

(R-81-2478)

RESOLUTION NUMBER R- 254648

Adopted on JUL 20 1981

A RESOLUTION ESTABLISHING COUNCIL POLICY NO. 600-30
REGARDING GENERAL PLAN AMENDMENTS TO SHIFT LAND FROM FUTURE
URBANIZING AREA TO PLANNED URBANIZING AREA

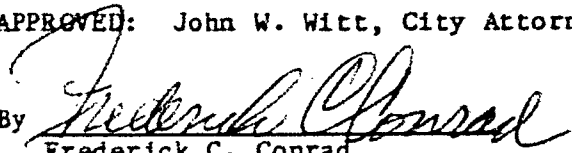
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

That Council Policy No. 600-30 regarding General Plan amendments to shift
land from future urbanizing to planned urbanizing area be, and is hereby
established as set forth in the Council Policy filed in the Office of the City
Clerk as Document No. RR- 254648 .

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-81-2478

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

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General Plan Amendments to Shift Land from Future Urbanizing to Planned Urbanizing Area.	600-30	:	1 of 3

Background

The residential growth management program (see Progress Guide and General Plan, "Guidelines for Future Development") is premised upon the division of the City into three planning areas: Urbanized, Planned Urbanizing, and Future Urbanizing, each of which is characterized by certain planning factors and each of which inter-relates with the other areas. Existing City policies specify the characteristics of and the objectives to be achieved in each of these areas. See e.g., Council Policy No. 600-28--"Requirements for Development Approval in Planned Urbanizing Areas" and Council Policy No. 600-29--"Maintenance of Future Urbanizing Areas as an Urban Reserve."

The delineation of these three areas is not static. Thus, as developing communities build out completely and stabilize, they may assume more of the characteristics of the Urbanized rather than the Planned Urbanizing area, and a shift may be in order. Similarly, as the Planned Urbanizing area is built out and additional land needs to be made available for development, it will be necessary to shift land from the Future Urbanizing to the Planned Urbanizing area to accommodate the demand for growth.

Purpose

The purpose of this Council Policy is to specify the guidelines and requirements for effecting a shift of land from the Future Urbanizing to the Planned Urbanizing area in accordance with the Progress Guide and General Plan.

Policy

- A. No land shall be shifted from the Future Urbanizing to the Planned Urbanizing Area except by a general plan amendment approved by the Planning Commission and City Council.
- B. Once land is shifted to the Planned Urbanizing area, rezoning and/or any subsequent development approval shall be in accordance with otherwise applicable requirements, including Council Policy No. 600-28--"Requirement for Development Approval in Planned Urbanizing Areas."

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OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

- C. General plan amendments to effect a shift of land from the Future Urbanizing to the Planned Urbanizing Area shall:
1. Be initiated by the City on its own motion or by a property owner;
 2. Be evaluated by staff and be subject to an Environmental Impact Report prior to review by the Planning Commission for the purpose of classification of the proposed amendment as "incremental" or "substantial" and review of the proposed amendments for the purpose of making specific findings;
 3. Be forwarded, along with the findings and the Environmental Impact Report, to the Planning Commission for review and recommendation according to law; and
 4. Be subsequently forwarded to the City Council for review and final action.
- D. Proposed amendments shall be classified as "incremental" or "substantial" based upon the Environmental Impact Report which shall include an evaluation of the following factors:
1. Amount of land involved;
 2. Contiguity to Planned Urbanizing area and character of that area;
 3. Relationship to contiguous Planned Urbanizing area;
 4. Ability to be serviced by facilities and utilities extended from Planned Urbanizing area;
 5. Access;
 6. Environmental impact;
 7. Type and density of land uses proposed;
 8. Fiscal and economic impacts; and
 9. Effect on prime agricultural land.
- E. If based upon the above-mentioned classification, the proposed amendment is characterized as "incremental," findings shall be made as to the following:
1. The extent to which the amendment will contribute to, encourage or induce urban sprawl, leapfrog development or premature development of land;

2. The extent to which the amendment will affect prime agricultural land;
 3. The consistency of the amendment with adopted General Plan policies and guidelines;
 4. Whether the subject area can logically be developed pursuant to existing policies applicable to the Planned Urbanizing area; and
 5. The extent to which the proposed amendment serves to achieve or furthers other adopted City policies and objectives, which policies and objectives shall be specified.
- F. If based upon the above-mentioned classifications, the proposed amendment is characterized as "substantial," findings shall be made as to each of the factors listed above (Section E), as well as the following:
1. The extent to which the amendment is needed to provide additional land for development, based upon City monitoring of the amount, rate, character and location of growth and development;
 2. The extent to which the amendment is responsive to population and growth rates which demand the increased land availability for development in order to maintain a viable market;
 3. The extent to which the amendment will impact on development in the Urbanized and Planned Urbanizing areas;
 4. Whether the City can efficiently and economically provide, operate and maintain public facilities, utilities and services to the subject area;
 5. Whether the amendment will result in increased air or water pollution or increased traffic congestion; and
 6. The consistency of the amendment with established state and federal urban policies.

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.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Marjorie L. Poulos*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-254648** Adopted **JUL 20 1981**