

DUPLICATE ORIGINAL

FIRST AMENDMENT
to the
REDEVELOPMENT PLAN
for the
SOUTHCREST REDEVELOPMENT PROJECT

Adopted November 22, 2004
Ordinance No. O-19330

Prepared by Kane, Ballmer & Berkman
For
Redevelopment Agency of the City of San Diego
San Diego, California
and
Southeastern Economic Development Corporation

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FILED NOV 22 2004
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SAN DIEGO, CALIFORNIA

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OFFICE OF THE REDEVELOPMENT AGENCY
SAN DIEGO, CALIF.

PREFACE

The City of San Diego is proposing a first amendment ("First Amendment") to the Redevelopment Plan for the Southcrest Redevelopment Project ("Project"). The Redevelopment Plan for the Southcrest Redevelopment Project ("Redevelopment Plan"), was approved and adopted by the City Council of the City of San Diego on April 14, 1986 by Ordinance No.O-1622. This proposed First Amendment, if adopted, would replace Section 500 of the Redevelopment Plan and the existing Redevelopment Plan General Land Use Map with a revised Section 500 and an amended Redevelopment Plan General Land Use Map (Amended Landed Use Map), attached to this First Amendment as Attachment No. 1, for the purpose of changing certain old and establishing certain new permitted land use designations consistent with the City's General Plan. This proposed First Amendment does not alter the boundaries of the Project Area.

**FIRST AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE SOUTHCREST REDEVELOPMENT PROJECT**

Section 500, Land Use and Plan Development Considerations, of the Southcrest Redevelopment Plan is hereby amended and deleted in its entirety and replaced as follows:

- (1) 500.1 The Amended Land Use Map, (Exhibit II) sets forth the proposed rights-of way and uses in the Project.
- (2) 500.2 Area A, B, C, D and E of the Land Use Map are designated for residential use. The total number of dwelling units per acre in Area D shall not exceed an average of 22 units on the area used for residential purposes. This per acre average is inclusive of provisions for density bonuses to applicable zones as authorized by the State.
- (3) 500.3 Area F and G are designated for commercial and industrial use. This may be accomplished by rehabilitation and/or new development.
- (4) 500.4 Area H is designated for commercial and industrial use.
- (5) 500.5 Area I is designated for institutional use.
- (6) 500.6 Area J is designated for parks.
- (7) 500.7 Public and private open space is permitted within any portion of the Project. The existing designated Southcrest Park will be retained.
- (8) 500.8 National Avenue (from Interstate 15 to 43rd Street) may be landscaped, street lighting increased and utilities undergrounded as necessary to improve visual quality of the Project.

Attachment No. 1

Exhibit II

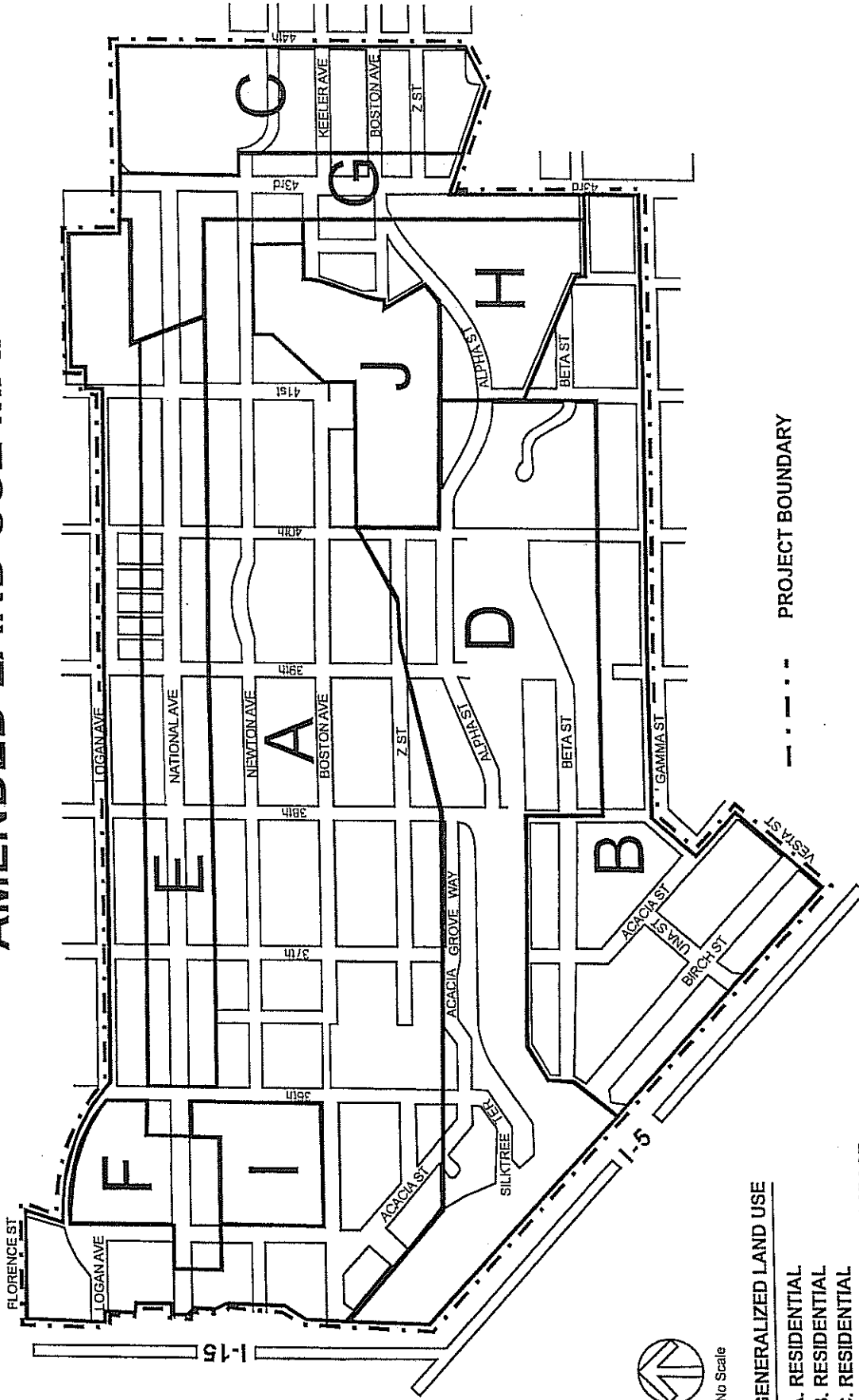
REDEVELOPMENT PLAN GENERAL LAND USE MAP

FOR SOUTHCREST REDEVELOPMENT PROJECT

Project Area Boundary and Land Uses

AMENDED LAND USE MAP

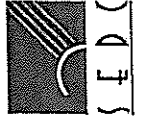
AMENDED LAND USE MAP



GENERALIZED LAND USE

- A. RESIDENTIAL
- B. RESIDENTIAL
- C. RESIDENTIAL
- D. RESIDENTIAL/OPEN SPACE
- E. RESIDENTIAL
- F. COMMERCIAL
- G. COMMERCIAL
- H. COMMERCIAL/INDUSTRIAL
- I. INSTITUTIONAL
- J. PARK

--- PROJECT BOUNDARY



SOUTHCREST REDEVELOPMENT PROJECT EXHIBIT II