

CALIFORNIA COASTAL COMMISSION

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



W13c

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: KARL SCHWING, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
LISA SCHLEMBACH, COASTAL ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO LOCAL
COASTAL PROGRAM AMENDMENT NO. LCP-6-CCP-16-0025-2
(Downtown Employment Overlay Zone) for Commission Meeting of December
7-9, 2016**

SYNOPSIS

On May 25, 2016, the City of San Diego submitted its first major LCP amendment package for the 2016 calendar year to the San Diego District office. The submittal included five unrelated items: LCP-6-CCP-16-0025-2 (Downtown Employment Overlay Zone Amendment); LCP-6-SAN-16-0026-3 (Rooming House Ordinance); LCP-6-SAN-16-0027-4 (10th Update to the Land Development Code); LCP-6-NOC-16-0028-5 (Tierra Alta) and LCP-6-MBE-16-0029-6 (Mission Beach Residences). On June 9, 2016, the entire submittal was non-filed due to outstanding information regarding three of the items: the Downtown Employment Overlay Zone, Tierra Alta and Mission Beach Residences amendments. Since that time, the City of San Diego formally withdrew the Tierra Alta item on June 29, 2016 and submitted the outstanding information regarding the Employment Overlay Zone Amendments on July 25, 2016, leaving the Mission Beach Residences as the only item with necessary information still outstanding. As such, the entire submittal remains unfiled and the last date for Commission action on this item is still undetermined. Regardless, the Coastal Commission approved the Rooming House Ordinance at the August 11, 2016 Commission hearing and the 10th Update was approved at the September 8, 2016 Commission hearing. The Employment Overlay Zone Amendment has been deemed complete and is the only request currently before the Commission.

SUMMARY OF AMENDMENT REQUEST

The City of San Diego and Civic San Diego (CivicSD) has requested an amendment to the Downtown Community Plan (DCP) to remove the Employment Overlay Zone designation from the ten blocks located west of Kettner Boulevard, north of E Street, east of Pacific Highway, and south of Ash Street within the Columbia neighborhood. The DCP serves as the certified land use plan component for this geographic segment of the City. This is a project-driven amendment request on behalf of Bosa Development California II, Inc., which is proposing a residential development project on a parcel

within the Employment Overlay designation. The overlay zone, in general, promotes office and commercial development and residential uses may not exceed 50% of the gross floor area of any development. With the exception of the ground floor, the proposed development that accompanies this request is predominantly residential, inconsistent with the requirements of the current overlay designation and thus, amendments are needed. The amendment request also includes a companion change to the Centre City Planned District Ordinance (CCPDO), which is part of the City's Land Development Code and serves in large part as the City's certified Implementation Plan (IP). In both cases, the proposed amendment is comprised of only map revisions to show the modified configuration of the overlay zone. Thus, the amendment request constitutes changes to both the City's certified LUP and IP components.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval, as submitted, of the City of San Diego's proposed LUP and IP amendments to its certified LCP. The proposed amendments will remove the Employment Overlay Zone from a ten block area within downtown San Diego. Seven of the ten blocks are developed, under construction, or entitled and about to commence construction with residential land uses governed by previous zoning and/or certified development agreements endorsed by the Coastal Commission in the early '90s. The historic zoning and development agreements preceded adoption of the Employment Overlay Zone. Under the current overlay, the seven blocks are considered previously conforming uses and subject to the City's regulations for such uses. The other two blocks contain the Santa Fe Depot train station, which is a National Historic Landmark, and the Museum of Contemporary Art, neither of which is likely to be redeveloped in the future.

The one remaining block awaiting redevelopment is the northeast corner of Pacific Highway and Broadway. In 2012, with the earlier development agreement nearing expiration, an updated development agreement was certified. The updated agreement allows for full residential development with ground level commercial to proceed there after June 2017. This provision was accepted by the City because the historic zoning and past development agreements all provided for a mix of office, commercial and residential uses where the residential component would still exceed what would otherwise be allowed under the Employment Overlay Zone. Thus, the intent of the proposed amendment is to facilitate a more expedient completion of the companion project, as well as to accurately reflect the existing land uses of the other nine blocks in the certified land use plan.

The proposed amendment raises no Coastal Act issues because the change to the Downtown Community Plan (DCP) and Centre City Planned District Ordinance (CCPDO) will not adversely impact coastal resources nor lessen any other resource protection standards. The proposed amendments do not modify any otherwise required view corridors, pedestrian amenities, alternate transit linkages or development setbacks. The subject ten blocks are characterized by intense urban development within downtown San Diego and the area is well-served by multi-modal transit opportunities and reflects a broad range of commercial, tourist and residential uses. At the time of the community plan's certification, the adoption of the Employment Overlay Zone was not an issue raised by the Coastal Commission; it was carried forward from the City's work and

represented a concern at the local level to promote the development of an employment center in the downtown area. However, as can be seen from subsequent development, the downtown blocks within the coastal zone, especially when coupled with the Port tidelands along San Diego Bay due west of the affected ten blocks, provides for a broad range of commercial uses, hotel developments and other tourist amenities that are adequate to serve visitors and regional residents for both the near and long-term periods. Therefore, the proposed deletion of these ten blocks from the overlay zone will not diminish the Coastal Act's mandate to maintain a visitor use priority in this waterfront area.

Staff is recommending the Commission approve the LUP and IP amendments as submitted. The appropriate resolutions and motions begin on Page 5. The findings for approval of the Land Use Plan Amendment begin on Page 6 and the finding for approval of the Implementation Plan Amendment begin on Page 8.

BACKGROUND

The City's first IP was certified in 1988, and the City then assumed permit authority. The IP consisted of portions of the City's Municipal Code, along with some Planned District Ordinances (PDOs) and Council Policies. In 1999, the Commission certified the City's LDC that primarily includes Chapters 11 through 14 of the Municipal Code. The LDC replaced the first IP and took effect in the coastal zone on January 1, 2000. The Commission has certified many IP amendments since 2000.

ADDITIONAL INFORMATION

Further information on the City of San Diego LCP Amendment No. LCP-6-CCP-16-0025-2 may be obtained from Lisa Schlembach, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

The City of San Diego has a long history of involvement with the community planning process, and in 1977, requested that the Coastal Commission permit segmentation of its Land Use Plan (LUP) into twelve parts in order to conform, to the maximum extent feasible, with the City's various community plan boundaries. In the intervening years, the City has intermittently submitted all of its LUP segments, which are all presently certified, in whole or in part.

When the Commission approved segmentation of the LUP, it found that the implementation phase of the City's LCP would represent a single unifying element. This was achieved in January 1988, and the City of San Diego assumed permit authority on October 17, 1988, for the majority of its coastal zone. Several isolated areas of deferred certification remained at that time, and many have since been certified as LCP amendments. Other areas of deferred certification still remain today and will be acted on by the Coastal Commission in the future.

B. STANDARD OF REVIEW

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of and conforms with Chapter 3 of the Coastal Act. Specifically, it states:

Section 30512

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

In those cases when a local government approves implementing ordinances in association with a land use plan amendment and both are submitted to the Commission for certification as part of one LCP amendment, pursuant to Section 13542(c) of the Commission's regulations, the standard of review of the implementing actions shall be the land use plan most recently certified by the Commission. Thus, if the land use plan is conditionally certified subject to local government acceptance of the suggested modifications, the standard of review shall be the conditionally certified land use plan.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with the maximum opportunities to participate in the development of the LCP amendment prior to submittal to the Commission for review. The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to the resolution.

- I. MOTION I:** *I move that the Commission certify the City of San Diego Land Use Plan Amendment No. LCP-6-CCP-0025-2, as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Land Use Plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO APPROVE CERTIFICATION OF THE LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment for the City of San Diego, as submitted, and adopts the findings set forth below on grounds that the Land Use Plan Amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impacts on the environment that will result from certification of the Land Use Plan, as amended.

II. MOTION II: *I move that the Commission reject the Implementation Program Amendment No. LCP-6-CCP-0025-2 for the City of San Diego, as submitted.*

STAFF RECOMMENDATION:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Implementation Program Amendment for the City of San Diego as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with and is adequate to carry out the certified Land Use Plans, as amended. Certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program, as amended, on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program, as amended.

PART III. FINDINGS FOR APPROVAL OF THE CITY OF SAN DIEGO LAND USE PLAN AMENDMENT AS SUBMITTED

A. AMENDMENT DESCRIPTION

The LUP amendment request consists of the removal of the Employment Overlay Zone designation from the ten blocks located west of Kettner Boulevard, north of E Street, east of Pacific Highway and south of Ash Street. The specific LUP amendment is comprised in a change to Figure 3-6 of the certified DCP to show the revised configuration of the overlay zone.

B. SPECIFIC FINDINGS FOR APPROVAL

In 2006, the City Council adopted the Downtown Community Plan (DCP) and major amendments to the Centre City Planned District Ordinance (CCPDO). During the preparation of the DCP from 2003-2006, downtown was experiencing its greatest growth in residential development in its history, with over 8,000 dwelling units having been constructed in the previous five years and another 12,000 units in the pipeline, either under construction or in the planning processes. As a result, the City ultimately created an Employment Overlay area in the Civic/Core and Columbia neighborhoods to prevent the residential condominium market from monopolizing land needed for office and job

growth. The DCP states, “In addition to the land use districts, Figure 3-6 identifies Employment Required Overlay areas where 50% of the area will be devoted to office, education, retail, and other commercial uses. That is, residential uses cannot exceed more than 50% of the areas.” Figure 3-6 (Ex. 1, pp. 5-6) shows the entire overlay zone, including the ten block area, which is the subject of the current amendment. This ten block area is located west of Kettner Boulevard, north of E Street, east of Pacific Highway, and south of Ash Street.

Within the Employment Overlay Zone, the following criteria and regulations apply:

1. At least 50% of the gross floor area of any new development within the overlay district shall be dedicated to employment uses such as professional office, education, cultural uses, retail, hotel, or similar commercial uses.
2. Residential uses in the district shall not exceed 50% of the gross floor area of any development.
3. Existing floor area dedicated to employment uses shall not be converted to any non-employment use

At the time the Employment Overlay Zone was established, the western boundary was placed at Pacific Highway and included ten blocks located in the Coastal Zone. Nine of these blocks were governed by a 1992 Development Agreement (“1992 DA”) between the City and the Catellus Development Corporation. The 1992 DA provided for a mix of land uses, allowing office, retail, hotel and residential land uses. Two of these blocks were already developed with recently constructed residential projects (The Grande North and South towers), and two of the blocks possessed entitlements for residential developments which were about to commence construction (the Bayside and the Sapphire towers). In addition, two blocks had obtained entitlements for residential towers under the 1992 DA (Pacific Gate and Kettner and Ash towers), which are under construction and about to commence construction, respectively. Furthermore, the Electra residential tower was under construction on the tenth block (not governed by the 1992 DA). In 2012, due to the pending expiration of the 1992 DA, the City Council approved a new 2012 DA to cover the remaining three blocks yet to commence construction in order to preserve the project entitlements and developer obligations. Under the 2012 DA, the block at the northeast corner of Pacific Highway and Broadway can be developed with:

1. A previously entitled office building;
2. A development containing at least 50% commercial uses; or
3. Any development with active commercial uses on the ground floor, after June 2017.

Currently, seven of the ten blocks are developed, under construction, or entitled and about to commence construction with residential land uses governed by previous zoning and/or development agreements. The other two blocks contain the Santa Fe Depot train station and the Museum of Contemporary Art, neither of which is likely to be redeveloped in the future.

While the companion project is primarily residential, it does provide for ground level retail uses and will provide a 50-foot deep public plaza, street and rail corridor improvements to enhance the pedestrian experience, and access to the Bayfront. It should be noted that the 2012 DA allows for a similar residential development to proceed after June 2017; and, thus, the proposed amendments will facilitate a more expedient completion of the proposed project and public improvements.

As noted earlier, the adoption of the Employment Overlay Zone was precipitated by City concerns about promoting the development of an employment center in the downtown core. The City wanted to maintain options for the continuing development of an employment center that could take advantage of the alternate transit existing in the downtown core and capitalize on the potential for live/work situations. The existing overlay still extends inland of the coastal zone and is not being altered by the City's actions.

Under the Coastal Act, the standard of review for the adoption of a land use plan or any subsequent amendment is the proposal's consistency with the Chapter 3 policies of the Act. In this case, the applicable policy is Section 30222 which states "the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial or general commercial development, but not over agriculture or coastal-dependent industry." In addition, the Commission typically looks at both present and future demands for public recreation and/or visitor needs. In the case of the subject amendment, the affected ten block area is essentially built-out or contains development that is not expected to undergo redevelopment. The downtown area and the adjacent Port tidelands to the west are improved with many visitor accommodations and commercial uses that serve both residents, regional guests and coastal visitors alike. Given this development pattern and the existing entitlements for the affected ten blocks, visitor needs are and will be met and the deletion of the overlay zone does not conflict with Section 30222. Therefore, the Commission finds the proposed LUP amendment can be approved as submitted.

PART IV. FINDINGS FOR APPROVAL OF THE CITY OF SAN DIEGO IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

A. AMENDMENT DESCRIPTION

The subject amendment request consists of a change to the Centre City Planned District Ordinance (PDO), which is part of the certified implementation plan for the downtown area, to modify the Employment Overlay Zone designation for the same ten blocks addressed by the LUP amendment. Specifically, the change is reflected on Figure C/Land Use Overlay Districts exhibit in the PDO.

B. SPECIFIC FINDINGS FOR APPROVAL

For the adoption of implementation plans or any subsequent amendments, the standard of review for Commission action is consistency with the certified land use plan. The DCP

and 2006 CCPDO (and subsequent amendments) were certified by the Coastal Commission in 2012. The Downtown Community Plan contains applicable policies and goals, such as:

Land Use and Housing Policies:

- 3.1-P-1 Foster development of the Core into a compact but high-intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.

Neighborhood Goals and Buildout: Columbia

- Goal 6.2-G1 Develop Columbia as a mixed-use district, with an energetic waterfront that serves local needs and has a regional draw, relating to both the San Diego Bay and the Civic/Core District.

Economic Development Strategy Policies:

- 11.3-P2 Permit office and other employment oriented in a variety of locations across downtown, and allow mixed use development in all neighborhoods.

The proposed IP amendment mirrors the proposed reconfiguration of the employment overlay zone established by the certified land use plan, as amended herein. The revised overlay zone and the evident development pattern in the affected ten block area remain consistent with the above provisions and with the proposed LUP amendment, assuming it is certified. Furthermore, the changes to the CCPDO (IP) will also remain consistent with and adequate to carry out the DCP. As such, the Commission finds the IP amendment can be approved as submitted.

PART V. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.9 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.

For the City, development within the DCP is addressed under the Final EIR for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-

04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115). The FEIR is a “Program EIR” prepared in compliance with CEQA Guidelines Section 15168. An FEIR Consistency Evaluation (“Evaluation”) was prepared in accordance with suggested best practices outline in CEQA Guidelines Section 15168. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR and that the project is within the scope of the development program described in the FEIR; therefore, no further environmental documentation would be required under CEQA.

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 this particular case, the LCP amendment will not have any significant adverse effects on the environment and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds the subject LCP land use and implementation plans, as amended, conform with CEQA provisions.

(G:\San Diego\Reports\LCPs\City of San Diego\Centre City\SD LCPA No. LCP-6-CCP-16-0025-2 (Downtown Employment Overlay Zone) stf rpt.docx)

RESOLUTION NUMBER R- 310256DATE OF FINAL PASSAGE FEB 29 2016

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE DOWNTOWN COMMUNITY PLAN TO REMOVE THE EMPLOYMENT REQUIRED OVERLAY AREA FROM A 10-BLOCK AREA BOUNDED BY E STREET TO THE SOUTH, PACIFIC HIGHWAY TO THE WEST, ASH STREET TO THE NORTH, AND KETTNER BOULEVARD TO THE EAST, IN THE CITY OF SAN DIEGO, CALIFORNIA.

WHEREAS, Civic San Diego requested an amendment to the Downtown Community Plan to remove the Employment Required Overlay area from a 10-block area bounded by E Street to the south, Pacific Highway to the west, Ash Street to the north, and Kettner Boulevard to the east (DCP Amendment No. 2015-01); and

WHEREAS, on January 28, 2016, the Planning Commission of the City of San Diego DCP Amendment No. 2015-01, voted 6-0 to recommend City Council approval of DCP Amendment No. 2015-01; and

WHEREAS, on September 30, 2015, the Civic San Diego Board of Directors considered DCP Amendment No. 2015-01, and voted 8-0 to recommend City Council approval of DCP Amendment No. 2015-01; and

WHEREAS, the Council has considered the following factors with respect to DCP Amendment No. 2015-01: 1) consistency with the goals and policies of the General Plan and the Downtown Community Plan; 2) additional public benefits to the community as compared to the plans; 3) availability of public facilities to serve the proposed increase in density/intensity, or their provision is addressed as part of the amendment; 4) the level and diversity of community support; 5) appropriateness of the size and boundary for the amendment site; 6) the provision of

additional benefit to the community; 7) implementation of major General Plan and Downtown Community Plan goals; and 8) the provision of public facilities; and


WHEREAS, the matter was set for public hearing on February 22, 2016, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that:

1. DCP Amendment No. 2015-01, on file in the Office of the City Clerk as Document No. RR- 310256, is adopted.
2. That DCP Amendment No. 2015-01 shall not become effective until the Coastal Commission unconditionally certifies DCP Amendment No. 2015-01 as a local coastal program amendment, and until Centre City Planned District Ordinance Amendment No. 2015-01, on file in the Office of the City Clerk as Document No. OO- 20611, is finally passed and is unconditionally certified by the California Coastal Commission as a local coastal program amendment.
3. No building permits for development inconsistent with the provisions of this resolution shall be issued unless application therefore was made prior to the passage of this resolution.

APPROVED: JAN I. GOLDSMITH, City Attorney



By


Heidi K. Vonblum
Deputy City Attorney

HKV:nja
02/08/16
Or.Dept: Civic San Diego
Doc. No.: 1221149

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 22 2016.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

KEVIN L. FAULCONER, Mayor

Approved: 2/29/16
(date)

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on FEB 29 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 29 2016

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

(Seal)

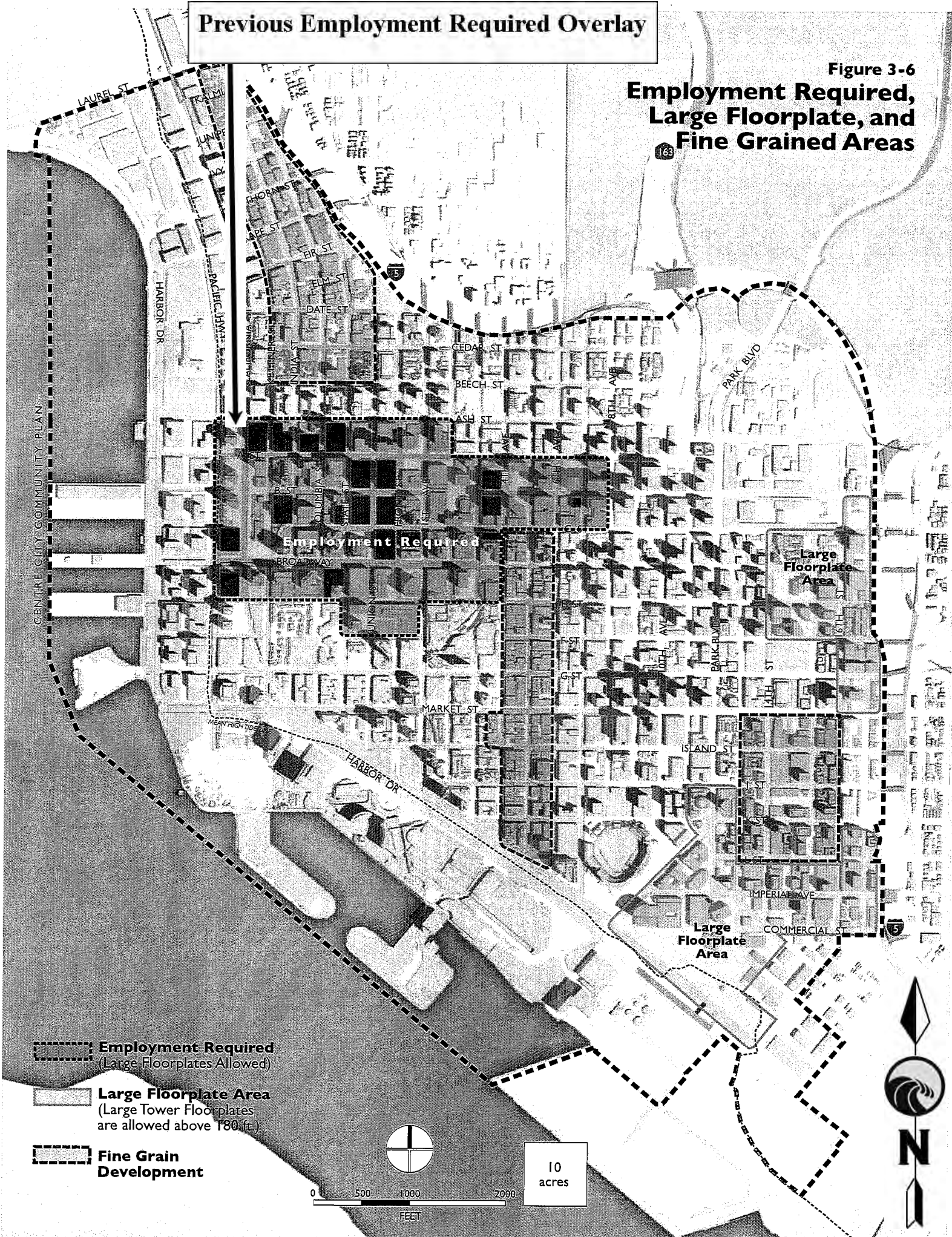
By *Atty. Read*, Deputy

Office of the City Clerk, San Diego, California

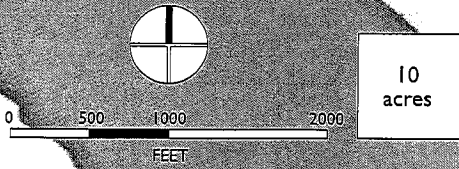
Resolution Number R- 310256

Previous Employment Required Overlay

Figure 3-6
Employment Required,
Large Floorplate, and
Fine Grained Areas

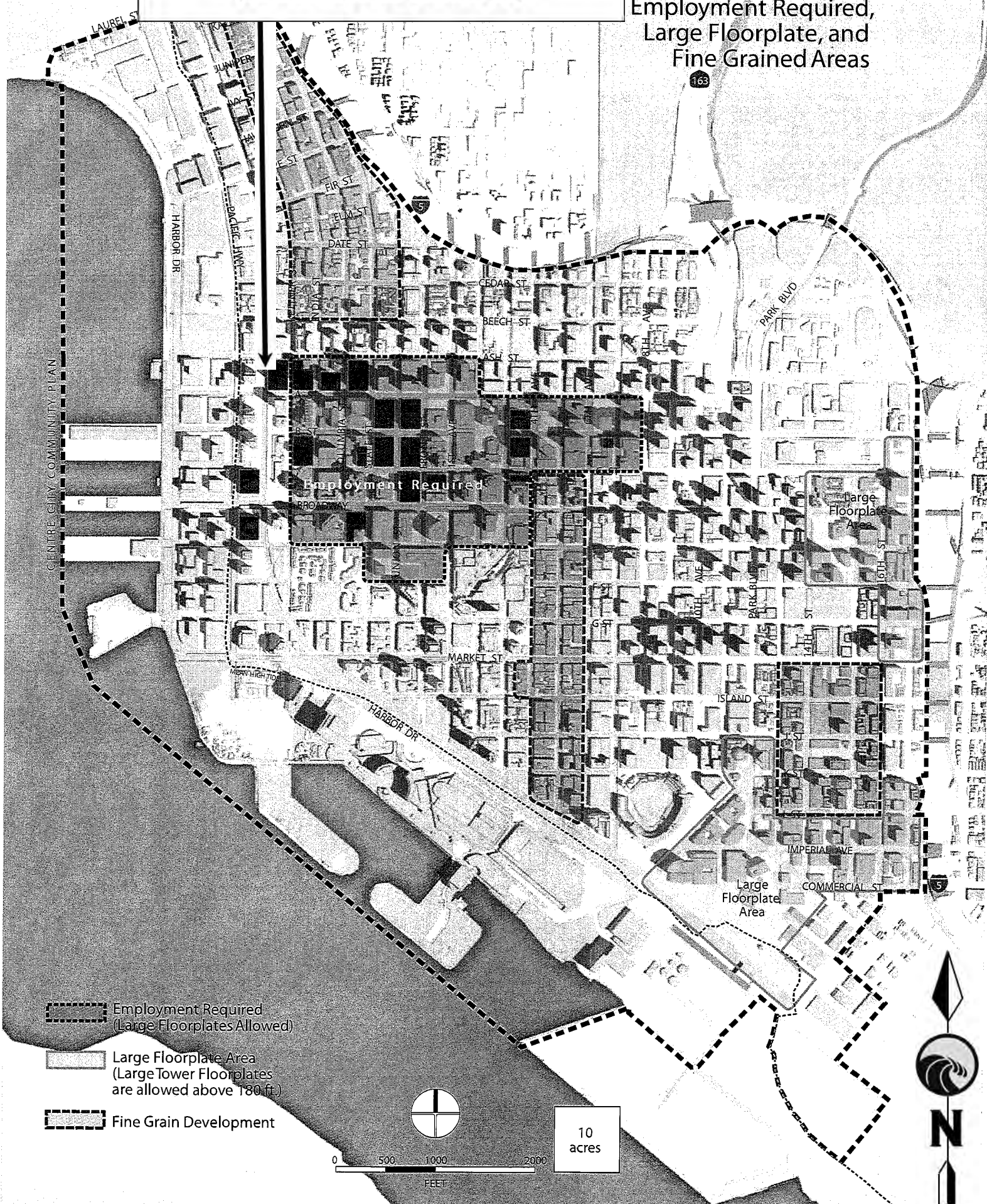





- Employment Required**
(Large Floorplates Allowed)
- Large Floorplate Area**
(Large Tower Floorplates
are allowed above 180 ft.)
- Fine Grain
Development**



Adopted Employment Required Overlay (10-Block Area Removed)

Figure 3-6
Employment Required,
Large Floorplate, and
Fine Grained Areas



-  Employment Required
(Large Floorplates Allowed)
-  Large Floorplate Area
(Large Tower Floorplates
are allowed above 180 ft.)
-  Fine Grain Development



10
acres

0 500 1000 2000
FEET

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

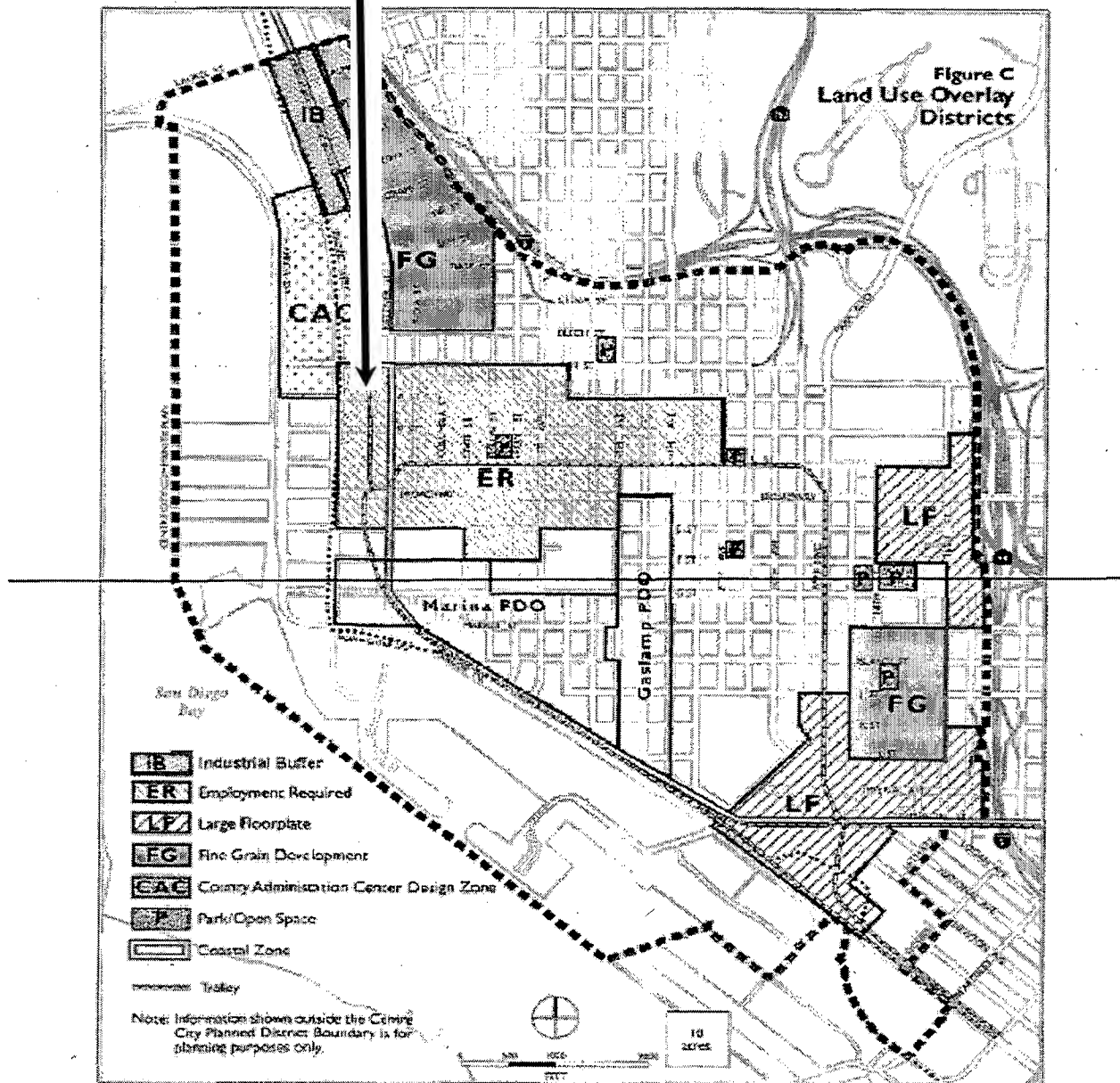
DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO AMENDING CHAPTER 15, ARTICLE 6,
DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING FIGURE C, REMOVING THE EMPLOYMENT
REQUIRED OVERLAY DISTRICT FROM A 10-BLOCK AREA
BOUNDED BY E STREET TO THE SOUTH, PACIFIC
HIGHWAY TO THE WEST, ASH STREET TO THE NORTH,
AND KETTNER BOULEVARD TO THE EAST WITHIN THE
DOWNTOWN COMMUNITY PLAN AREA, IN THE CITY OF
SAN DIEGO, CALIFORNIA.



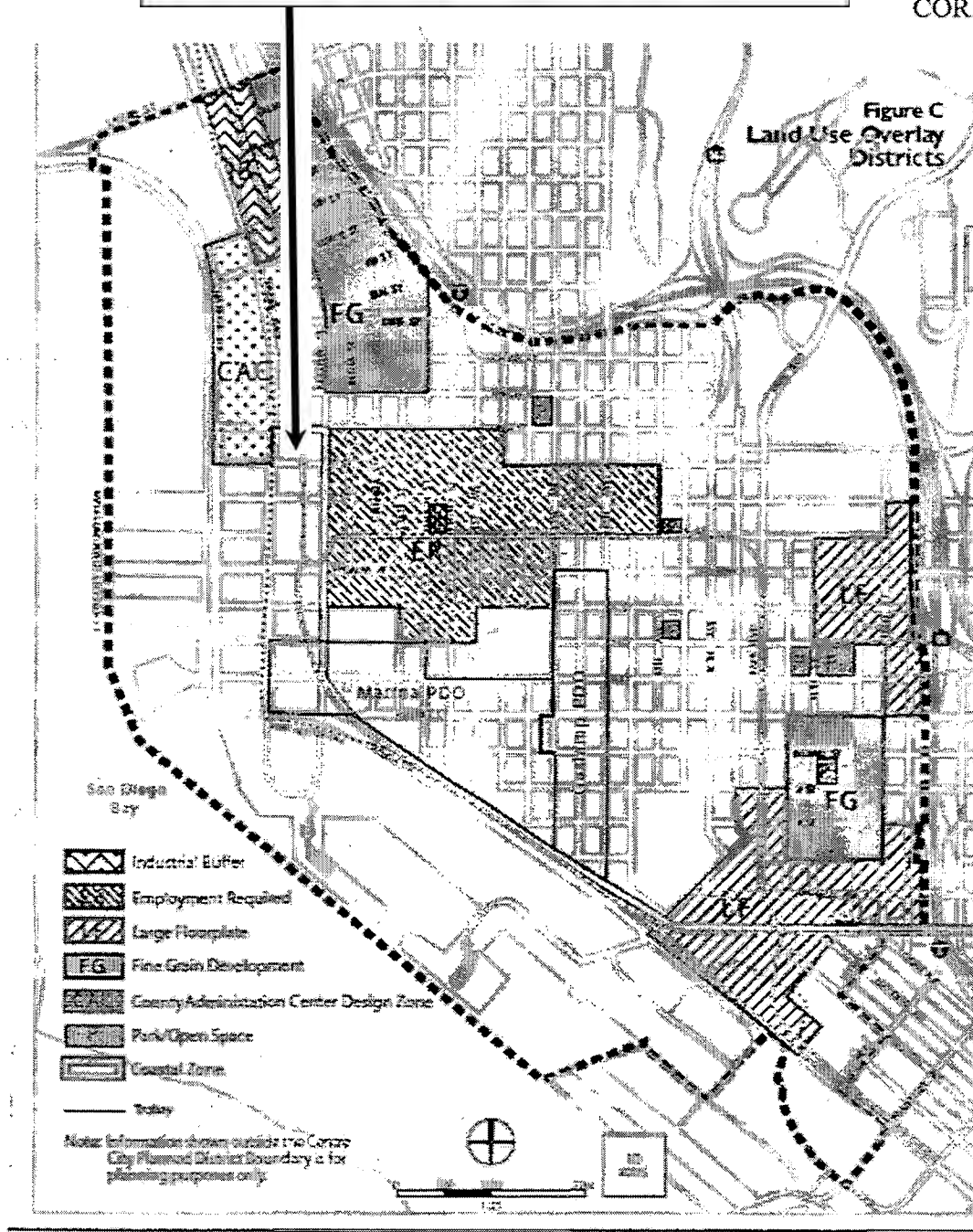
Previous Employment Required Overlay

(O-2016-75)
COR.COPY



Adopted Employment Required Overlay (10-Block Area Removed)

(O-2016-75)
COR.COPY



HKV:nja
03/10/16
03/25/16 Cor.Copy
Or.Dept: Civic San Diego
Doc. No.: 1242257



Passed by the Council of The City of San Diego on MAR 08 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 23 2016

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

FEB 22 2016

, and on

MAR 23 2016

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

By [Signature], Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 20611