accordance with this Division, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic or architectural significance of the property. That environmental document shall be reviewed by the Historical Resources Board for the purpose of recommending

to the President whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

- (g) [No change in text.]

§103.1913 Sports/Entertainment District Development Standards

- (a) [No change in text.]

- (b) The City Council and ~~Redevelopment Agency~~ shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

§103.1918 North Embarcadero Overlay District

- (a) [No change in text.]

- (b) The City Council and ~~Redevelopment Agency~~ shall refer to the North Embarcadero Visionary Plan Guidelines, a copy of which is on file in the office of the City Clerk as Document No. OO-19338, in the review and approval of all development within the North Embarcadero Overlay District. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

(c) through (d) [No change in text.]

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