

(R-91-800)

RESOLUTION NUMBER R- 276883

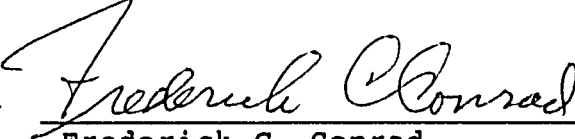
ADOPTED ON NOV 19 1990

RESOLUTION AMENDING 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,
that Council Policy No. 600-29 entitled, "MAINTENANCE OF FUTURE
URBANIZING AREA AS AN URBAN RESERVE," (as set out in Planning
Report No. 90-359, Attachment 1) be and it is hereby amended as
set forth in the Council Policy filed in the office of the City
Clerk as Document No. RR- 276883.

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:lc
11/06/90
Or.Dept:Plan.
R-91-800
Form=r.amcp

COUNCIL POLICY

SUBJECT

MAINTENANCE OF FUTURE URBANIZING AREA AS AN
URBAN RESERVEPOLICY
NUMBER

600-29

EFFECTIVE
DATEBACKGROUND

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 and is zoned A-1 primarily for agricultural uses, 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 typically 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 urban 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 urban development and, therefore, to guide urbanization into more appropriate areas in accordance with a balanced and efficient growth pattern. Future general plan updates may indicate either

COUNCIL POLICY

SUBJECT

MAINTENANCE OF FUTURE URBANIZING AREA AS AN
URBAN RESERVEPOLICY
NUMBER

600-29

EFFECTIVE
DATE

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 urban 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 with 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 prohibits development at urban intensities.

- ~~1. Development is permitted on property that is located within the Future Urbanizing area consistent with the A-1 zone applied, with a minimum lot size of 10 acres.~~
- ~~2. Clustered development using Planned Residential Development Regulations is not permitted.~~

COUNCIL POLICY

SUBJECT

MAINTENANCE OF FUTURE URBANIZING AREA AS AN
URBAN RESERVEPOLICY
NUMBER

600-29

EFFECTIVE
DATE

- ~~3. Conditional Uses are limited to those which are natural resource dependent and do not result in an irrevocable commitment of the land precluding future uses.~~
- ~~4. Development requiring the provision and maintenance of urban level facilities or services is not permitted.~~
- ~~5. Development which would require increased City capital, operating or maintenance expenditures for urban level facilities or services is not permitted.~~
- ~~6. Access shall not be provided to City operated or maintained sewerage, water, or other urban level facilities or services to benefit development in the Future Urbanizing area.~~
- ~~7. The City shall not approve development within the Future Urbanizing area which seeks or obtains sewerage, water, or other urban level facilities or services from other jurisdictions or agencies.~~

The following development alternatives are permitted on property that is located within the Future Urbanizing area and zoned A-1:

- 1. Development pursuant to the A-1 zoning regulations, at the density and minimum lot size permitted in the applicable zone.
- 2. Development pursuant to the Rural Cluster Development regulations, at the density permitted in the applicable 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 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

COUNCIL POLICY

| | | |
|---|-------------------|--------|
| SUBJECT MAINTENANCE OF FUTURE URBANIZING AREA AS AN URBAN RESERVE | POLICY NUMBER | 600-29 |
| | EFFECTIVE DATE | |

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.

3. 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 permanent preservation of lands designated in the General Plan as part of the Environmental Tier through the provision of public and private open space easements and/or dedications; provided, however, that in return for the density increase granted by the City Council no future development rights shall remain on the property.
 4. Development pursuant to the Conditional Use Permit regulations, provided that the conditional uses are natural resource dependent, non-urban in character and scale, or are of an interim nature which would not result in an irrevocable commitment of the land precluding future uses.
- 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 Section No. 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

COUNCIL POLICY

SUBJECT

MAINTENANCE OF FUTURE URBANIZING AREA AS AN
URBAN RESERVEPOLICY
NUMBER

600-29

EFFECTIVE
DATE

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.

~~E. Before any expenditures or plans for urbanization are made to benefit lands within the Future Urbanizing area, an evaluation of the need for these lands based on the full utilization and redevelopment of existing Urbanized and Planned Urbanizing areas must be conducted and findings made that:~~

- ~~1. The capacity of all lands identified as appropriate for development within the Urbanized and Planned Urbanizing areas has been fully utilized and there is no viable opportunity for development in terms of further intensification in existing urban centers or along identified transit corridors; and that~~
- ~~2. A need exists for additional developable land; and that~~
- ~~3. A process to identify where the next phase of urban development may occur is necessary.~~

Expenditures or plans for future urbanization of these areas should not be made until the need for urbanization of these lands has been evaluated based on the extent of utilization and redevelopment of existing Urbanized and Planned Urbanizing areas, and findings have been made that:

1. The capacity of lands identified as appropriate for development within the Urbanized and Planned Urbanizing areas is approaching full utilization in accordance with adopted community plans;
2. A need exists for additional developable lands; and
3. A process has been developed to identify where the next phase of urban development should occur.

COUNCIL POLICY

SUBJECT

MAINTENANCE OF FUTURE URBANIZING AREA AS AN
URBAN RESERVE

POLICY
NUMBER

600-29

EFFECTIVE
DATE

F. Before development of urban facilities is approved to traverse the Future Urbanizing area, a thorough survey of all lands that might be categorized as environmentally sensitive lands, open space lands, and/or lands to be held in a permanent rural, resource-based use will be conducted.

Transit and transportation corridors and other public facility and infrastructure improvements may be identified which do not impact these resources, or which fully mitigate impacts to these resources prior to implementation of the projects.

HISTORY

Adopted by Resolution R-254647 07/20/81
Amended by Resolution R-276170 07/17/90

5403
11/90 E

NOV 19 1990

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ron Roberts | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| John Hartley | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H. Wes Pratt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Linda Bernhardt | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| J. Bruce Henderson | <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"/> |
| Bob Filner | <input type="checkbox"/> | <input checked="" 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 *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-276883** Adopted **NOV 19 1990**

