

RESOLUTION NUMBER R- 267357

ADOPTED ON DEC 16 1986

A RESOLUTION ESTABLISHING COUNCIL POLICY NO.  
600-35 REGARDING PROCESSING COMMUNITY PLAN  
AMENDMENTS.

WHEREAS, on July 3, 1986, the Planning Commission of The City of San Diego approved and recommended adoption of proposed Council Policy 600-35 for the processing of community plan amendments;

WHEREAS, the City Council modified the proposed Council Policy 600-35, as approved by the Planning Commission, in the following manner:

1. Delete from Paragraph A., "Procedure for the Initiation of Community Plan Amendments," Subparagraph 4.e., which read:

e. The community plan has not been updated within the last three years.

2. Delete from Paragraph B., "Determination of Consolidation of Community Plan Amendments," Subparagraph 3.e., which read:

e. The amendment involves a large, significant project with major impacts or is a comprehensive amendment involving all or most of the community planning area, in which cumulative impacts from other potential community plan amendments in the sector would be insignificant in comparison, and where the

benefits of consolidation would not be realized; NOW, THEREFORE,

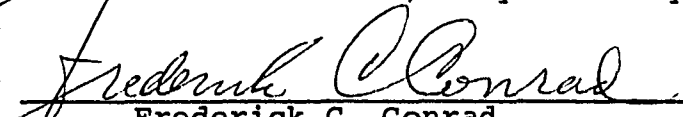
BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That Council Policy No. 600-35 is hereby established as as set forth in the document entitled "Council Policy No. 600-35, PROCESSING OF COMMUNITY PLAN AMENDMENTS," adopted December 16, 1986, and filed in the Office of the City Clerk as Document No. RR-267357.

2. That the City Clerk is hereby instructed to add the aforesaid to the Council Policy Manual.

3. The Planning Department is instructed to review Council Policy 600-35 at the end of one year; said review to indicate whether or not the policy is being equally applied to all concerned.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

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11/13/87  
01/27/87 Rev. 1  
Or.Dept:Plan.  
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R - 267357

RECEIVED  
CITY CLERK'S OFFICE

1987 JAN 20 PM 1:42

SAN DIEGO, CALIF.

COUNCIL POLICY NO. 600-35  
PROCESSING OF COMMUNITY PLAN AMENDMENTS  
Adopted 12/16/86

BACKGROUND

Community plan amendments are initiated by the Planning Commission or City Council, generally at the request of private property owners. The volume of such requests is such that many community plans undergo continuing change, with several amendments in a year's period. The cohesiveness of a plan is thereby eroded, and a cumulative analysis of the various amendments within a community is not possible when projects are assessed individually. Processing of the requests is inefficient, and updating of the plan document cannot keep pace with the frequent changes. To date there has not been a policy for determining whether a community plan amendment should be initiated, or for coordinating and clarifying the manner in which community plans are amended.

PURPOSE

The purpose of this Council Policy is to specify the guidelines for initiating and processing community plan amendments, thereby strengthening the integrity of community plans and providing for a more efficient amendment process accompanied by an improved analysis of the planning issues involved.

POLICY

A. Procedure for the Initiation of Community Plan Amendments.

1. Requests for community plan amendments shall be submitted to the Planning Department on prescribed forms.
2. Amendment requests shall be forwarded to the Planning Commission for initiation. Community plan amendments initiated during calendar year 1986 shall be subject to the consolidation requirements of this policy unless they have been the subject of a noticed public hearing prior to calendar year 1987. Community plan amendments initiated before calendar year 1986 shall be subject to both the initiation and consolidation requirements of this policy unless they are the subject of a noticed public hearing prior to calendar year 1987. Pre-1986 plan amendments which do not go to public hearing in 1986 would be exempt from the initiation requirement if the environmental document has been circulated for public review within 90 days of the date this policy is adopted.

3. Upon initiation of the request, a deposit shall be made in an amount determined by the Planning Director. All costs incurred by the City in processing the amendment shall be reimbursed by the applicant.
4. Based upon a preliminary review provided by the Planning Department, amendment requests which meet the following criteria should be considered favorably for initiation by the Planning Commission:
  - a. City staff is available to process the plan amendment without work being deferred on General Fund-supported programs.
  - b. The request appears to offer a public benefit to the community or City.
  - c. The request is consistent with the goals and objectives of the Progress Guide and General Plan and the applicable community plan.
  - d. Public services appear to be available to serve the increase in density or intensity of use.
5. Regardless of whether the request meets the criteria in paragraph A.4, the Planning Commission may initiate an amendment if one of the following conditions apply, based upon the Planning Department's preliminary review:
  - a. Denial would jeopardize the public health, safety, or general welfare.
  - b. The amendment is appropriate due to a mapping error or omission made when the community plan was adopted.
  - c. The amendment is appropriate due to a material change in circumstances since adoption of the community plan, whereby denial of the initiation would result in a unique hardship to the property owner by denying any reasonable use of the property.
6. A Planning Commission decision to deny initiation of an amendment may be appealed to the City Council.

B. Determination of Consolidation of Community Plan Amendments.

1. Requests which are initiated shall be assigned by the Planning Commission to one of approximately six sectors. Figure 1 shall be used as a guideline for the consolidation of plan amendment review by sectors; however, amendments may be assigned to a different sector or a new sector and/or hearing date may be established based upon the potential impacts, nature of the issues involved, or volume of plan amendments. It is the intent of this policy that, except as provided in paragraph B.2, hearings not be held more than once per year in any sector. Where there are adjustments in hearing dates or sector boundaries, in no case should more than two hearings per year result in any sector. The Planning Director shall assign annual hearing dates for each sector.
2. During calendar year 1987, the Planning Director may assign up to two hearing dates for each sector to accommodate amendments in process prior to adoption of this policy.
3. At the time of initiation, the Planning Commission may at its discretion declare that a proposed amendment will be exempted from the public hearing consolidation process described above if one of the following conditions apply:
  - a. The amendment is limited to a change in a road or street classification.
  - b. The amendment would revise the development standards or design guidelines of a community plan, and does not affect the type or intensity of land use designated by the plan.
  - c. The amendment is for a public facility, or for a public redevelopment or revitalization project of unusual significance for which application of the consolidation process would result in a unique hardship to the property owner or community.
  - d. The amendment responds to an emergency involving the public health, safety or general welfare.

- f. The amendment was initiated by the City Council.
4. The decision of the Planning Commission regarding exemption from the consolidation process is final.
5. At any time subsequent to initiation, the Planning Commission may exempt, or may revoke such an exemption of, a proposed amendment from the consolidation process if there has been a material change in circumstances or if new information relating to the conditions listed in paragraph B.3 becomes available.

C. Procedure for the Consolidation of Community Plan Amendments.

1. The applicant for the community plan amendment shall complete an Application for Environmental Initial Study and undertake the appropriate environmental review.
2. Upon finalization of the environmental review process for a plan amendment, the request shall be set for public hearing before the Planning Commission as follows:
  - a. The environmental document for the amendment must be finalized at least 60 days prior to the scheduled Planning Commission hearing date.

During the 60 days prior to the hearing, the Planning Director shall prepare a Planning Report and recommendation, evaluating the cumulative impacts of all proposed plan amendments in the sector. The report will also consider whether additional community plan map or text changes, or special conditions of approval are appropriate.
  - b. Each proposed amendment shall also be the subject of a separate planning report and public hearing which addresses the site-specific impacts of the proposal.
  - c. A hearing to amend a community plan shall not be scheduled less than six months prior to an anticipated Planning Commission hearing on a community plan update. Such amendments shall be heard in conjunction with adoption of the community plan.

- d. The amendment request shall be heard together with all proposed amendments for the assigned sector, as provided in paragraph B.1.
  - e. Where a project requiring a community plan amendment also involves other discretionary applications, the public hearings on such discretionary applications shall be scheduled so that neither the Planning Commission nor City Council hears any individual application before consideration of the cumulative impact report addressing all proposed amendments in the sector.
- 3. City Council hearings for community plan amendments which are consolidated under this policy shall be similarly consolidated by sector on the earliest convenient agenda date following action by the Planning Commission.
  - 4. The Planning Commission shall conduct a public hearing for the purpose of reviewing this policy one year after its adoption.

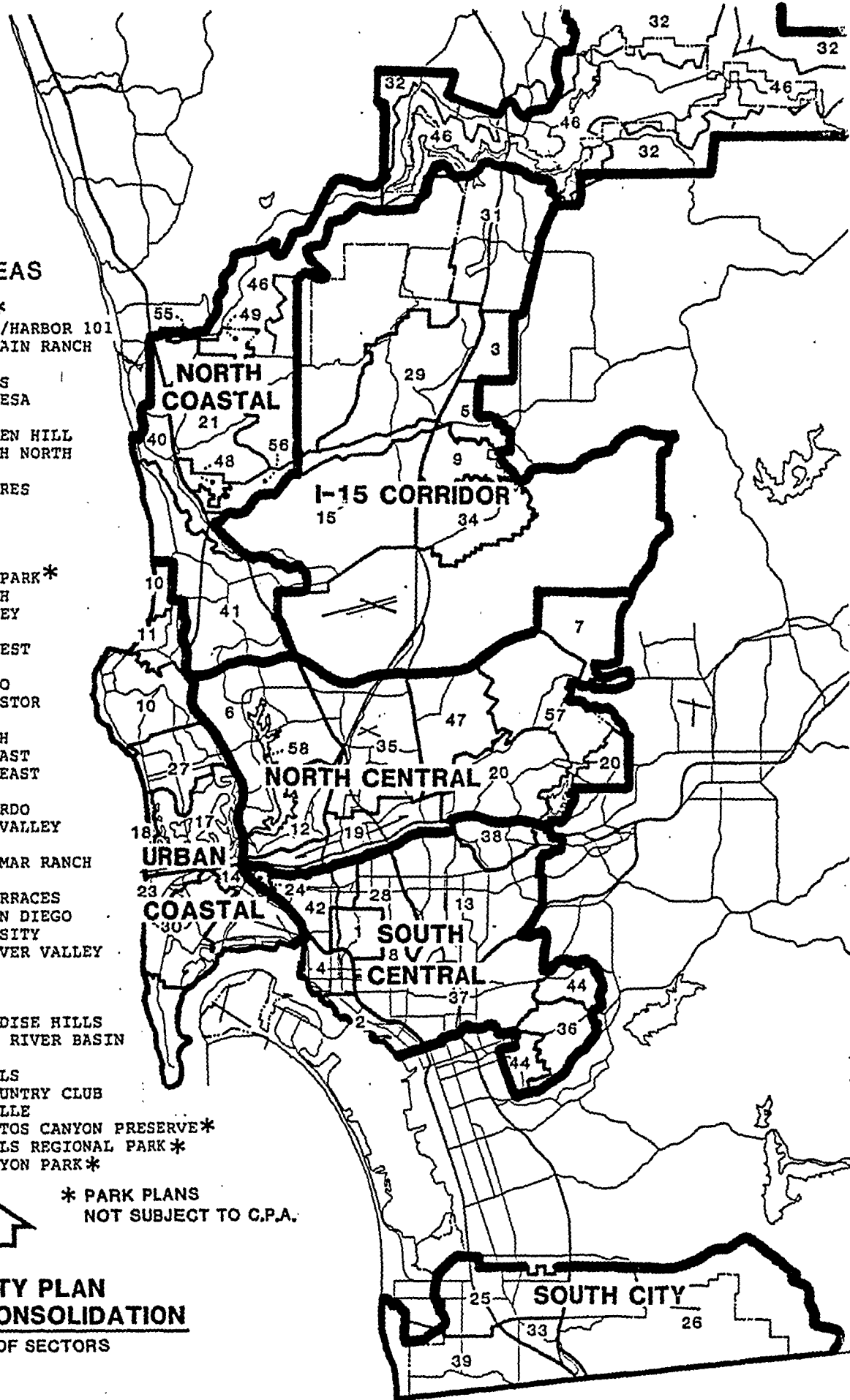
**PLANNED AREAS**

1. BALBOA PARK\*
2. BARRIO LOGAN/HARBOR 101
3. CARMEL MOUNTAIN RANCH
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
17. MISSION BAY PARK\*
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
23. OCEAN BEACH
24. OLD SAN DIEGO
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UNIVERSITY
42. UPTOWN
44. SKYLINE-PARADISE HILLS
46. SAN DIEGUITO RIVER BASIN
47. TIERRASANTA
48. SORRENTO HILLS
49. FAIRBANKS COUNTRY CLUB
55. VIA DE LA VALLE
56. LOS PENASQUITOS CANYON PRESERVE\*
57. MISSION TRAILS REGIONAL PARK\*
58. TECOLOTE CANYON PARK\*

\* PARK PLANS  
NOT SUBJECT TO C.P.A.



**COMMUNITY PLAN  
AMENDMENT CONSOLIDATION**  
BOUNDARIES OF SECTORS



00631

R- 267357



DEC 16 1986

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<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"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Maureen O'Connor* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-267357*  
Number ..... Adopted **DEC 16 1986**