

RESOLUTION NUMBER R- 269095

ADOPTED ON AUG 7 1987

WHEREAS, the Council of The City of San Diego heard public testimony and introduced the Interim Development Ordinance (hereinafter called "IDO") on June 22, 1987; and

WHEREAS, the IDO was adopted by the City Council on July 21, 1987; and

WHEREAS, public testimony was heard on June 22, 1987 and July 21, 1987, regarding proposed community allocations necessary for the implementation of the IDO; and

WHEREAS, the Citizens Advisory Committee on Growth and Development reviewed the proposed community allocations (SCHEDULE A) on August 5, 1987; and

WHEREAS, the Planning Commission of The City of San Diego conducted public hearings and discussed the proposed community allocations (SCHEDULE A) on August 6, 1987; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that SCHEDULE A, Community Plan Allocations, be adopted in the form attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council hereby directs the Planning Director, the City Manager and the City Engineer, or their designees (hereinafter collectively called "Administrator"), to proceed with the immediate implementation of the IDO consistent with the City Attorney Report to Mayor and Council dated August 6, 1987, entitled "VESTING TENTATIVE MAPS."

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BE IT FURTHER RESOLVED, that if the number of dwelling units applied for in a community pursuant to a vesting tentative map, development agreement or other entitlement which may create a legally vested right to development of the whole or part of the project under California law exceeds the annual allotment for community during the one (1) year period following the effective date of the IDO and the final six (6) month period of the IDO, the Administrator shall allocate no further dwelling unit allocation to that community during the effective period of the IDO. Any dwelling unit allocations granted pursuant to these vested entitlements in excess of the community allocation shall not be counted against the reserve allocation and shall be in excess of the grand total allocation as identified in SCHEDULE A.

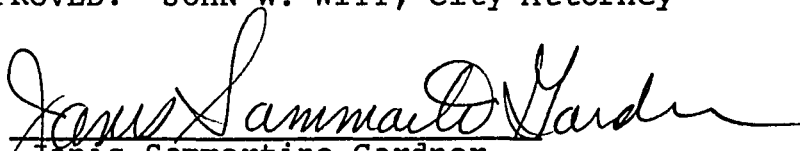
BE IT FURTHER RESOLVED, that no discretionary approval, including rezonings, general and community plan amendments, conditional use permits, special permits, tentative maps, including vesting tentative maps, and development agreements for residential development, except exempt development, shall be granted by the City for any property lying within the affected area unless such approval is conditioned upon a phasing plan over time tying development to: (a) the allocation schedule of the community plan as set forth in SCHEDULE A of the IDO and any successor plan or policy imposing the same or similar requirements; and (b) the construction and actual installation of all public facilities specified in the capital improvement program portion of the applicable community plan that would be required for that project approval.

01323

BE IT FURTHER RESOLVED, that community plan amendments, rezonings, specific plans, conditional use permits, discretionary approvals, including tentative maps, vesting tentative maps and development agreements which would permit development in coastal bluffs, wetlands, floodplains, hillside review areas or environmentally-sensitive habitats shall be conditioned by the approving authority upon compliance with the standards, policies and requirements of all ordinances in effect at the time of the discretionary approval, including the IDO and any successor ordinance, plan or policy imposing the same or similar requirements upon environmentally-sensitive habitats, floodplains, hillsides, wetlands or coastal bluffs which approval shall be binding upon all subsequent approvals and permits required for the development.

APPROVED: JOHN W. WITT, City Attorney

By


Janis Sammartino Gardner
Deputy City Attorney

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SCHEDULE A

The maximum number of annual dwelling units for residential development, except exempted development, shall not exceed eight thousand (8,000).

The annual allocation for each community plan area is as follows:

<u>Allocations</u> <u>Urbanized Comm.</u>	Reflecting Council Action of <u>July 21, 1987</u>
Barrio Logan	0 #2
Clairemont Mesa	17
Golden Hill	74
North Park	322
La Jolla	25
La Jolla Shores	17
Linda Vista	162
Mid-City	444
Midway	114
Mission Beach	40 #3
Navajo	149
Ocean Beach	17
Old San Diego	38
Otay Mesa-Nestor	10 #4
Pacific Beach	50 #5
Peninsula	96
San Ysidro	10 #6
Serra Mesa	17
Skyline-Paradise Hills	401
Southeast San Diego	200 #7
State University	17
Tia Juana River Valley	20 #8
Torrey Pines	26
Uptown	189
Subtotal	2,455
East Elliott	0
Fairbanks Country Club	17
Mira Mesa	726
Miramar Ranch North	134
North City West	714
Otay Mesa	0
Penasquitos East	421
Rancho Bernardo	500 #9
Rancho Carmel	512
Sabre Springs	303
Scripps Miramar Ranch	247

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Sorrento Hills	0	#10
Tierrasanta	0	
Via de la Valle	17	
Subtotal	3,591	
<u>Urbanized and Planned Urbanized</u>		
Mission Valley	248	
University	416	
Future Urbanizing	86	#11
Subtotal	750	
TOTAL	6,796	
Reserve Allocation	<u>1,204</u>	
GRAND TOTAL	8,000	

The difference between the maximum number of annual dwelling units for residential development and the total number allocated by community plan area is 1,204 and shall constitute the reserve allocation.

Footnotes:

- #1 The annual dwelling unit allocation for each community plan area was arrived at by a mathematical computation which averaged the mean annual increase in dwelling units in each community plan area over the 1983-1985 period and the annualized remaining capacity of the community plan over its stated or derived plan buildout life. The dwelling unit allocations for certain communities were adjusted to reflect the adequacy of available community facilities.
- The original community plan area allocations were based on an overall City-wide dwelling unit cap of 9,300. After the downward reduction in the City-wide cap to 8,000 units, all of the community plan allocations were proportionately reduced.
- #2 Barrio Logan. The entire Barrio Logan Community planning area, except the Navy property, is located within the enterprise zone, therefore the community is essentially exempt from the IDO.
- #3 Mission Beach. The 1974 precise plan projected that 4,000 dwelling units would represent a "fully developed" community. As of January 1987, 4,312 dwelling units existed in the

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community. Although this is an "over-built" community, new development is desirable because it is required to meet current standards for landscaping and off-street parking, which enhance the area. Because of past development patterns, almost all development occurs as demolition and reconstruction, with one or two additional units created. The allocation was increased to permit continued private redevelopment to bring the area up to current development code standards.

#4

Otay Mesa-Nestor. Otay Mesa-Nestor has been subjected to significant residential development beyond that planned for and anticipated in the adopted community plan. Specifically, several sites designated for commercial use have been developed with residential use instead, several single-family properties have been the subject of community plan amendments to increase the permitted residential intensity, and residential density bonus projects have been frequent. These factors have adversely impacted the public services, particularly schools and parks, to an extent where the community does not meet normal standards for public facilities. To provide an opportunity to identify accurately the deficiencies in the community and to develop a program to correct the areas of shortfall, a reduction in the allocation would be advisable.

#5

Pacific Beach. The community plan's "capacity" is identified as 26,174 dwelling units. This figure is unreasonably and unrealistically high, and far exceeds the community's ability to accommodate new development. (Existing development totals only 21,193 units). New development strains the community's public facilities, particularly the circulation system. Attractiveness of the beaches and beach areas to residents throughout the region puts further demands on streets and parking facilities. The allocation was reduced in response to those problems.

#6

San Ysidro. The adopted community plan does not include a "capacity" but 4,700 dwelling units have been used as an assumption for development monitoring purposes. The projection has been virtually attained (4,695 dwelling units as of January, 1987). San Ysidro has been more impacted than any other community by piecemeal plan amendments which have increased residential intensities. The outdated 1974 community plan does not adequately address the public service needs of the community. The community plan will be comprehensively updated in a work program beginning in October, 1987. Many public services and facilities, particularly schools, have not kept pace with development, and critical shortfalls must be resolved. An allocation reduction is appropriate, as are elimination of trolley station exemptions.

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All applicants for an IDO application must be approved by the Planning Commission and the reserve allocation cannot be used in the San Ysidro Community. For purposes of IDO administration, the boundary which serves to separate San Ysidro and Otay Mesa will be the adopted San Ysidro Community Plan Boundary.

- #7 Southeast San Diego. Substantial portions of the community are exempt due to their location within an Enterprise Zone, near a trolley station, or within redevelopment/revitalization areas. It is appropriate to reduce the community's allocation in relation to the exempt properties' proportion of the entire community planning area.
- #8 Tia Juana River Valley. Although this community lies to the west of Interstate 5, it is functionally integrated with San Ysidro. The valley utilizes many of the public services, as well as commercial and social facilities of San Ysidro. The school crowding and facility shortfall problems are equally acute on both sides of the freeway in both communities. Until public services can be studied and brought up to acceptable standards, a reduction in Tia Juana River Valley's allocation is desirable.
- #9 Rancho Bernardo. The community plan is currently being updated. One of the principal concerns of the community planning group is to analyze the development assumptions of the adopted community plan and to revise the "capacity" of the plan. The community is very concerned with the adequacy of schools and roadways. Until the plan update is completed, it appears prudent to reduce the allocation.
- #10 Sorrento Hills. When Sorrento Hills is developed, it will be primarily a community of commercial and industrial uses. The residential component is very limited, and is more of an accessory than principal use. Approximately half of the few dwelling units anticipated will be functionally a part of North City West Neighborhood 8A. That is, they will use North City West Neighborhood 8A's facilities, will take access through the neighborhood, and will be developed concurrently with it. However, a precise plan is at least a year from adoption, and tentative map approvals would not be received for at least a year after that. The other half of the units in Sorrento Hills will be multi-family units to the south of North City West Neighborhood 8A. They will be developed as one of the last phases of Sorrento Hills, which is expected to be several years from now. For these reasons, it would be appropriate to reduce the community's dwelling unit allocation to zero.
- #11 Future Urbanizing. In the future urbanizing area, the community allocation allows for 86 units. There may be a

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need for units to be developed under the large lot zoning regulations as currently exist in the area. By allotting units to this area, development will be allowed to proceed, yet a cap will be placed on the area in keeping with the city-wide allocation of 8,000 units.

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FOR THE YEAR 1986. THE RECORDS ARE BEING
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FOR THE YEAR 1986.

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Passed and adopted by the Council of The City of San Diego on **AUG 7 1987**,
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 type="checkbox"/>	<input checked="" 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 *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-269095** Adopted **AUG 7 1987**

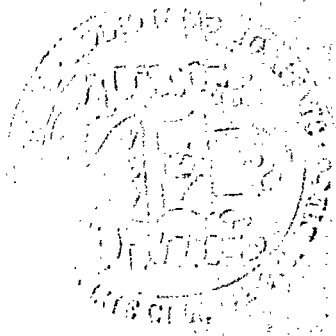
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