

(R-81-2477)

RESOLUTION NUMBER R- 254647

Adopted on JUL 20 1981

A RESOLUTION ESTABLISHING COUNCIL POLICY NO. 600-29
REGARDING MAINTENANCE OF FUTURE URBANIZING AREA AS AN URBAN
RESERVE

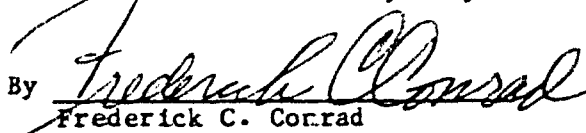
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

That Council Policy No. 600-29 regarding maintenance of future urbanizing
area as an urban reserve be, and is hereby established as set forth in the
Council Policy filed in the Office of the City Clerk as Document No. RR-
254647.

BE IT FURTHER RESOLVED, that the City Clerk is hereby instructed to add the
aforesaid to the Council Policy Manual.

APPROVED: John W. Witt, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh:011.1
6/25/81
Or.Dept:T&LU
R-81-2477

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

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Background

The Progress Guide and General Plan for The City of San Diego incorporates "Guidelines for Future Development" which specify the residential growth management goals and objectives of the City and recommendations for implementation of those objectives. The residential growth management program is premised upon the division of the City into three planning areas: Urbanized; Planned Urbanizing; and Future Urbanizing.

The Future Urbanizing area generally includes that land which is presently vacant or in agricultural uses, which is principally zoned for agriculture, which is generally farthest removed from the City's central business district and from existing developed areas of the City, and which is farthest removed from the service areas of most existing City facilities and services. There are no community, specific, or precise plans either adopted, in preparation or programmed for this area. Servicing this area would represent an expensive and inefficient use of City resources. This area is not expected nor is it needed to meet the demand for projected urban development since there is an ample supply of land available for development in the Urbanized and Planned Urbanizing areas. During the planning period, however, some land in this area may need to be shifted to the Planned Urbanizing area in order to meet presently unanticipated demands to enable the land market to operate more freely.

The City's objectives in this area, therefore, are to avoid premature urbanization, to conserve open space and natural environmental features, and to protect the fiscal resources of the City by precluding costly sprawl and/or leapfrog development. The Future Urbanizing area, or at least a substantial part thereof, is to be maintained for the planning period as an "urban reserve," a concept embodied in the State's "Urban Strategy for California" (State Office of Planning and Research, February 1978) as well as the City's Progress Guide and General Plan (Approved, February 26, 1979).

The delineation of the Future Urbanizing area is not intended to be permanent; rather, it is an interim designation designed, as part of the overall growth management program, to prevent premature development and, therefore, to guide urbanization into

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more appropriate areas in accordance with a balanced and efficient growth pattern. Future general plan updates may indicate either expansion or contraction of this area. Expansion may occur via annexation; contraction may occur via a shift of land to the Planned Urbanizing area.

Permitting the premature development of this area would, even if capital facilities were developer financed as in the Planned Urbanizing area, strain City fiscal resources in terms of operation, maintenance and servicing due to the distances involved. It would direct development attention from the Urbanized and Planned Urbanizing areas where the City's strategy is to encourage efficient, contiguous development patterns; and it would tend to produce lengthier travel patterns consuming more energy and increasing air pollution without any realistic prospect for mass transit service. It would also infringe upon the few remaining viable agricultural areas within the City limits. With ample land for development in the Urbanized and Planned Urbanizing areas, this "urban reserve" is necessary to maintain the balance between the three planning areas during the planning period and to achieve the goals and objectives set forth in the Progress Guide and General Plan.

Purpose

The purpose of this Council Policy is to specify the guidelines and necessary actions for implementation of the Progress Guide and General Plan for the Future Urbanizing area of the City in order to insure that an "urban reserve" area is maintained for the current planning period and to insure that land is shifted from the Future Urbanizing area to the Planned Urbanizing area only when needed and justified in accordance with the City's growth management strategy.

Policy

- A. It shall be the policy of the City Council that lands within the Future Urbanizing area be maintained as an "urban reserve" in part through the application or continuation of agricultural zoning which generally prohibits development at urban intensities. The following development alternatives are permitted on property that is located within the Future Urbanizing area and zoned A-1-10 and A-1-5.
1. Development, pursuant to existing A-1-10 zoning, at a density of one dwelling unit per ten acres and with a minimum lot size of ten acres, and in the A-1-5 Zone development at a density of one dwelling unit per five acres with a minimum lot size of five acres;
 2. Development, pursuant to the Planned Residential Development regulations, at a density not to exceed one dwelling unit per four acres, in order to promote the

development of flexible and innovative residential projects offering diverse dwelling unit types and site arrangements that are unavailable through strict application of conventional zoning. Such development may be clustered, but no future development rights shall remain on the undeveloped portions of the property; and

3. Development at a density of one dwelling unit per ten acres in the A-1-10 Zone and one dwelling unit per five acres in the A-1-5 Zone, but clustered in order to promote more efficient land utilization and land conservation; to allow development in patterns more consistent with that occurring in adjacent unincorporated county areas; to avoid fragmentation of land ownership patterns which would mitigate against future development opportunities; to allow for reasonable development opportunities during the planning period without foreclosing future development choices; and to make annexation of unincorporated lands more attractive where such lands will be brought into the Future Urbanizing area. "Clustering" will allow the owner a reasonable present development opportunity, while retaining the undeveloped portions of the property for future development at higher densities when the property is shifted from the Future Urbanizing to the Planned Urbanizing area in accordance with Council Policy No. 600-30, General Plan Amendments to Shift Land From Future Urbanizing to Planned Urbanizing Area.
- B. It shall further be the policy of the City Council that property in the Future Urbanizing area shall be considered for placement in an "agricultural preserve" for the purpose of making available tax relief under the Williamson Act (Cal. Gov't Code §51070 et seq.).
 - C. It shall further be the policy of the City Council that development in the City shall be monitored, at least on an annual basis, in order to determine the amount of development that has occurred in the Urbanizing and Planned Urbanizing areas; the amount and capacity of the land in these areas remaining for development; the rate of growth and development in these areas; and the projected demand for land for development purposes and how the City is meeting that demand. This data and information shall be used to document the need for City-initiated shifts in land from the Future Urbanizing to the Planned Urbanizing area; to establish whether required findings for approval of development or for owner initiated requests have been met; and to support the necessary General Plan amendments associated with such shifts.

- D. It shall further be the policy of the City Council that re-zonings to zoning district categories which would permit urban density development shall occur in the Future Urbanizing area only if preceded by the following actions: first, the boundary between the Future Urbanizing and Planned Urbanizing areas is changed by General Plan Amendment, in accordance with procedures established by the City, so that the subject property has been shifted to the Planned Urbanizing area; second, that the rezoning is accomplished in accordance with the procedures and complies with the requirements of Council Policy No. 600-28-- Requirements for Development Approval in Planned Urbanizing areas; and third, that a community, specific or precise plan for the area is approved by the Planning Commission and the City Council.

JUL 20 1981

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Charles G. Abdelnour* Deputy.

Office of the City Clerk, San Diego, California

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