

RESOLUTION NUMBER R-280787

ADOPTED ON OCT 6 1992

WHEREAS, in September of 1991, the City Council directed that planning begin for possible future development in North City Future Urbanizing Area; and

WHEREAS, on September 10, 1992, the Planning Commission of The City of San Diego held public hearings for the purpose of considering the North City Future Urbanizing Area Framework Plan and Implementation Program; and

WHEREAS, the North City Future Urbanizing Area Framework Plan Implementation Program includes amendments to the Planned Residential Development Ordinance; adoption of an interim development impact fee; and amendments to Council Policies 600-29 and 600-30 dealing with requirements for development in the Future Urbanizing Area; and

WHEREAS, the Framework Plan does not include concurrent adoption of a public facilities financing plan for needed capital improvements within the subject planning area; and

WHEREAS, the Council of The City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in The City of San Diego, and has considered all oral presentations given at the public hearings;  
NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it hereby adopts the North City Future Urbanizing Area Framework Plan ("Framework Plan"), a copy of which is on file in the office of the City Clerk as Document No. RR-280787-1

BE IT FURTHER RESOLVED, that the Citizen Advisory Committee ("CAC") Policy Issues set forth on Attachment A and the errata sheet, Attachment B, are incorporated into the Framework Plan.

BE IT FURTHER RESOLVED, that the City Council hereby adopts amendments to the Open Space and Transportation Elements of the *Progress Guide and General Plan* as depicted on Figure 3.2 in the Framework Plan.

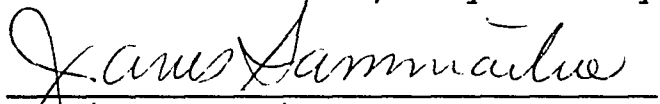
BE IT FURTHER RESOLVED, that the City Council hereby adopts amendments to the *Guidelines for Future Development* section of the *Progress Guide and General Plan*, a copy of which is on file in the office of the City Clerk as Document No. RR-280787-2

BE IT FURTHER RESOLVED, that the City Council hereby adopts amendments to the *Progress Guide and General Plan* for The City of San Diego by incorporating the proposed North City Future Urbanizing Area Framework Plan.

BE IT FURTHER RESOLVED, that this resolution shall not become effective within the areas of the City within the jurisdiction of the California Coastal Commission until such time as the Commission unconditionally certifies these amendments as a Local Coastal Program amendment.

APPROVED: JOHN W. WITT, City Attorney

By

  
\_\_\_\_\_  
Janis Sammartino  
Senior Chief Deputy City Attorney

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09/04/92  
09/30/92 COR.COPY  
10/15/92 REV. 1  
Or.Dept:Plan.  
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CITIZEN ADVISORY COMMITTEE AND DRAFT FRAMEWORK PLAN  
RECOMMENDATION ALTERNATIVES

Table A. Policy Issues

	<i>CAC Alternative</i>	<i>Draft Framework Plan</i>
<u>PRD</u>	Leave intact for entire FUA	Eliminate option for "T" area in Del Mar Mesa
<u>Parks</u>	Consistent with City guidelines in General Plan (13 - 20 acre community parks) None larger than 40 acres Golf course in Subarea IV	New criteria for FUA (30 - 40 acre community parks) 80-100 acre softball complex Golf course somewhere in FUA, preferably in Subarea IV (see Principle 8.4k)
<u>Other</u>	Specific sites should be considered for alternative uses/densities in subarea planning  No roads/streets at greater width than 6 lane right-of-way to accommodate alternative transportation modes, plus 4 lane roadbed	No specific sites mentioned. All land uses to be refined in subarea planning  Adopted CAC position

ERRATA SHEET

LANGUAGE AND MAP CHANGES TO THE SEPTEMBER 1992 DRAFT  
NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN

Correction to Plan Figure 1-2

Delete symbols from this figure which are not defined in a legend.

Replacement Implementing Principle 2.4a, page 10

A phase shift shall occur for the entire North City Future Urbanizing Area to the Planned Urbanizing designation. The City Council shall consider this phase shift and, after approving appropriate ballot language, place it on the ballot for voter approval in the statewide primary election in June 1994.

Addition to Implementing Principle 2.5a, page 10

The City Council should consider a General Plan amendment for the phase shift from Future Urbanizing to Planned Urbanizing subsequent to or concurrent with approval of subarea plans.

Addition to Implementing Principle 2.5b, page 10

Subarea plans will be required to: •include a school facility financing plan as described in Section 8.

Addition to Implementing Principle 2.5f, page 12

Development consistent with the underlying zoning may proceed provided the property owner: •finances public facilities as described in Section 8.

Corrections to Table 3.3-H, page 24

See corrected Table 3.3-H.

Addition of Plan Figure 4-2: Mixed Use Community Core Illustration

Add Plan Figure 4-2, attached, and re-number subsequent figures.

Correction to Implementing Principle 5.4a, page 57

Transition areas shall not be planted with non-native species.

Correction to Plan Figure 6-1

See corrected Figure 6-1.

Corrections to Plan Figure 6-2

See corrected Figure 6-2.

Correction to Table 6.3-A, page 65

Change LOS for Camino del Norte, County limits to Camino Ruiz, from E to D. Change LOS for Del Mar Heights Road, westerly NCFUA boundary to Camino Santa Fe, from B to A.

Additional Guiding Principle 7.1d for Affordable Housing, page 70

Funds collected by the City in lieu of construction of affordable dwelling units within the NCFUA shall be retained for future construction of affordable units within the NCFUA and shall not be

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distributed for use City-wide.

Addition to Implementing Principle 8.3f, page 79

No subarea plan will be adopted without an agreement with the respective school district to compensate for any additional impact the development may have on schools.

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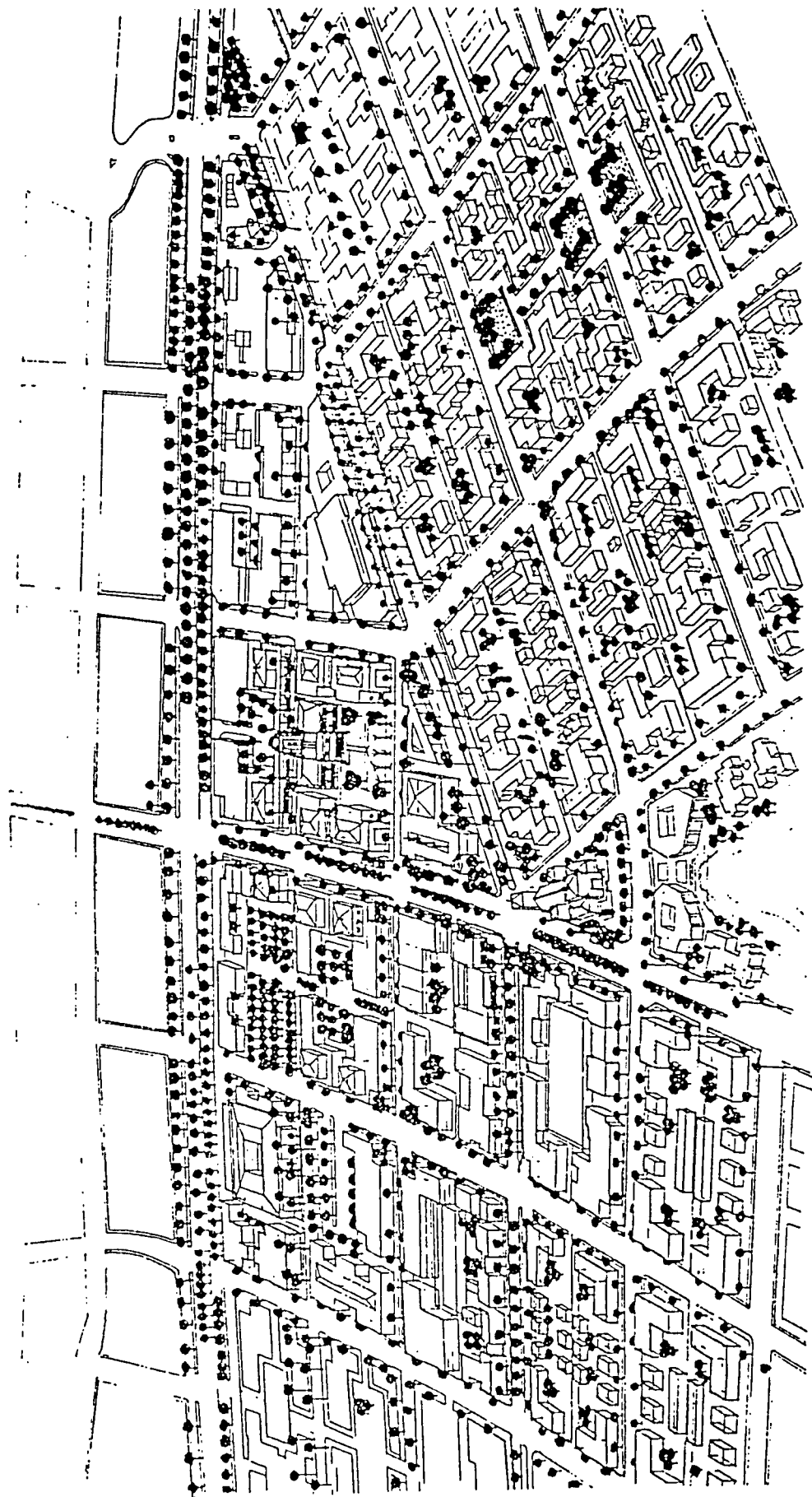
TABLE 3.3-H  
 PROJECTED COMMERCIAL SPACE AND JOBS  
 AT NCFUA BUILDOUT

Subarea	IA	IB	II	III	IV	V	TOTAL
Retail and Services square feet jobs	60,000 100	75,000 100		250,000 400	120,000 200	60,000 100	565,000 900
Office square feet jobs		65,000 300		150,000 600			215,000 900
Employment Centers square feet jobs		450,000 1,500			870,000 2,900		1,320,000 4,400
Service Commercial square feet jobs					350,000 600		350,000 600
Job Total	100	1,900	0	1000	3,700	100	6,800

Employment Densities extrapolated from *San Diego Traffic Generators, SANDAG, January 1990* [for retail and services, 600 s.f./employee; for office, 250 s.f./employee; for other employment, 300 s.f./employee, and for service commercial, 600 s.f./employee].

Note: Table does not include employment from hotels or public and semi-public activities, or employment in San Diego County adjoining Subarea IB.

Source: Blayne Dyeil Greenberg.



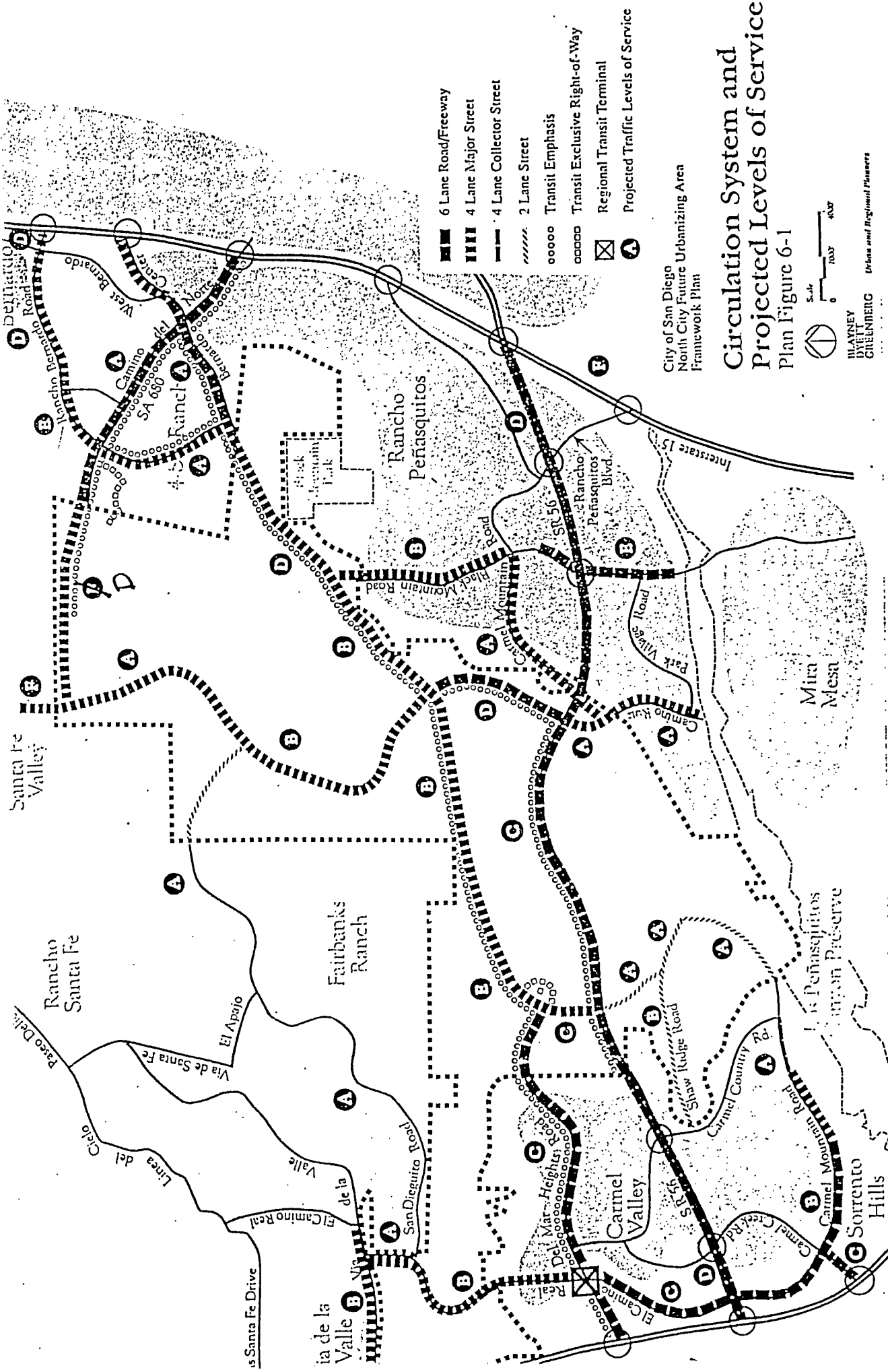
GAST HILLNER • URBAN DESIGN

North City  
Future Urbanizing Area  
City of San Diego

Mixed-Use Community Core

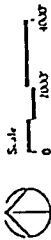
Figure 4-2

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City of San Diego  
 North City Future Urbanizing Area  
 Framework Plan

# Circulation System and Projected Levels of Service Plan Figure 6-1



HAAYNE  
 DRETTI  
 GREENBERG Urban and Regional Planners

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1012

OCT 31 1992

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 type="checkbox"/>	<input checked="" 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"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

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

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

(Seal)

By *Blonda R. Pascoe* Deputy.

Office of the City Clerk, San Diego, California

Resolution *R-280787* OCT 31 1992  
Number ..... Adopted .....