

NOTE:

THE FOLLOWING UNDERLINE/STRIKEOUT AMENDMENTS INCLUDE ALL PROPOSED CHANGES THAT HAVE BEEN REVIEWED BY PREVIOUS ADVISORY BODIES.

THE STAFF REPORT AND DRAFT RESOLUTION INCLUDE ONLY THOSE AMENDMENTS FOR WHICH ACTIONS ARE BEING REQUESTED AT THE JULY 31, 2007 HEARING.

CONSIDERATION OF THE REMAINDER OF THE AMENDMENTS (INCLUDING AMENDMENTS MAINLY AFFECTING HISTORICAL RESOURCES) WILL BE CONTINUED TO THE SEPTEMBER 25, 2007 MEETING.

**DOWNTOWN COMMUNITY PLAN
STRIKEOUT/UNDERLINE VERSION
ERRATA SHEET – JULY 17, 2007
Note: Changes are noted in bold print.**

1) Table of Contents, Page iv, ACKNOWLEDGEMENTS (add):

APPENDIX A – MITIGATION, MONITORING & REPORTING PROGRAM

2) Chapter 3, Page 3-22, Specific Amenities and Improvements:

In specific locations, increases in FARs (beyond the Base FARs) are allowed for provision of improvements or amenities over and beyond those required as part of normal development requirements. These may include urban open spaces, green roofs, family units, ~~right of way improvements~~, and employment uses. Criteria for fulfilling these requirements ~~is~~ are spelled out in detail in the PDO. Total FAR bonuses with all incentives (for Specific Amenities and Improvements, through Bonus Payment, and Transfer of Development Rights) are shown in Figure 3-11.

3) Chapter 3, Page 3-22, TDR Program for Parks (second paragraph), ~~strikeout sentence~~ moves to Page 3-26:

Development rights resulting from new parks have been carefully matched with those on “receiving” sites to ensure an adequate market for the rights. ~~The Centre City Development Corporation (CCDC) or the Redevelopment Agency/City of San Diego may set up a “TDR Bank” or other mechanisms to facilitate transfers.~~

4) Chapter 3, Page 3-26, TDR Program for Historical Resources:

The TDR program for historical resources is designed to encourage the preservation and rehabilitation of structures of historic merit that contribute to the quality of the urban environment. ~~Eligible sending and r~~Receiving sites may be located on the same block, or in colored areas shown on Figure 3-11. ~~and r~~Transfers can take place either between two different parcels with the same owner, or between two willing and qualified owners as defined in the Planned District Ordinance(s). Historic resources are those designated on the National, State, and/or ~~Local~~ San Diego registers. The Centre City Development Corporation (CCDC) or the Redevelopment Agency/City of San Diego may set up a “TDR Bank” or other mechanisms to facilitate transfers.

5) Chapter 9, Page 9-1, second paragraph, first sentence in second column:

The ~~Local~~ San Diego Register of Historical Resources includes properties and districts deemed to have contributed significantly to regional history and culture.

6) Chapter 9, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, National Register of Historic Places - Listed:

Retention on-site; any improvements, renovation, rehabilitation, and/or adaptive reuse should facilitate preservation, ~~in conformance with the Department of Interior Standards.~~ consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. ~~Structures~~

Resources contributing to a National Register District have the same protection status as individually-listed ~~structures~~ resources.

- 7) Chapter 9.1, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, National Register of Historic Places – Eligible:

Evaluate and encourage listing ~~in~~ ~~on~~ the National Register through the State Office of Historic Preservation or the National Park Service. Resources determined eligible by either agency shall have the same protection status as individually-listed resources in the National Register. If not listed ~~on~~ in, or not determined eligible for listing ~~in~~, the National Register, determine eligibility for ~~Local~~ the San Diego Register with associated development restrictions, and, if designated, provide San Diego Register protections.

- 8) Chapter 9.1, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, California Register of Historic Places – Listed:

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- 9) Chapter 9.1, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, California Register of Historic Places – Eligible:

Evaluate and encourage listing in the California Register through the State Office of Historic Preservation. Resources determined by the State Historical Resources Commission to be eligible for listing in the California Register have the same protection status as individually-listed resources in the California Register. Retention on-site; any improvements, renovation, rehabilitation, and/or adaptive reuse shall be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. If not listed in, or determined by the State Historical Resources Commission not to be eligible for listing in, the California Register, determine eligibility for San Diego Register and, if designated, provide San Diego Register protection.

- 10) Chapter 9.1, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, ~~Local~~ San Diego Register of Historical ~~Places~~ Resources – Listed:

Whenever possible, retain resource on-site. Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures. ~~Structures~~ Resources contributing to a ~~Local~~ San Diego Register District have the same protection status as individually listed ~~structures~~ resources.

- 11) Chapter 9.1, Page 9-3, Table 9-1, Historic Designations and Preservation Goals, Potential Designation to San Diego Register of Historical Resources:

The Land Development Code and Planned District Ordinance require review and processing for potential designations for resources over 45 years of age, including those listed on applicable surveys.

12) Chapter 9.1, Page 9-4, Second Paragraph:

• **Asian Pacific Thematic District:** Marks the contributions and architecture of early Asian businesses and residents, and has Local Register status. Structures contributing to the district are subject to preservation goals per the ~~Local~~ San Diego Register provisions, while diversity in infill structures is allowed. A Master Plan for the Asian Pacific Thematic Historic District was adopted by the Redevelopment Agency in 1995 and remains a valuable source of historic information on the area.

13) Chapter 9.1, Page 9-4, Third Paragraph:

Two additional thematic districts are currently under study for ~~Local~~ San Diego Register designations: the Warehouse District in downtown's southeastern quadrant and the African-American District south of Broadway. If approved, the ~~Local~~ San Diego Register designation of these districts will accommodate flexible integration of new development.

14) Chapter 9.1, Page 9-4, Goals: Historic Conservation:

9.1-G-2 Encourage the rehabilitation and reuse of ~~designated historical properties~~ resources.

15) Chapter 9.1, Page 9-4, Goals: Historic Conservation:

9.1-G-3 Allow development adjacent to historical resources respectful of context and heritage, while permitting contemporary design solutions that do not adversely affect impact historical resources.

16) Chapter 9.1, Page 9-4, Policies: Historic Conservation:

9.1-P-1 Maintain review procedures for projects potentially affecting resources listed in, or eligible for listing in, the National Register, State California Register, and ~~Local~~ or San Diego Register properties and districts either individually or as contributors to historic districts.

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19) Chapter 9.2, Page 9-5, Integrating Heritage in Downtown's Future – (see revisions in first two paragraphs):

Downtown continues on a path of major transformation. Considerable strides have been made in designating, preserving, and restoring historic assets. Additional historic properties preserved

through rehabilitation and/or re-use will contribute to the future downtown environment. The preservation, retention, and rehabilitation of designated historic structures, and their incorporation into new development projects, whether in whole or in part, is strongly encouraged. However, some loss of properties listed on the ~~Local~~ San Diego Register may inevitably occur to accommodate growth and population goals, but the relocation or demolition of designated historic resources shall only be permitted when alternatives are not feasible, and adequate mitigation is provided.

Several properties in the eastern portion of downtown are under study for eligibility for ~~Local~~ San Diego Register listings. Since this is the last district to experience major redevelopment, a number of older buildings still exist. ~~This stock tends to be utilitarian in nature—single or two-story, including warehouses, commercial structures and modest “worker cottages.”—and not unique to downtown in the region. The few landmarks in the eastern area are scattered. This contrasts with the stature, construction quality, civic orientation, and architectural distinction of prominent preservation examples found in other downtown San Diego neighborhoods, and other major downtowns—such as the Financial District of San Francisco. Restoration costs and structural conditions also pose practical limits on preservation.~~

20) Chapter 9.2, Page 9-6, Goals: Integrating Heritage in Downtown’s Future:

9.2-G-1 Integrate ~~designated~~ historical resources into the downtown fabric while achieving policies for significant development and population intensification.

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DOWNTOWN COMMUNITY PLAN STRIKEOUT/UNDERLINE VERSION

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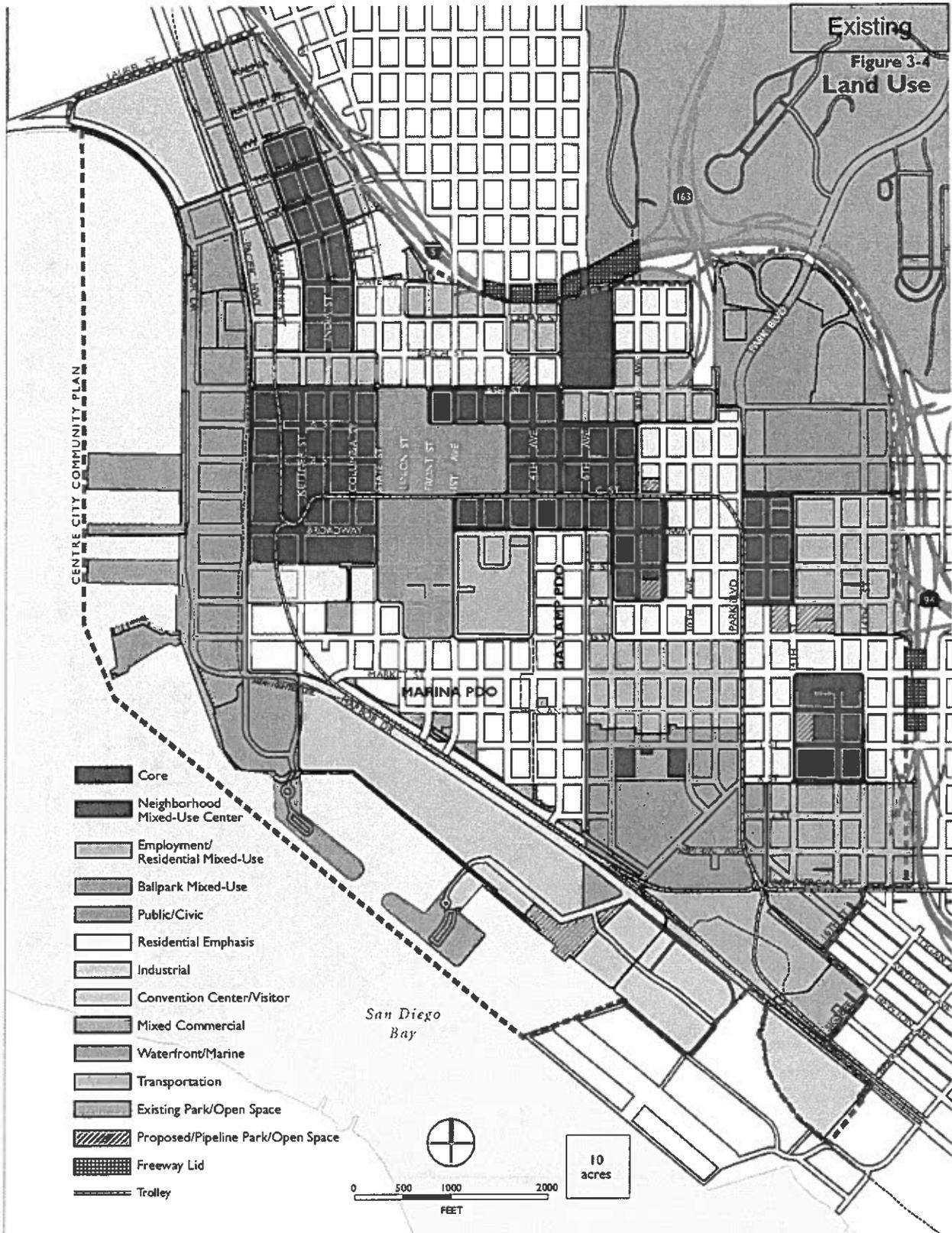
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Existing
Figure 3-4
Land Use



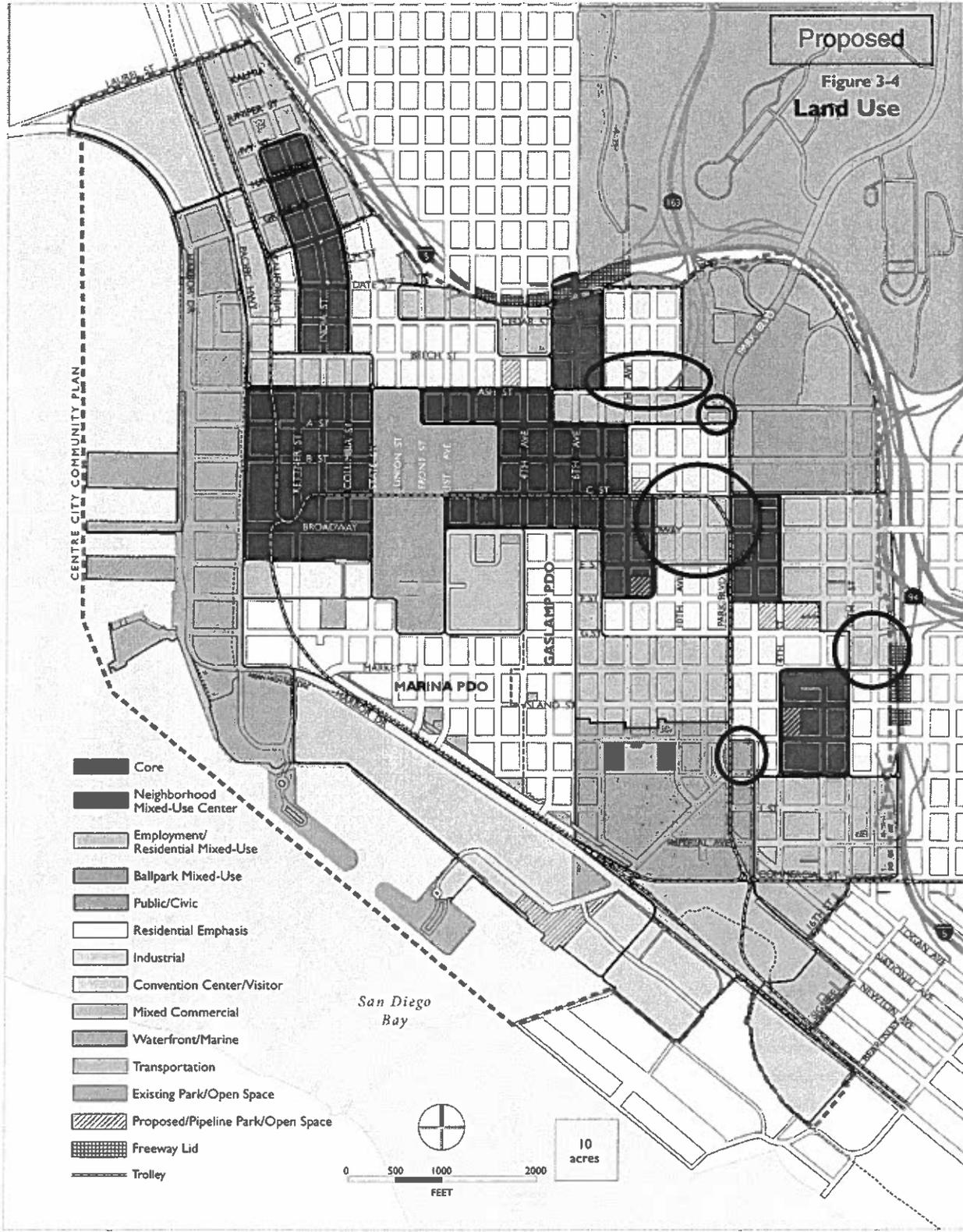
- Core
- Neighborhood Mixed-Use Center
- Employment/Residential Mixed-Use
- Ballpark Mixed-Use
- Public/Civic
- Residential Emphasis
- Industrial
- Convention Center/Visitor
- Mixed Commercial
- Waterfront/Marine
- Transportation
- Existing Park/Open Space
- Proposed/Pipeline Park/Open Space
- Freeway Lid
- Trolley

San Diego Bay

0 500 1000 2000
FEET

10 acres

Proposed
Figure 3-4
Land Use



CENTRE CITY COMMUNITY PLAN

San Diego Bay

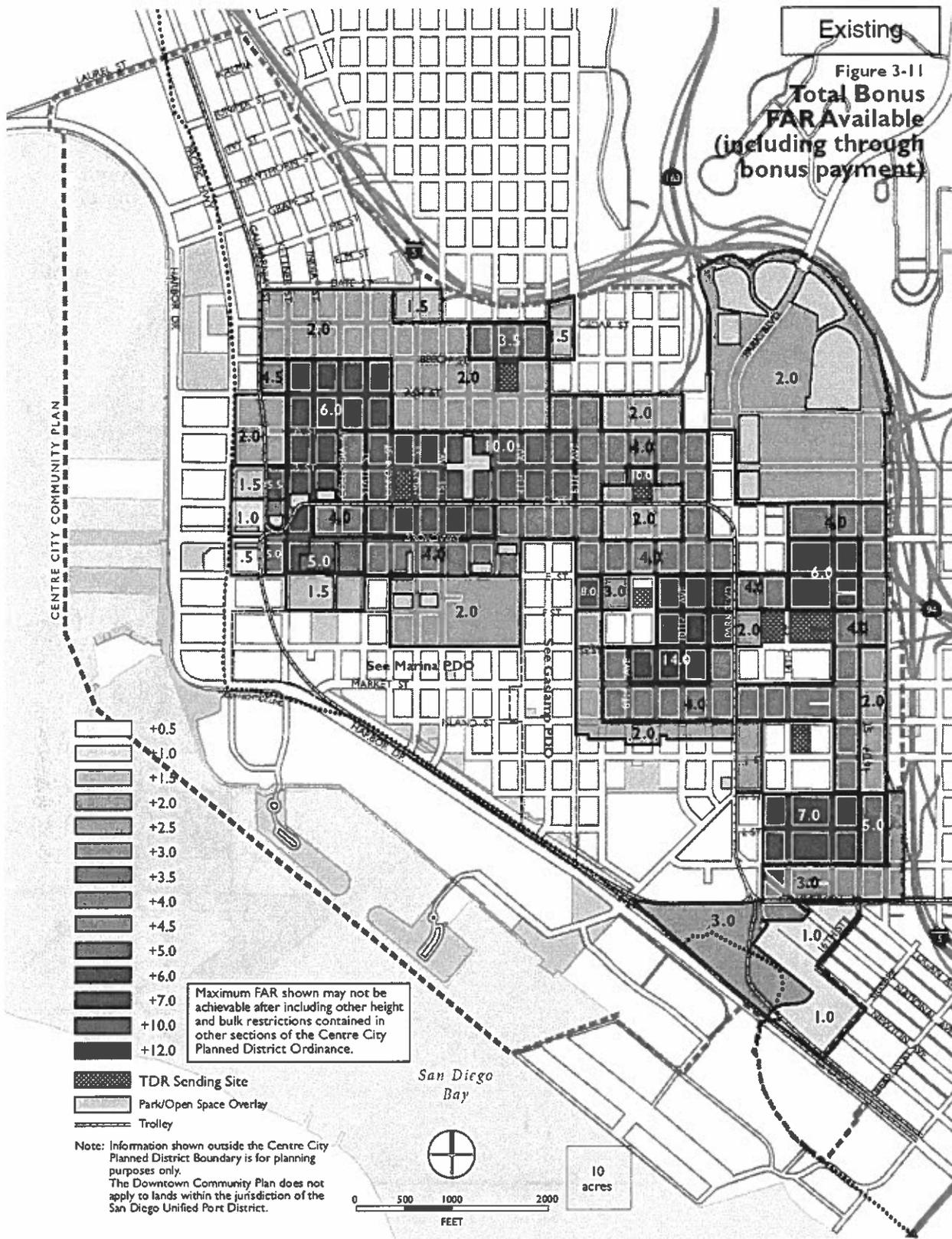


0 500 1000 2000
 FEET

10
 acres

Existing

Figure 3-11
Total Bonus
FAR Available
(including through
bonus payment)



- +0.5
- +1.0
- +1.5
- +2.0
- +2.5
- +3.0
- +3.5
- +4.0
- +4.5
- +5.0
- +6.0
- +7.0
- +10.0
- +12.0

Maximum FAR shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.

- TDR Sending Site
- Park/Open Space Overlay
- Trolley

Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only. The Downtown Community Plan does not apply to lands within the jurisdiction of the San Diego Unified Port District.

