

EXECUTIVE OFFICER SUMMARY REPORT
June 10, 2005

ITEM: **16**

SUBJECT: **GRANTVILLE REDEVELOPMENT PROJECT**

The Executive Officer will provide an update on the Planning Commission's, Redevelopment Agency's, and City Council's recent actions on the Grantville Redevelopment Project. The Executive Officer is seeking direction from the Governing Board regarding potential acquisition of properties in the Grantville Redevelopment area. The Board may take an action. *(Deborah Jayne)*

PURPOSE: Information item. This item is included to inform the Governing Board about recent actions on the Grantville Redevelopment Project. The Executive Officer is also seeking direction from the Board regarding next steps and in particular, regarding potential acquisitions (and easements) within the Grantville Redevelopment Project area.

DISCUSSION: **Certification of EIR / Approval of Redevelopment Project by San Diego City Council and Redevelopment Agency**

On April 19, 2005, the San Diego City Council and Redevelopment Agency held a joint public hearing to (1) take testimony on the draft EIR and proposed adoption of the Grantville Redevelopment Plan; (2) accept the Report to the City Council; and (3) adjourn the joint meeting until May 3, 2005. Boardmember (and City Councilmember) Donna Frye articulated the Conservancy's position, concerns, and requests as described in Resolution 05-06. **(Supporting Document 1)** In addition, Boardmember Minan sent a letter to each of the Councilmembers including the Conservancy's Resolution 05-06, and Boardmember Peugh testified in person.

On May 3, 2005 the San Diego City Council and Redevelopment Agency held a second joint public hearing. At this hearing (1) an ordinance was introduced approving and adopting the Redevelopment Plan for the Grantville Redevelopment Project; (2) the EIR was certified as adequate;

(3) the Redevelopment Agency and the City Council also adopted a *Statement of Overriding Consideration* (and two additional resolutions relating to the project).

The City Council (alone) conducted a third public hearing on May 17th, 2005. At this hearing the City Council officially adopted the ordinance approving the Redevelopment Plan for the Grantville Redevelopment Project and adopted other related resolutions (as necessary for project approval).

Amendment to the Navajo Community Plan and General Plan by the Planning Commission

On May 12, 2005, the Planning Commission voted to initiate a land use plan amendment to the Navajo Community Plan and Progress Guide and General Plan pursuant to Municipal Code section 122.0103. This amendment was requested to redesignate 10.38 acres of industrial to a mixed use designation which would allow a density range of 45-75 dwelling units per acre. The applicant indicated that *a development with 600 dwelling units will be processed concurrently with the Navajo Community Plan amendment.*

The subject property is located at Mission Gorge Road between Twain Avenue and Vandever Avenue, and east of Fairmont Avenue.

Previously on April 18, 2005, the Navajo Community Planners considered the community plan amendment initiation and failed to approve the motion.

LEGAL CONCERNS: None.

FISCAL IMPACT: None.

SUPPORTING
DOCUMENTS:

Note: All Supporting Documents listed below will be included in the Supplemental Mailing

1. Conservancy Resolution 05-06, adopted April 8, 2005
2. City of San Diego Planning Commission Staff Report No. PC-05-145, relating to initiation of an amendment to the Navajo Community Plan, dated May 4, 2005.
3. City of San Diego Planning Commission, Minutes of May 12, 2005 Meeting, Item # 18, relating to an amendment to the Navajo Community Plan.
4. "Grantville Eyed For Redevelopment". San Diego Union Tribune. April 20, 2005.

5. "Grantville Redeveloping Plan Wins OK". San Diego Union Tribune. May 4, 2005.

RECOMMENDATION: Accept report.