

(R-94-1247)

283628

RESOLUTION NUMBER R-

ADOPTED ON MAR 29 1994

WHEREAS, the California Government Code sections 65350 to 65362, inclusive, set forth State requirements for the preparation, adoption, and amendment of local general plans; and

WHEREAS, the State law and City Council Policy 600-7 require that consistency be maintained among the City's General Plan and the various community plans and other official planning-related documents, subject to the limitation of frequency of amendments to mandatory elements of the General Plan; and

WHEREAS, the planning actions identified in Planning Report P-93-193 dated Jan. 7, _____, 1994, a copy of which is on file in the office of the City Clerk as Document No. RR- 283628, have been approved by the City Council between April 23, 1992, and July 27, 1993, but will not become effective until the General Plan is amended to be consistent with those actions; and

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on January 13, 1994, to consider amending the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO to reflect these planning actions noted above; and

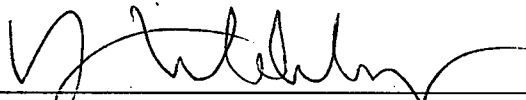
WHEREAS, the Planning Commission on January 13, 1994, adopted Resolution No. 2059-PC, approving and recommending that the Council of The City of San Diego adopt the proposed amendment to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego,
that the amendment to the PROGRESS GUIDE AND GENERAL PLAN FOR THE
CITY OF SAN DIEGO, generally described in the attached Planning
Department Report No. P-93-193, and copy of which amendment is on
file in the office of the City Clerk as Document No.

RR- 283628, be and the same is hereby adopted.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Chief Deputy City Attorney

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03/02/94
Or.Dept:Plan.
R-94-1247
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Planning Department Report

DATE ISSUED: January 7, 1994

REPORT NO. P-93-193

ATTENTION: Planning Commission, Agenda of January 13, 1994,
Item Nos. 3A through 3G.

SUBJECT: OMNIBUS GENERAL PLAN AMENDMENT (1993)

SUMMARY:

Issue: Should the Progress Guide and General Plan for the City of San Diego be amended to reflect the plan amendments approved by the City Council between April 23, 1992, and July 27, 1993?

Planning Department Recommendation: RECOMMEND that the City Council adopt the amendments to the General Plan.

Environmental Impact: Each of the items included in this Omnibus General Plan Amendment has either been the subject of a previously certified environmental document or is exempt from CEQA as herein noted.

Fiscal Impact: None with this action.

Code Enforcement Impact: None with this action.

Housing Affordability Impact: None with this action.

BACKGROUND:

The California Government Code establishes basic requirements for the preparation, adoption, and amendment of local general plans and limits amendments to any mandatory element of the General Plan to four per calendar year. The Government Code also requires that consistency be maintained among the General Plan and other area plans and planning related matters which are based upon the General Plan. In recognition of these requirements, City Council Policy 600-7 provides for community plans and other planning matters to be approved individually throughout the year, but those changes which require an amendment to the General Plan in order to maintain consistency do not become effective until the General Plan is amended. Such changes are accumulated and

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subsequently considered by the Planning Commission and City Council, together with any other proposed General Plan changes, in an omnibus general plan amendment hearing typically scheduled to occur semiannually.

DISCUSSION:

This Omnibus General Plan Amendment includes the planning actions listed below which were previously adopted by the City Council between April 23, 1992, and July 27, 1993. These planning actions are illustrated in the attached figures and include:


1. The Centre City Community Plan adopted April 28, 1992, by Resolution R-279876 (repealing the Centre City Community Plan adopted May 12, 1976, as amended, and adopting the comprehensively updated 1992 Centre City Community Plan). Environmental Impact Report (EIR) 900010898, certified by Resolution R-279875. (See Attachment 1.)
2. The Kearny Mesa Community Plan adopted as amended and the Serra Mesa Community Plan amended October 6, 1992, by Resolution R-280821, reflecting the separation of Kearny Mesa from Serra Mesa, land use redesignations and street reclassifications. EIR DEP-87-0626 and Supplemental EIR-91-0844 certified by Resolution R-280820. (See Attachments 2A, 2B, 2C and 2D.)
3. The Balboa Park Central Mesa Precise Plan adopted October 20, 1992, by Resolution R-280920, to guide development within the Central Mesa area of Balboa Park. Supplemental EIR DEP-91-0686 certified by Resolution R-280919. (See Attachments 3A and 3B.)
4. The Miramar Ranch North Community Plan amended January 12, 1993, by Resolution R-281337, approving the switch for the locations of the park and school sites. EIRs DEP-92-0387 and DEP-92-0399 certified by Resolution R-281342 (see Attachment 4A) and The Miramar Ranch North Community Plan amended February 23, 1993, by Resolution R-281519, to reclassify Scripps North Parkway. Addendum DEP-92-0399 to Supplemental EIRs-87-1087 and 87-1088 certified by Resolution R-281520. (See Attachments 4A and 4B.)
5. The San Ysidro Community Plan amended March 30, 1993, by Resolution R-281711, for the Dixon Project to redesignate 1.07 acres from low-medium density residential to commercial and the Baja-Mex Project to expand the area permitting money exchange businesses and Mexican insurance sales offices. EIR DEP-92-0289 (Addendum to EIR-89-1115) certified by Resolution R-281710. (See Attachments 5A and 5B.)

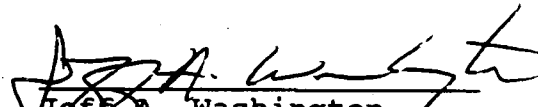
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6. The Balboa Park East Mesa Precise Plan adopted as amended April 13, 1993, by Resolution R-281752, to guide development in the East Mesa area of Balboa Park. EIR DEP-92-0138 (Addendum to EQD-84-0595) certified by Resolution R-281751. (See Attachments 6A and 6B.)
7. The Otay Mesa Community Plan amended July 27, 1993, by Resolution R-282408, to redesignate and subdivide a 178.7-acre site from low and low-median density residential use and open space to industrial and open space, and the elimination of the eastern extension of Palm Avenue. EIR DEP-88-1144 certified by Resolution R-282406. (See Attachments 7A and 7B.)

The Planning Department has established a new streamlined procedure for amending the General Plan which eliminates the need for future omnibus hearings. The new procedure was created to be more efficient, accurate, cost recoverable and customer friendly. Therefore, this hearing will be the last Omnibus General Plan Amendment hearing processed by the Planning Department. In the future, all general plan amendments will be processed concurrently with their associated community plan amendment.

Respectfully submitted,


Ernest Freeman
Planning Director

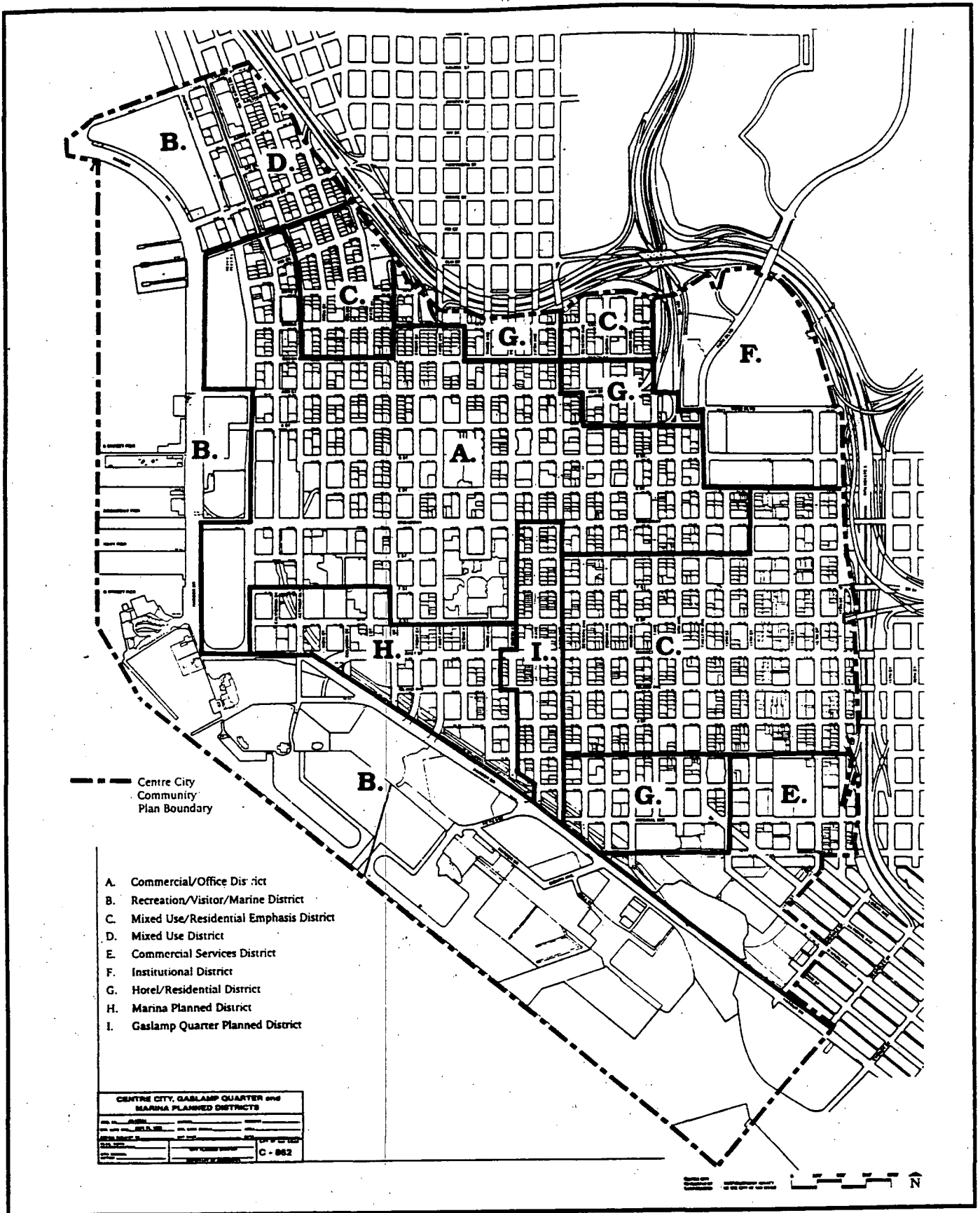

Jeff A. Washington
Deputy Planning Director

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- ATTACHMENTS:
1. Adoption of 1992 Centre City Community Plan/Repealing of 1976 Centre Community Plan
 - 2A. Separation of Kearny Mesa Community Plan from Serra Mesa Community Plan
 - 2B. Land Use Redesignations - Kearny Mesa
 - 2C. Land Use Redesignations - Kearny Mesa
 - 2D. Street Reclassifications - Kearny Mesa
 - 3A. Balboa Park Central Mesa Precise Plan - Balboa Park
 - 3B. Adoption of Central Mesa Precise Plan - Balboa Park
 - 4A. Switch of Location and Designation of Elementary School and Park Uses - Miramar Ranch North
 - 4B. Reclassification of Scripps Poway Parkway East of Spring Canyon Road from 4 Lane Major to 6 Lane Major - Miramar Ranch North

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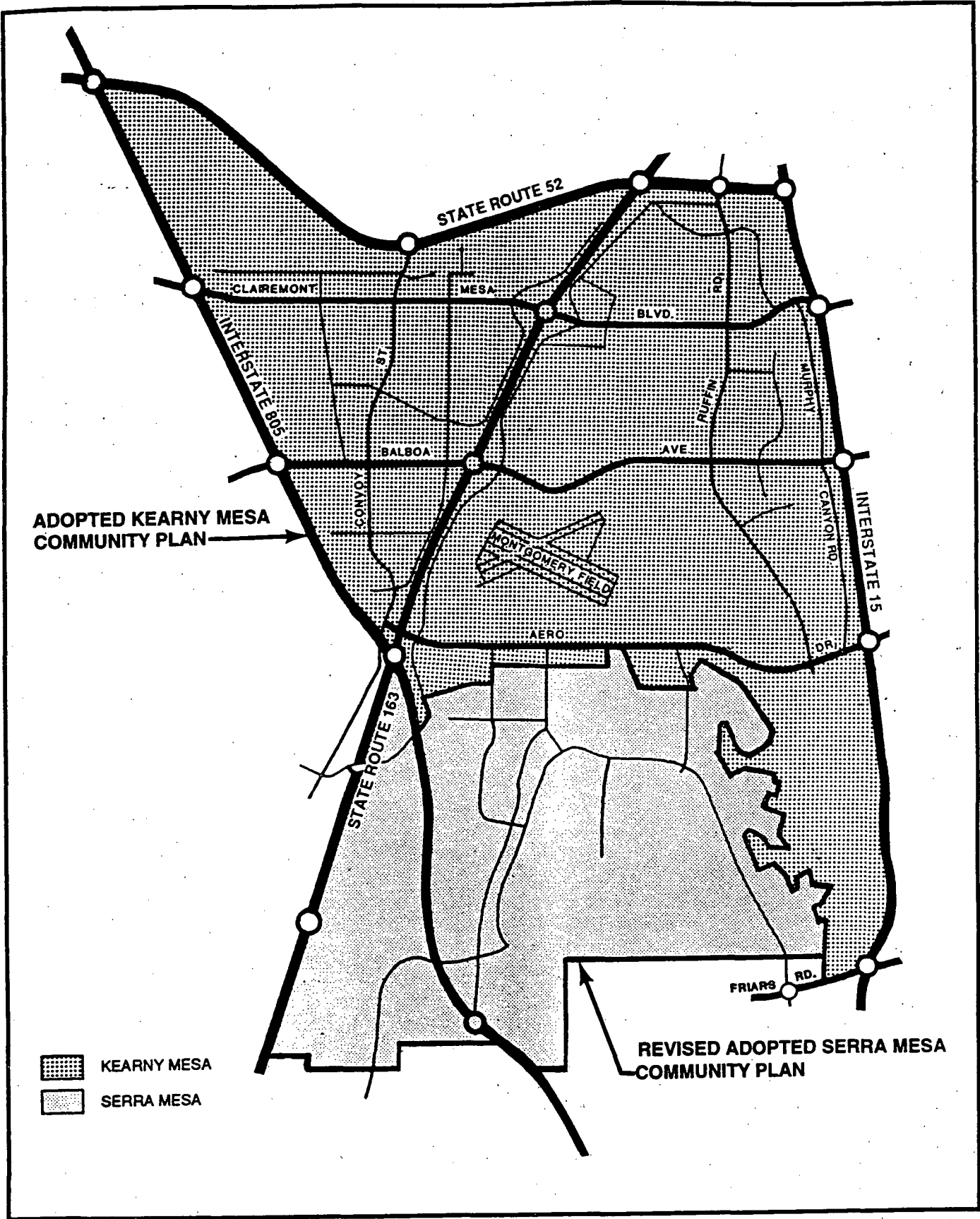
- 5A. Expansion of Mexican Insurance Sales Offices and Money Exchange Businesses - San Ysidro
- 5B. Redesignation of 1.07 Acre Site from Residential to Commercial - San Ysidro
- 6A. Balboa Park East Mesa Precise Plan Adoption - Balboa Park
- 6B. Adoption of East Mesa Precise Plan - Balboa Park
- 7A. Redesignation from Low and Low Medium Residential Use to Industrial Use - Otay Mesa
- 7B. Elimination of the Eastern Extension of Palm Avenue (Approx. 5060 ft.) - Otay Mesa
- 8. Draft Planning Commission Resolution No. 2059-PC



ADOPTION OF 1992 CENTRE CITY COMMUNITY PLAN /
 REPEALING OF 1976 CENTRE CITY COMMUNITY PLAN
GENERAL PLAN AMENDMENTS - 1993
 CITY OF SAN DIEGO • PLANNING DEPARTMENT





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ADOPTED KEARNY MESA
COMMUNITY PLAN

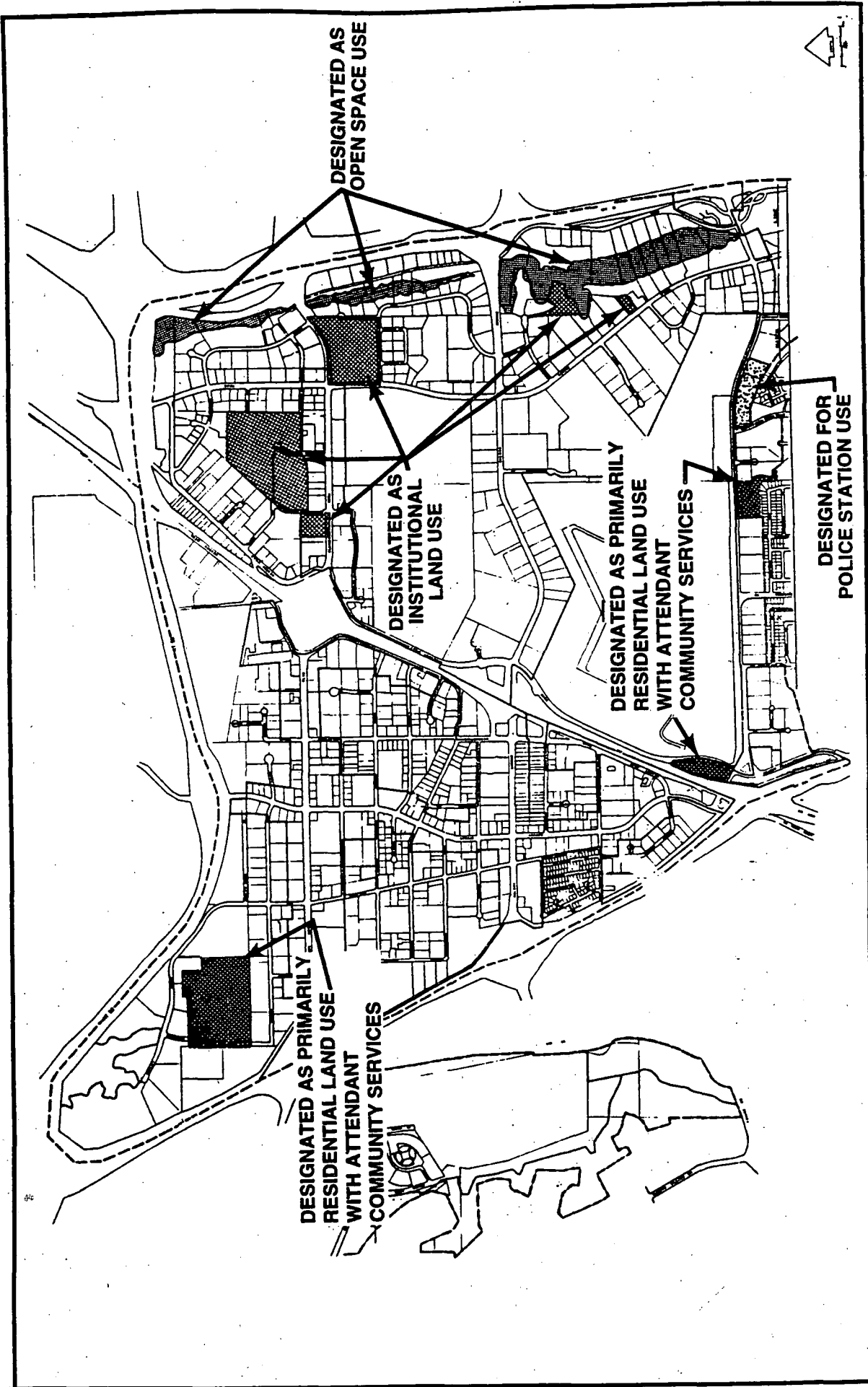
REVISED ADOPTED SERRA MESA
COMMUNITY PLAN

-  KEARNY MESA
-  SERRA MESA



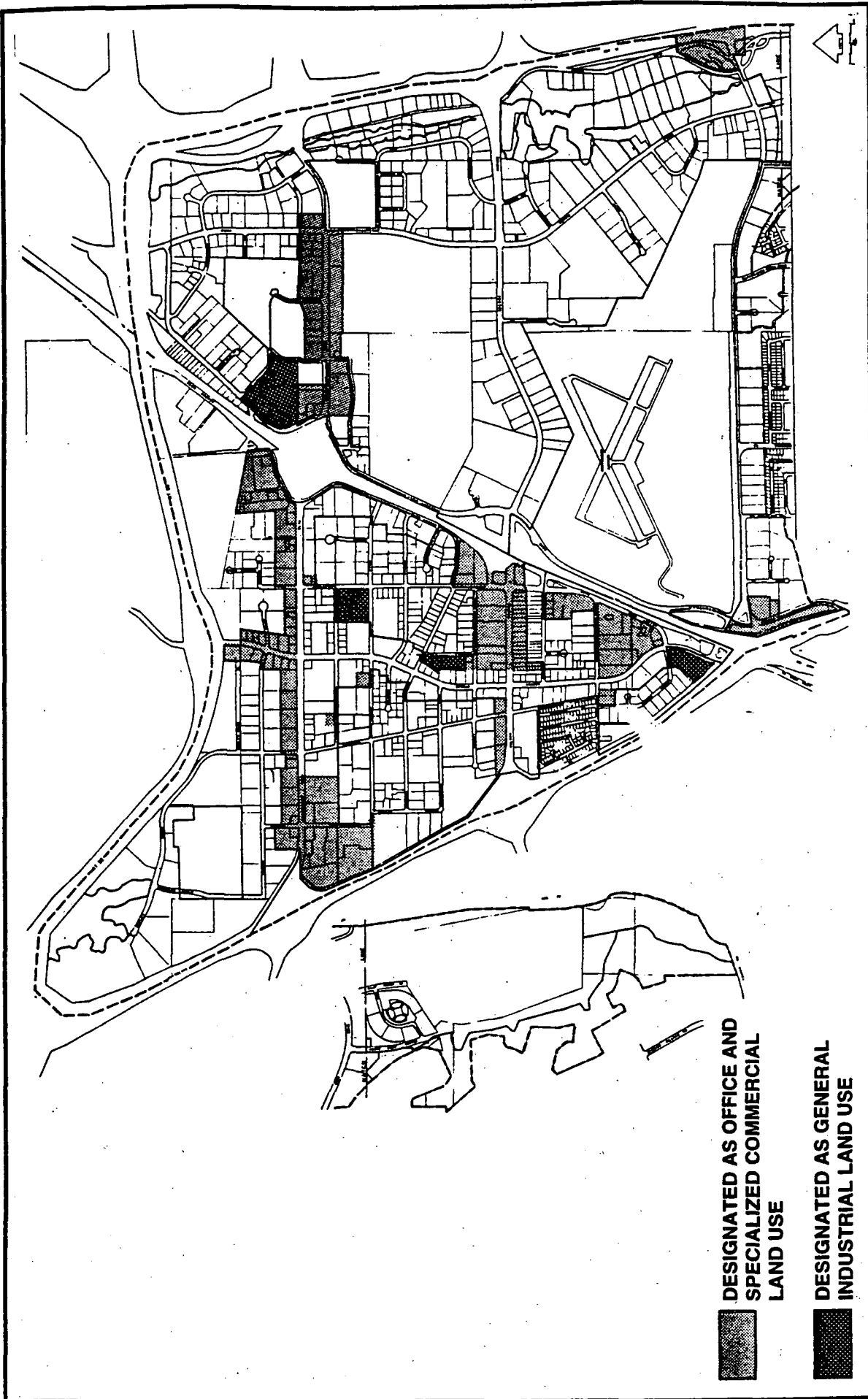
SEPARATION OF KEARNY MESA COMMUNITY PLAN
FROM SERRA MESA COMMUNITY PLAN
GENERAL PLAN AMENDMENTS - 1993
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**LAND USE REDESIGNATIONS - KEARNY MESA
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT



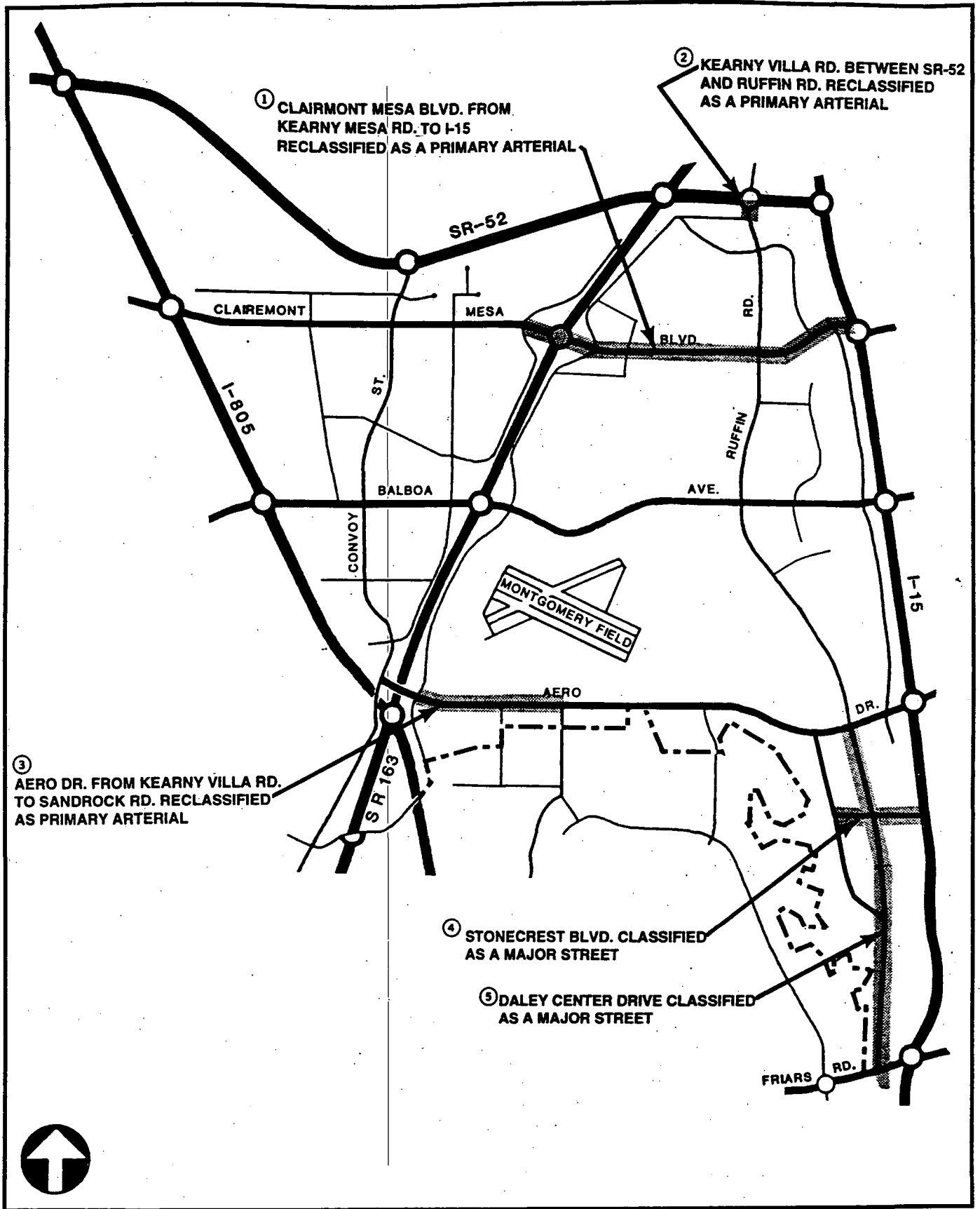


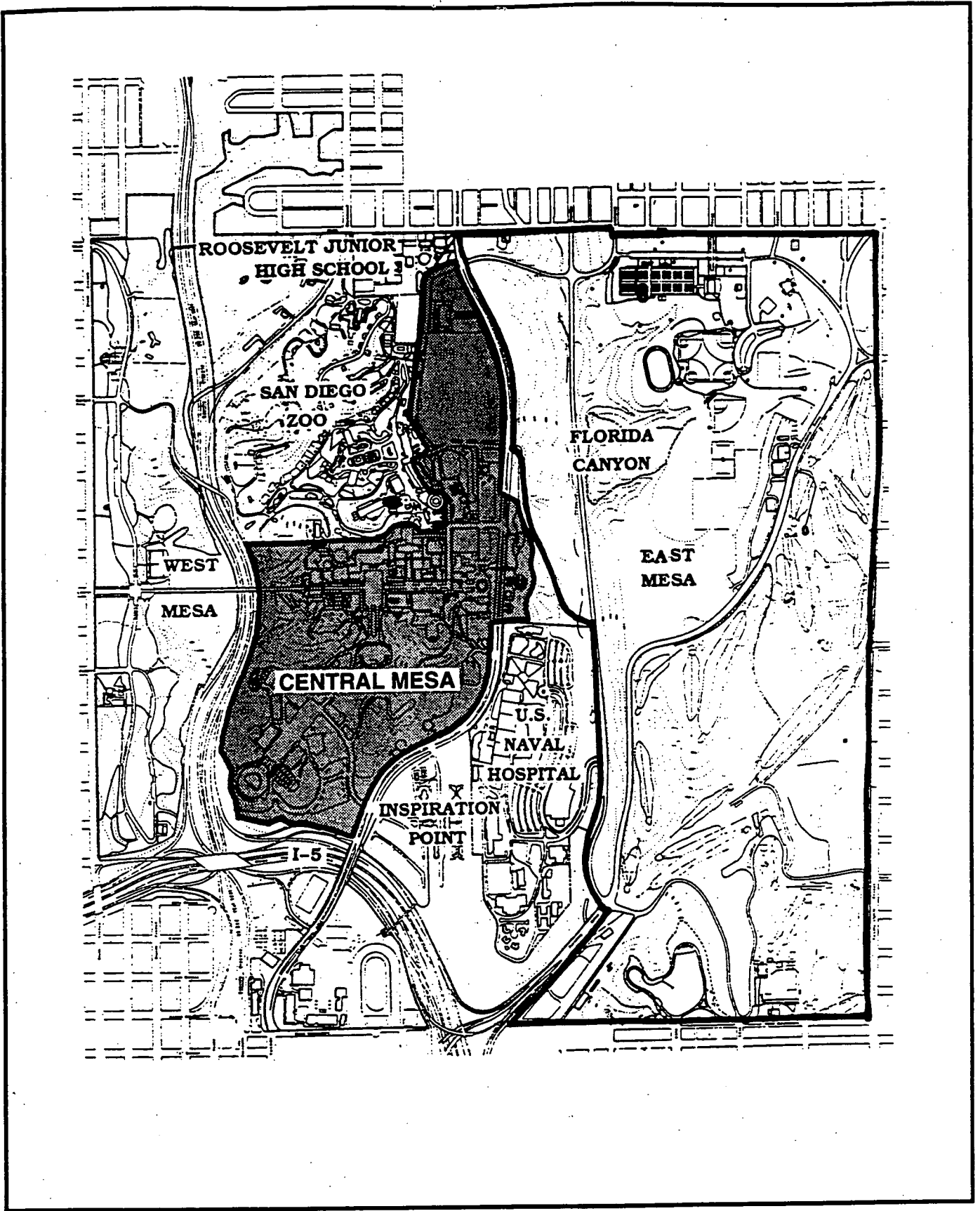
DESIGNATED AS OFFICE AND
SPECIALIZED COMMERCIAL
LAND USE

DESIGNATED AS GENERAL
INDUSTRIAL LAND USE



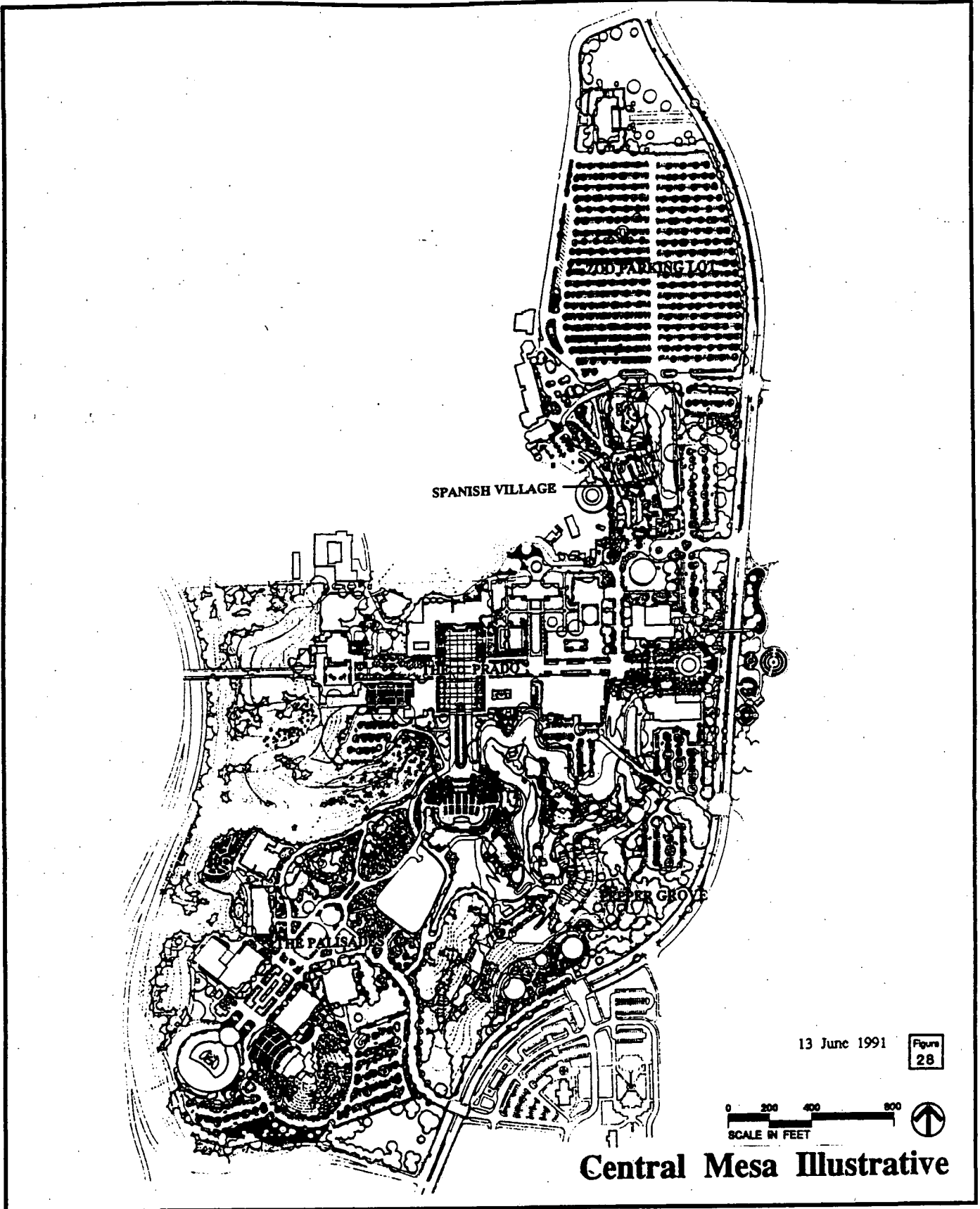
LAND USE REDESIGNATIONS - KEARNY MESA
GENERAL PLAN AMENDMENTS - 1993
CITY OF SAN DIEGO • PLANNING DEPARTMENT





**BALBOA PARK CENTRAL MESA PRECISE
PLAN ADOPTION - BALBOA PARK
GENERAL PLAN AMENDMENTS - 1993**
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Central Mesa Illustrative



**ADOPTION OF CENTRAL MESA PRECISE PLAN - BALBOA PARK
 GENERAL PLAN AMENDMENTS - 1993**
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

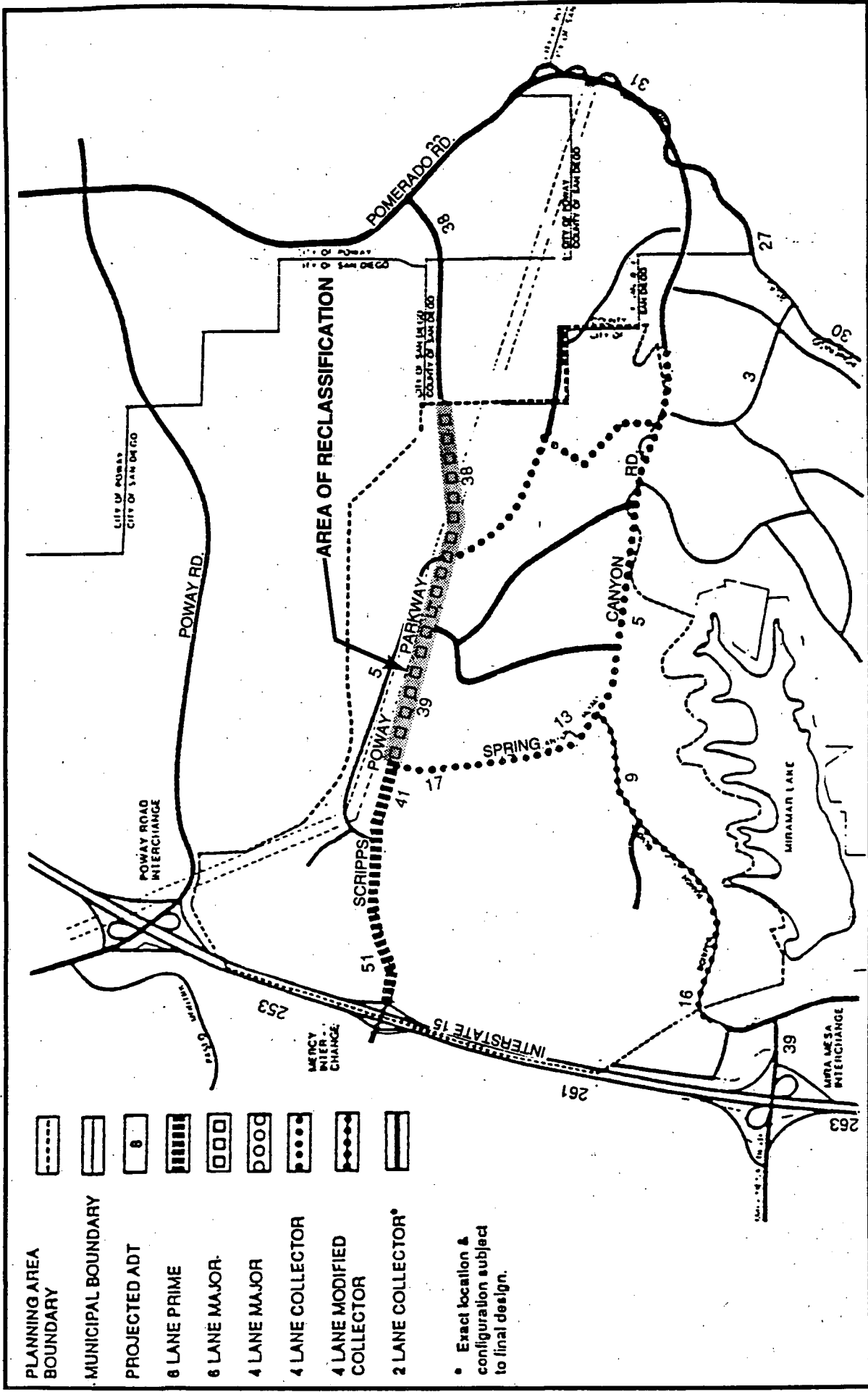
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**SWITCH OF LOCATION AND DESIGNATION OF ELEMENTARY
SCHOOL AND PARK USES - MIRAMAR RANCH NORTH
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT



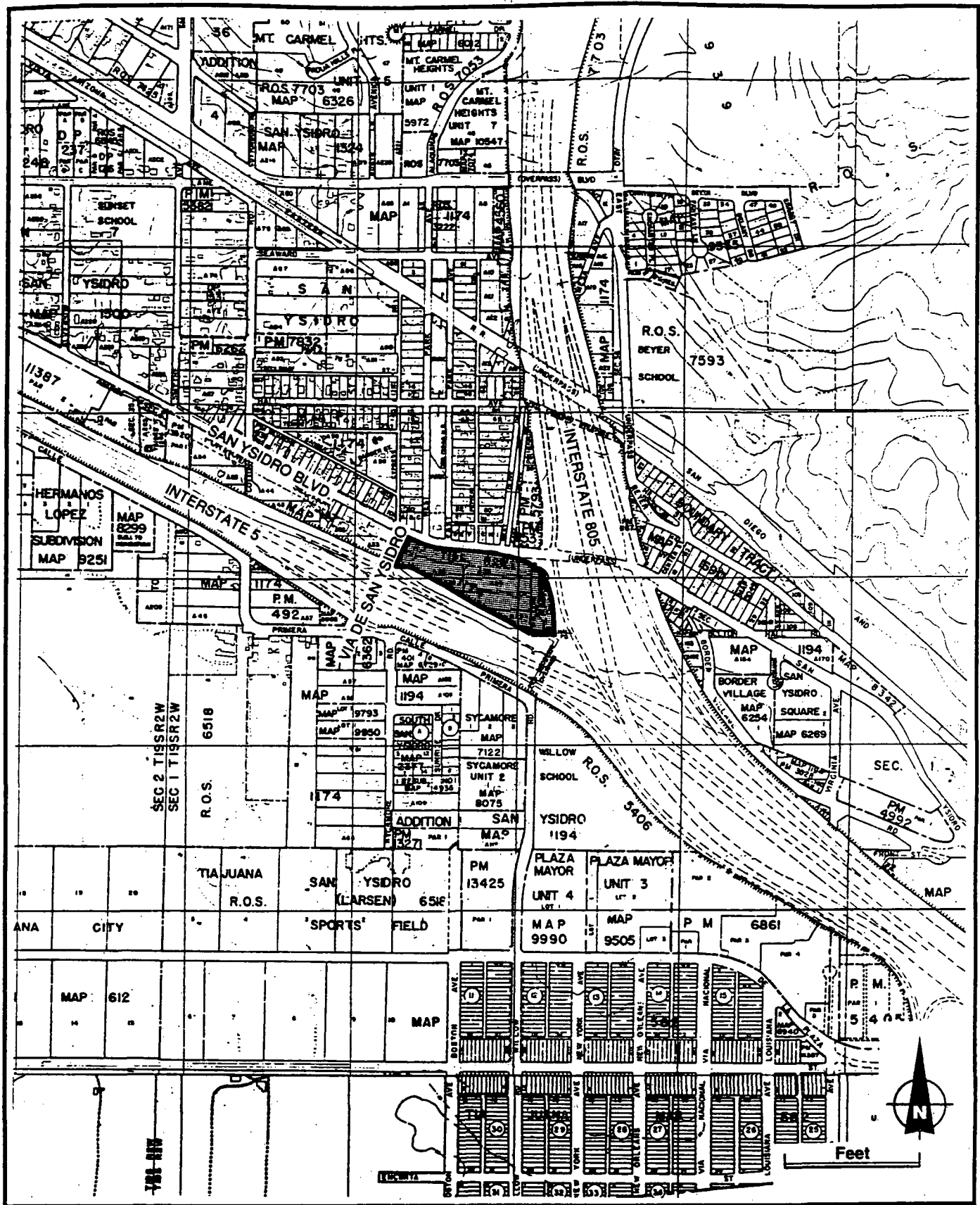
RR-283628



**RECLASSIFICATION OF SCRIPPS POWAY PARKWAY EAST OF SPRING CANYON RD.
 FROM 4 LANE MAJOR TO 6 LANE MAJOR - MIRAMAR RANCH NORTH
 GENERAL PLAN AMENDMENTS - 1993**

CITY OF SAN DIEGO • PLANNING DEPARTMENT





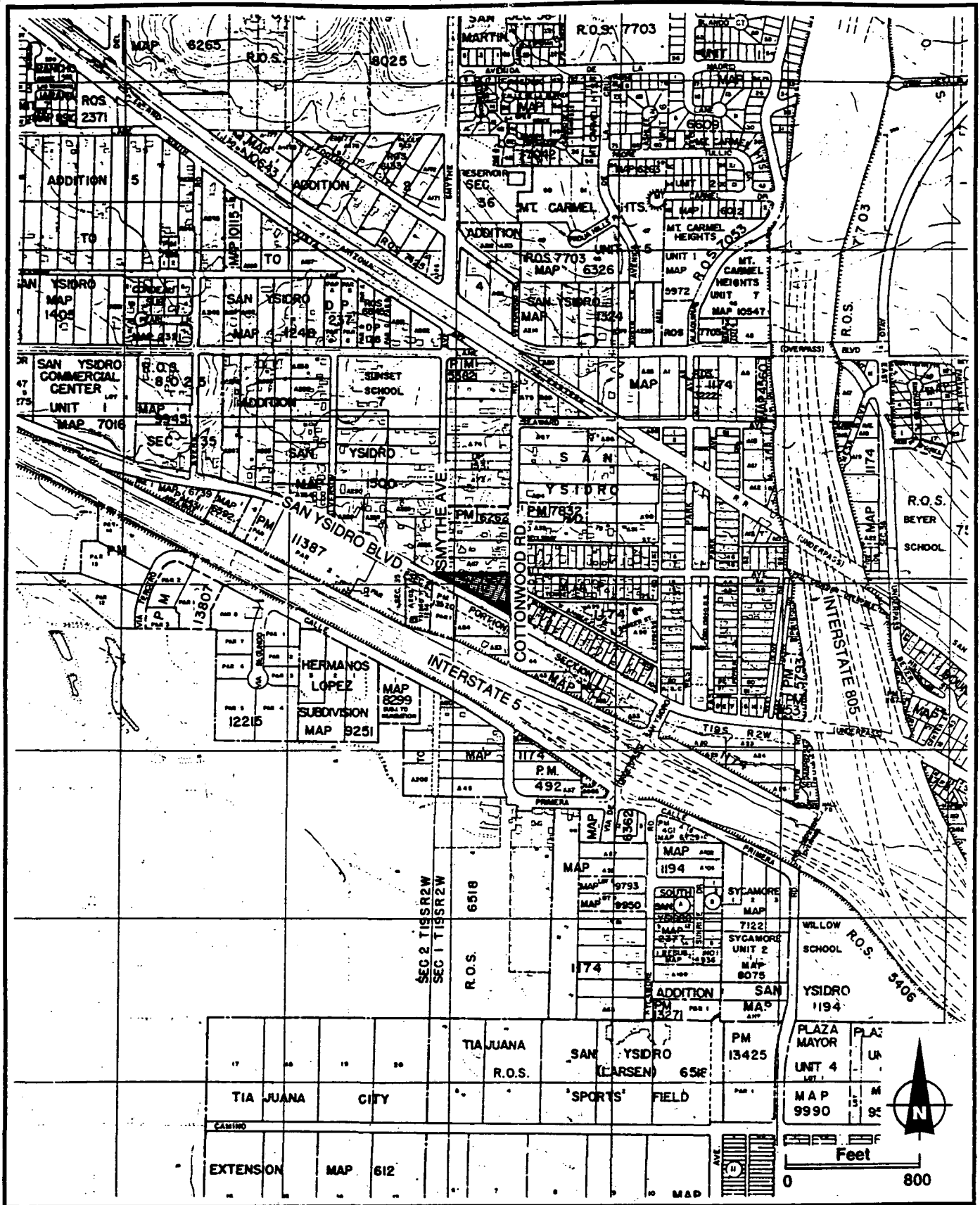
**EXPANSION OF MEXICAN INSURANCE SALES OFFICES
AND MONEY EXCHANGE BUSINESSES - SAN YSIDRO
GENERAL PLAN AMENDMENTS - 1993**

CITY OF SAN DIEGO • PLANNING DEPARTMENT

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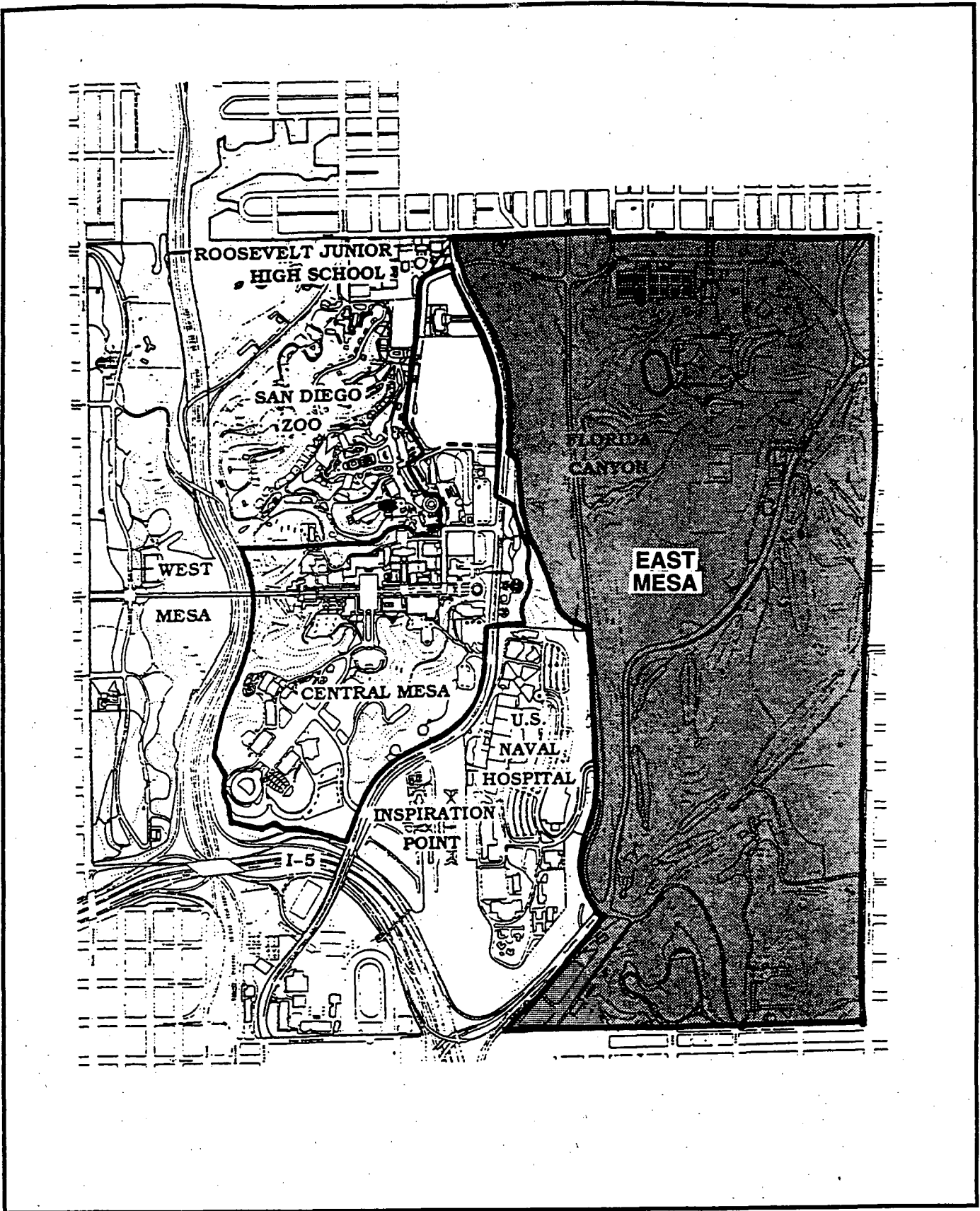
ATTACHMENT 5A





**REDESIGNATION OF 1.07 ACRE SITE FROM
RESIDENTIAL TO COMMERCIAL - SAN YSIDRO
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

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**BALBOA PARK EAST MESA PRECISE
PLAN ADOPTION - BALBOA PARK
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

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ATTACHMENT 6A

Mortley Field and the Mesa Rim:

- East Mesa, Mortley Field and the Mesa Rim will be rehabilitated to provide social spaces, improved facilities, and compatible uses.
- The Mesa Rim will be revegetated as open grasslands for picnic and play. The athletic facilities will be improved to provide a new tennis clubhouse, the rehabilitation of the current pool facility as a community center, a new swimming pool complex, a small lake that will serve as a flycasting pond, an orienteered ball complex with four formal fields and one practice field, an expanded disc golf area, and a soccer field.
- Serving the athletic areas are new picnic tables, restrooms, a group picnic shelter, parking, and a children's playground.
- The velodrome is relocated from the mesa to the new Pershing Recreation Complex.

Florida Canyon:

- As the most intact natural area, Florida Canyon is to be restored to its natural condition, with the removal of Florida Drive.
- Improvements include a small nature center, a native plant revegetation program, trails and bikeways, pedestrian bridges, and access and surveillance.

Public Art:

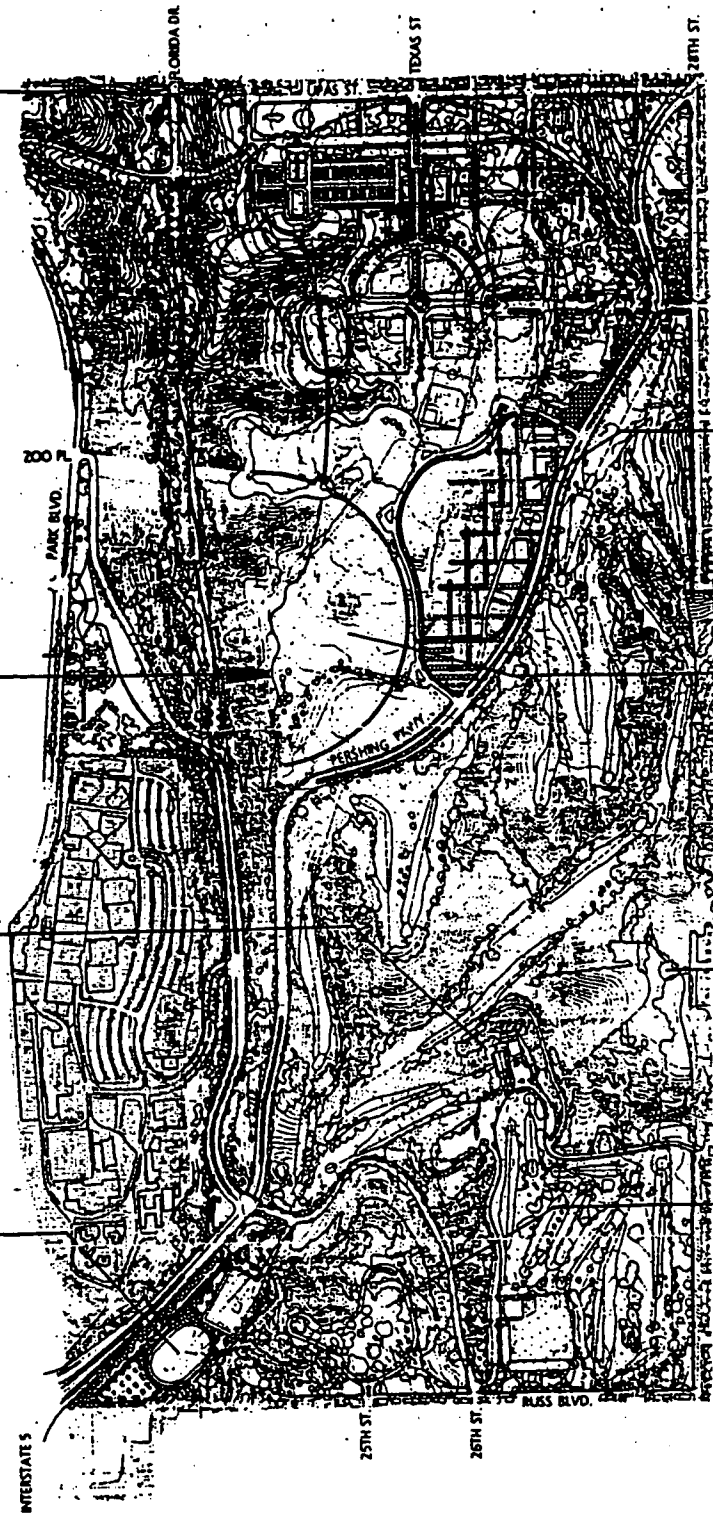
- The primary venue is the extension of the Prado's access to the East Mesa, providing a visual and symbolic connection with the Park and the region.
- At its center would be a gallery of changing outdoor environmental art installations.
- Throughout the East Mesa, artist involvement in park amenities will further the connection between ecological and cultural attitudes.

Balboa Park Golf Courses:

- The plan proposes improved circulation, renovations to the clubhouse, and additional parking.
- Pedestrians, outside of golf course users, will be restricted to the course's perimeter to prevent injury.
- Minor adjustments to hole 4 in the 9-hole course will increase the Neighborhood Edge for local recreation.
- Automobile traffic would be slowed down and controlled along Golf Course Drive, allowing for shared active golf uses, pedestrian trails and bicycle paths.

Pershing Recreation Complex:

- Situated near the major southern entry, and buffered from the neighborhood by adjacent cliffs, the site becomes highly suitable for sports requiring night lighting, easy access, and large gatherings.
- The velodrome will be relocated here as well as a new regulation-sized soccer field.
- Picnic areas, parking, trails to Golden Hill, and a pedestrian bridge across Pershing Parkway to Inspiration Point will provide connections and activities attractive to the entire East Mesa.



Circulation

- The Plan will establish a hierarchy of park areas based on community and regional importance.
- Pershing Parkway will be refined to promote safer intersections, slower vehicular speeds, provide landscaped medians, and include bicycle lanes.
- A system of multiple trails will be constructed to tie together the various activities for pedestrians and recreational cyclists.
- Bridges over the finger canyons encourage pedestrians to overlook the native areas while not promoting disturbance.
- To connect the East Mesa with the rest of Balboa Park, two major pedestrian bridges will be constructed.

Park Nursery:

- Development of interpretive gardens and botanical displays which promote the current technologies and environmental ethics while allowing a maintenance facility to function as a public amenity.

Arizona Landfill:

- This new mesa offers a unique opportunity throughout all of San Diego with visual connections to the sky, the ocean, and the distant mountains.
- By maintaining it as open grassland suitable for art, play, and special events, a true mesa arises out of a past canyon.
- Improvements include a revegetation program with fields of non-irrigated grasslands above the landfill cover, the rehabilitation of a two acre area for irrigated turf fields, and picnic areas accessed by a new loop road with parking.
- A program for major environmental art works overlays the mesa top.

The Neighborhood Edge:

- The Neighborhood Edge will become the neighborhood park, or a front yard to the surrounding community.
- Improvements include six new lot lots and playgrounds, an entry feature at Upas and 18th Street, perimeter sidewalks, trails and bicycle paths, new planting, overtoots and beleders.

Golden Hill:

- The Golden Hill area expresses the Victorian era of the surrounding community.
- New trails along with roadway modifications will improve the circulation, establish a park entry, and provide connections with the Pershing Recreation Complex.
- New planting and the rehabilitation of the historic fountain will provide connections to the past while making it an attractive place for neighborhood residents and park users.

City of San Diego

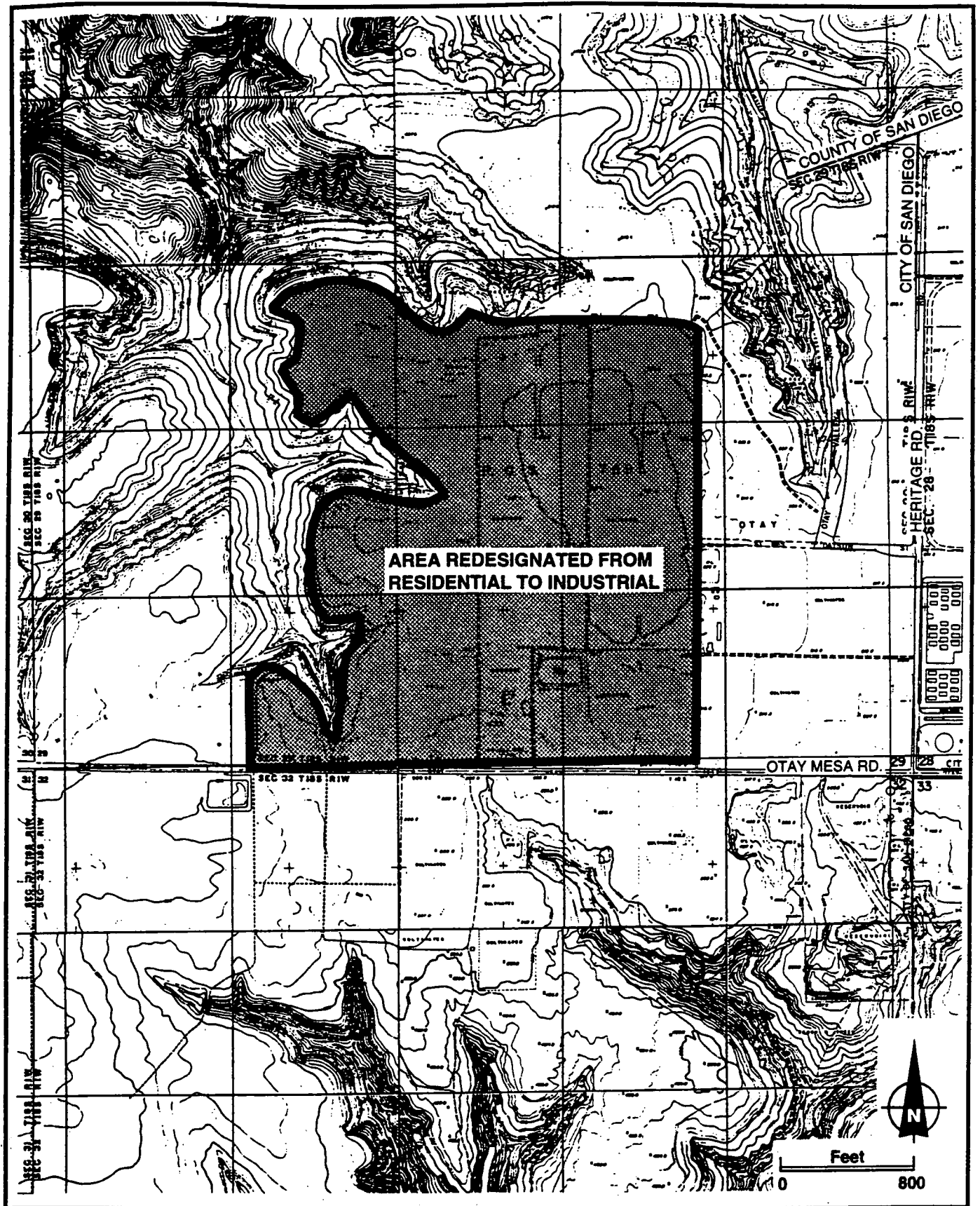
**East Mesa
Precise Plan,
Balboa Park**

Wallace Roberts & Todd
Nolte and Associates
Leighton and Associates
Martha Blane
Christine Oatman
Richard Posner



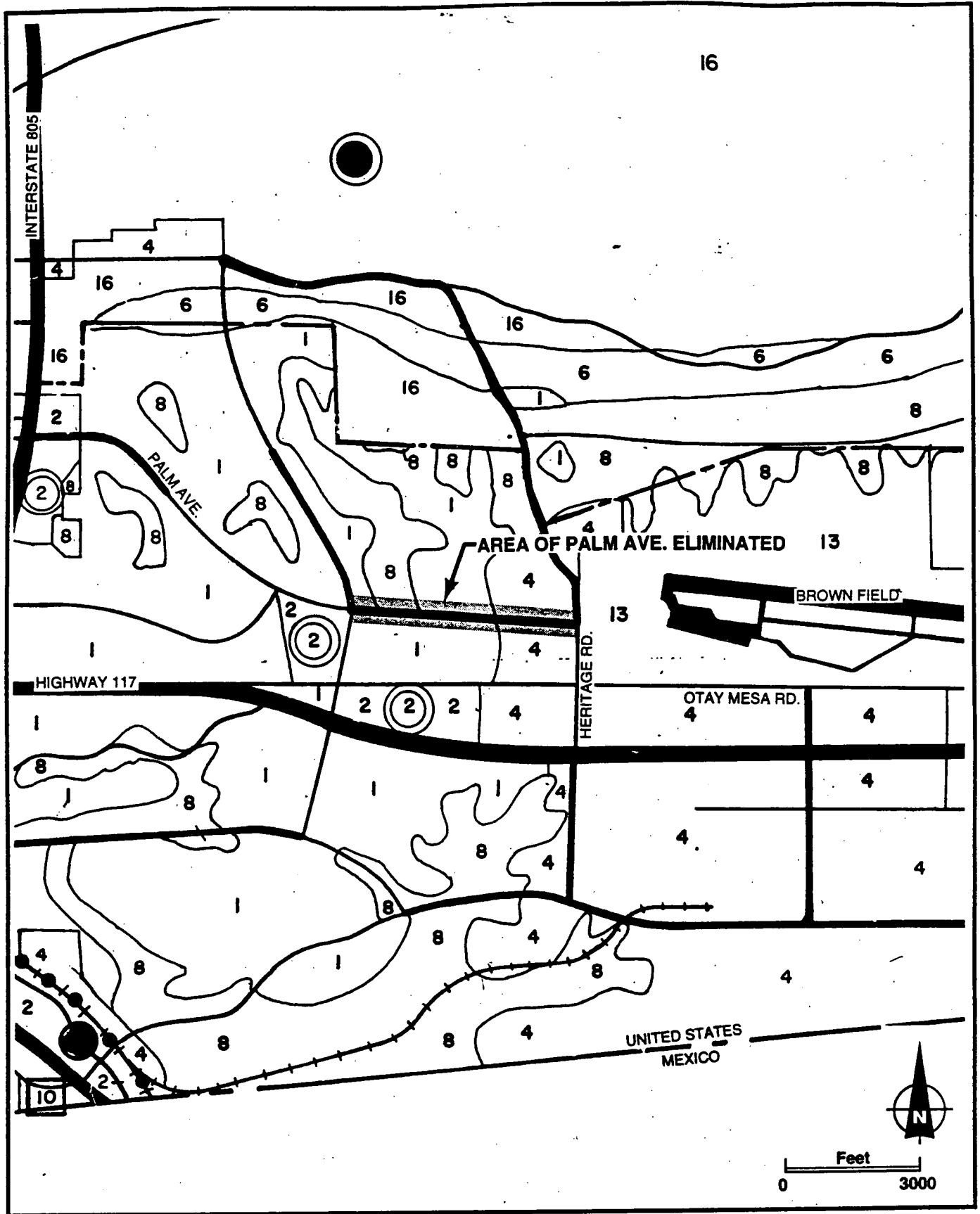
**ADOPTION OF EAST MESA PRECISE PLAN - BALBOA PARK
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

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**REDESIGNATION FROM LOW AND LOW MEDIUM
RESIDENTIAL USE TO INDUSTRIAL USE - OTAY MESA
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

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**ELIMINATION OF THE EASTERN EXTENSION OF
PALM AVE. (APPROX. 5060 FT.) - OTAY MESA
GENERAL PLAN AMENDMENTS - 1993**
CITY OF SAN DIEGO • PLANNING DEPARTMENT

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