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PLANNING PROCESS AND IMPLEMENTATION

The Downtown Community Plan is subject to and must comply with all of the provisions of the City of San Diego General Plan and Strategic Framework Element and Action Plan as may currently exist or as may be amended in the future by the City of San Diego. The provisions thereof are specifically adopted herein by reference.

The Community Plan will be implemented through a variety of mechanisms. As a living document with long-range applicability, mechanisms also exist to permit changes in the Community Plan as the need arises, and to review the document periodically for successful performance. The following section addresses the smooth continuing operation of the Community Plan.





Implementation of the Community Plan

A variety of tools will be used to implement the Community Plan:

Zoning. The zoning regulations in downtown's Planned District Ordinance (PDO) will be consistent with the goals and policies of the Community Plan, and serve to implement them.

TDR Programs. Programs will be put in place to facilitate the transfer of development rights for parks and historic resources.

Capital Improvements. Specific streetscapes, parks, and other amenities will be required to be consistent with the Community Plan.

Master Plans for Specific Components. These could range from a transit plan to a streetscape master plan.

Neighborhood Design Guidelines. The Neighborhood Design Guidelines will provide specific, detailed guidance for design in each of downtown's neighborhoods.

Amendments to the Community Plan

Changes to the Plan may be proposed in order to address circumstances and opportunities. If approved, they will take the form of amendments. Because the Community Plan is part of the City General Plan any amendments to this document constitute a General Plan amendment as well.

A series of agencies will be responsible for reviewing and evaluating recommendations, and/or approving any amendments, listed (in sequential order) below:

- Centre City Advisory Committee (CCAC);
- CCDC Board;
- Planning Commission; and
- City Council.

Any proposed amendment is also subject to environmental review.

Five-Year Review

Conducting periodic reviews is important to ensure the Plan's proper functioning over time. Changing conditions may also affect the effectiveness of implementing actions. Reviews offer an opportunity to examine the directives of the Plan, check in on the planning process to see whether goals and objectives are being achieved, and make changes in the case that they are not.

State General Plan legislative requirements do not necessitate a mandatory review cycle for Community Plans. Nevertheless, given the pace of development and magnitude of transformations occurring downtown, a five-year review should be conducted to make sure the Plan is on track.

Items of particular importance to consider are:

- Ensure preservation of park land and park development, including proper functioning of the Transfer of Development Rights (TDR) program;
- Review neighborhood development for consistency with Plan goals;
- Determine whether PDO requirements and Neighborhood Design Guidelines are resulting in projects that reflect intended Plan goals; and
- Review Floor Area Ratio (FAR) incentives (identified in *Chapter 3: Land Use and Housing*) program to evaluate if it is providing the intended results.



Maintaining progress in redevelopment and neighborhood building will require periodic review of the Community Plan's policy structure, to address ever-changing economic, cultural, development, and transportation trends.

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