

RESOLUTION NUMBER R-~~287715~~

ADOPTED ON ~~JUL 30 1996~~

WHEREAS, the Planning Commission of The City of San Diego has held public hearings for the purpose of considering adoption of the Del Mar Mesa Specific Plan, together with amendments to the Progress Guide and General Plan, amendments to the North City Future Urbanizing Area Framework Plan, and amendments to the North City Local Coastal Program in order to retain consistency among such plans; and

WHEREAS, Council Policy No. 600-7 provides that public hearings to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO may be scheduled concurrently with public hearings on proposed community plan amendments in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, concurrent with adoption of this resolution, the Council of The City of San Diego (the "Council") has introduced an ordinance for adoption of the Del Mar Mesa Specific Plan; and

WHEREAS, the Council has considered all maps, exhibits, written documents and materials in the file for this matter on file in The City of San Diego, and has heard all the oral presentations given at the public hearing; NOW, THEREFORE,

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

1. That the Council hereby approves and adopts the amendments to those plans entitled North City Future Urbanizing Area Framework Plan, North City Local Coastal Program by incorporating therein the specific changes to those plans as set forth in Attachment 1, hereby

incorporated by reference into this resolution, all of which are intended to retain consistency with the Del Mar Mesa Specific Plan and its implementation measures, a copy of which is on file in the office of the City Clerk as Document No. ~~00-~~ 18337-1,

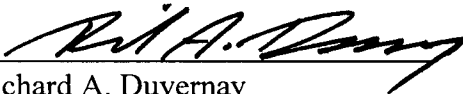
2. That it hereby adopts an amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the specific changes set forth in Attachment 1, hereby incorporated by reference into this resolution, all of which are intended to retain consistency with the Del Mar Mesa Specific Plan and its implementation measures.

3. That the City Manager is directed to submit the Del Mar Mesa Specific Plan and any necessary Local Coastal Program amendments to the California Coastal Commission for its approval and certification as an amendment to the City's Local Coastal Program.

4. That the aforementioned actions shall not become effective until such time that the Council has lawfully established a facilities benefit assessment district designating an area of benefit within area covered by the Del Mar Mesa Specific Plan, and confirming the description of public facilities projects and the amount of the facilities benefit assessments charged to each parcel.

APPROVED: JOHN W. WITT, City Attorney

By



Richard A. Duvernay  
Deputy City Attorney

RAD:lc

07/15/96

Or.Dept:Comm.&Eco.Dev.

R-97-54

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**DEL MAR MESA SPECIFIC PLAN  
PROPOSED LAND USE PLAN AMENDMENTS**

- 1) Progress Guide and General Plan - The Del Mar Mesa Specific Plan constitutes an amendment to the City's General Plan and the land use map will be amended to reflect the Subarea V land use designations.
- 2) North City Local Coastal Program - Amend to reflect the development and open space areas in the specific plan.
- 3) FRAMEWORK PLAN DIAGRAM (Figure 3-2)
  - a) Update subarea boundaries
  - b) Update open space/development area boundaries
  - c) Revise circulation element roadway alignments to reflect the Circulation Element of the Del Mar Mesa Specific Plan
- 4) Framework Plan REQUIREMENTS FOR PREPARATION OF SUBAREA PLANS (Implementing Principle 2.5a)

A single, unified Subarea Plan is to be prepared and adopted for each of the subareas delineated on the Framework Plan Diagram prior to a phase shift to the Planned Urbanizing designation or development approval of density greater than one dwelling unit per 10 acres, except if consistent with the requirements in Principle 2.5f below.

As an alternative to preparation of a subarea plan as described in section 2.5, planning and development in Subarea V of the NCFUA may occur pursuant to a specific plan as described in Government Code 65460 et seq., provided the development provisions of the specific plan are neutral or more restrictive in terms of permitting development than those development provisions in effect on August 1, 1984, consistent with the Managed Growth Initiative of 1984. This does not preclude future proposals to amend this Framework Plan to extend the option of processing specific plans for other subareas.

Such a specific plan must encompass all property located within a Subarea and address, as deemed appropriate and necessary, the issues identified in Section 2.5f of this plan.

A specific plan may, in the sole discretion of the City Council redesignate land use, replace existing zoning, and establish development regulations which (i) determine the location of land uses without regard to the boundaries or size of individual lots or parcels, (ii) permit clustering of dwelling units on any portion(s) of the land covered by such specific plan, (iii) provide for consolidation, modification or reduction in size of present lots and parcels in order to

realize the purpose of this alternative in accordance with applicable laws and (iv) establish the boundaries of and method of implementing the Multiple Species Conservation Program within the specific plan area. Implementation of a specific plan prepared in accordance with this section does not require a phase shift to redesignate the area from future to planned urbanizing area, and therefore, does not require approval of the electorate. The total number of units permitted without a phase shift in any subarea pursuant to a specific plan will in no event exceed the total number of units allowable by the regulations in effect on August 1, 1984.

Utilization of this alternative for residential purposes requires that the maximum number of permissible dwelling units for the land within the boundaries of the specific plan be calculated in the following manner to ensure consistency with the provisions of the Managed Growth Initiative of 1984:

- ▶ Determine the total number of acres and zoning (in effect on August 1, 1984) of the land within the boundaries of the specific plan.
- ▶ Calculate the maximum number of permissible dwelling units for land within the boundaries of the specific plan (if any) zoned A-1-1.
- ▶ Calculate the maximum number of permissible dwelling units for land within the boundaries of the specific plan zoned A-1-10 in accordance with the Planned Residential Development (PRD) regulations (in effect on August 1, 1984) at the rate of one dwelling unit per four acres.
- ▶ Determine, by adding the numbers calculated above, the total number of permissible dwelling units. In order to be consistent with the Managed Growth Initiative of 1984, such maximum number of permissible dwelling units cannot be exceeded by such specific plan.

The City shall have the absolute right and discretion in reviewing any proposed specific plan to take into consideration all applicable laws and policies relating to development and to limit the total number of units and to reject any specific plan which provides for a density in excess of the density allowed by right for any parcel as of August 1, 1984 or a density on one unit per four acres.

5) Framework Plan PUBLIC FACILITIES NEEDS AND FINANCING ELEMENT  
(Implementing Principle 8.2c)

No Subarea Plan will be adopted by the City Council without concurrent adoption of a Purchase Agreement that commits owners of designated school, park, library and fire station sites to sell those sites to the relevant school district(s) or the City. The Purchase Agreement shall set the price so that it is equal to the market value of the site(s) based on uses allowed by zoning regulations in place prior to the time the Subarea Plan is adopted, plus interest paid at an agreed-upon rate from the date of the Agreement to the date of the actual purchase. The Purchase Agreement(s) shall specify that if the City or school district(s) purchases the land at the stated price, the owner(s) will be permitted to develop the remainder of their property as specified in the Subarea Plan, subject to relevant City, State and federal regulations.

An elementary school site is identified in Figure 5 of the Del Mar Mesa Specific Plan. An alternative site is also discussed in the specific plan. Until sufficient students have been generated from this and adjacent areas, and sufficient mitigation payments, special taxes, or other funds are collected to fund the property acquisition and development, the identified school/park site property shall retain development rights consistent with similarly zoned parcels in the Del Mar Mesa Specific Plan, or 1 dwelling unit per 2.5 gross acres, except in cases where the density is further defined in the specific plan. If, prior to acquisition by the DMUSD and/or City of San Diego, the property owner makes application for a subdivision of land or other discretionary action, the City and the DMUSD shall have the opportunity to negotiate purchase of the identified property. If the DMUSD and/or City of San Diego is unsuccessful in securing the school/park site, a similar process shall apply to the alternative location.

With respect to the provision of school facilities, where there is conflict between the Framework Plan and the Del Mar Mesa Specific Plan, the requirements of the specific plan shall supersede the requirements of this section, including those relating to the execution of Purchase Agreements.

**DEL MAR MESA SPECIFIC PLAN  
PROPOSED FRAMEWORK PLAN AMENDMENT**

**7.2 IMPLEMENTING PRINCIPLES: INCLUSIONARY HOUSING REQUIREMENTS**

- 7.2a Apply to residential development projects the inclusionary requirements in effect for the NCFUA under the City's planned residential development provisions. These requirements specify that residential development projects must provide housing on-site, affordable to low-income families, as certified by the San Diego Housing Commission.

This requirement can be fulfilled by: 1) a set aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, families earning no more than 65 percent of median area income, adjusted for family size, or 2) a dedication of developable land of equivalent value. The affordable units must remain affordable for the life of the unit and should be phased proportionate to development of the market-rate units. The bedroom composition of the affordable units should be similar to that of the market-rate units. Developers of projects with 10 or fewer housing units and projects falling within the estate and very low-density residential category may, at the discretion of the City, satisfy the requirements of the inclusionary program by donating to the City an amount of money equivalent to the cost of achieving the level of affordability required by the inclusionary program.

- 7.2b-e No change

- 7.2f The affordable housing provisions contained in the Del Mar Mesa Specific Plan shall supersede those stated above for Subarea V.