

RESOLUTION NUMBER R-297230

ADOPTED ON OCTOBER 22, 2002

WHEREAS, The City of San Diego General Plan and Progress Guide adopted in April 1979, was last amended in October, 1992; and

WHEREAS, the General Plan should be updated periodically to ensure its relevance and utility; and

WHEREAS, in March of 1997, the City Council Committee on Land Use and Housing directed that planning begin for continued growth and development as the amount of vacant land capable of development decreases; and

WHEREAS, in order to better accommodate additional growth, the focus of General Plan development policies must shift from developing vacant land to reinvesting in existing developed communities; and

WHEREAS, with continued growth, there is an increasing need to address overall quality of life issues such as the natural environment and open space preservation; preservation of community character and historic resources; traffic congestion and mobility; availability and affordability of housing; equitable distribution of economic opportunity; and

WHEREAS, public participation in the preparation of the Strategic Framework Element and associated documents has included hundreds of public meetings, community workshops, educational media presentations, and the formation of several citizen subcommittees comprising a diversity of community and business interests; and

WHEREAS, the Strategic Framework Element, an amendment to the Progress Guide and General Plan, replaces Sections I through VI, and Sections XI and XII of the Guidelines for Future Development. Individual elements relating to Housing, Transportation, Commercial, Industrial, Public Facilities, Services, and Safety, Open Space, Recreation, Redevelopment, Conservation, Energy Conservation, Cultural Resources Management, Seismic Safety and Urban Design, and a Land Use Element consisting all of the community plans will remain in effect until updated; and

WHEREAS, on August 15, 2002, after extensive public hearings, the Planning Commission of the City of San Diego recommended the adoption of the Strategic Framework Element, a proposed amendment to the Progress Guide and General Plan, with certain modifications, by Resolution No. 3299-1-PC; and

WHEREAS, the City Council concurs with the Vision, Values, Policies, Findings, and Recommendations contained in said documents and with the recommended revisions contained in Planning Commission Resolution No. 3299-1-PC; 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, that the Council of the City of San Diego approves the Strategic Framework Element Action Plan as recommended by the City Manager, with modifications as set forth below, a copy of which is on file in the office of the City Clerk as Document No. R-297230

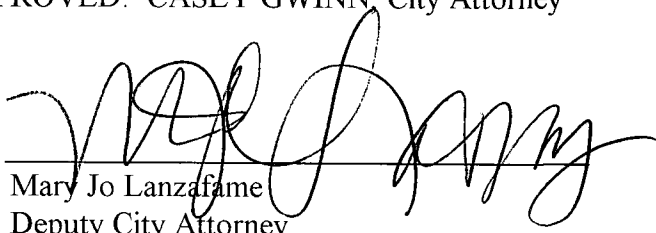
Delete references to growth above and beyond the City's current capacity as established in the City of San Diego Progress Guide and General Plan—Community Plans.

The specific modifications are those set forth in the Errata Sheet dated August 30, 2002 (from the Planning Commission meeting of August 15, 2002) and the Errata Sheet dated October 21, 2002 (response from the Planning Department to public comment and the October 17, 2002 memo from the Mayor, Councilmember Atkins and Councilmember Peters) which are attached hereto, as Exhibits A and B, and incorporated by reference.

BE IT FURTHER RESOLVED, that the City Council hereby adopts amendments to the Progress Guide and General Plan for The City of San Diego to incorporate the proposed Strategic Framework Element.

APPROVED: CASEY GWINN, City Attorney

By


Mary Jo Lanzafame
Deputy City Attorney

MJL:pev
8/29/02
1/13/03 Rev.1
Or.Dept:Planning
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EXHIBIT A

Errata Sheet for the Strategic Framework Element
August 30, 2002

The following text indicates revisions to the June 2002 Strategic Framework Element in strike-out/underline form. Revisions recommended by the Planning Commission on August 15, 2002 are depicted in italics. All other text contained in the June 2002 Strategic Framework Element remains unchanged.

Page 23, replace the section titled Opportunities of Future Growth with the revised "Enhancing Quality of Life" (Attachment A.).

Page 27, revise the first paragraph as follows to define a village more fully:

What is a village? The term village is defined in the strategy as the mixed use heart of a community where residential, commercial, employment and civic uses are all present and integrated. No two villages are alike. ~~No two villages are alike.~~ They are unique to the community in which they are located. A high quality of urban design will achieve the maximum possible integration with the surrounding community fabric and the transit system. Villages are pedestrian-friendly and have inviting streets and public spaces for community events. These spaces could include public parks or plazas, community meeting spaces, outdoor gathering spaces for residents and visitors, passive or active open space areas that contain desirable landscape and streetscape design amenities, or attractive outdoor dining and market activities. They offer a variety of housing types and rents/prices. Villages will be linked citywide by excellent transit service integrated into a regional transit system and will be required to incorporate an attractive, efficient, and accessible pedestrian circulation system. They often focus on public facilities like schools, ~~parks~~ libraries, and police services to meet community needs. Villages often have pedestrian scaled and accessible centers with diverse shops serving local daily needs.

An illustration will be added to the element document that depicts an example of a village.

Page 28, add the following bullet to the Urban Form policy recommendation to Respect The Natural Base:

- Encourage rural and open space preservation throughout the San Diego region.

Page 28, add the following bullet to the Urban Form policy recommendation to Respect The Natural Base:

- Ensure the protection of other community open spaces that have been designated in community plans for long-term open space use primarily because of their value in protecting landforms; providing buffers within and between communities or potentially incompatible land uses; providing visually appealing opens spaces; and protecting habitat and biological systems of community importance that are not otherwise included in the (MSCP) Open Space category.

Page 34, add the following bullets to the Public Facilities and Services policy recommendations:

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- Establish service standards for public facilities and infrastructure that are flexible, but provide an equivalent level of service.
- Protect and enhance regional parks through planning and acquisition.
- Village development should assist in reducing the public facility shortfall.
- Encourage private investment to finance village projects.
- Service levels should be maintained as population growth occurs.

Page 35, add the following bullet to the Conservation and Environment policy recommendations for Protecting Resources and Preventing Pollution:

- Take an active leadership role in promoting rural and open space preservation throughout the region.

Page 35, revise the first bullet under the Conservation and Environment policy recommendation for Protecting Resources and Preventing Pollution as follows:

- Conserve and restore natural and imported resources, such as energy, open space, wildlife, habitat, biodiversity, geographical features, soils, coastal features, watersheds, wetlands, waterways, and water quality and supply through the continuation and enhancement of existing programs and policies, and through the development of programs and policies which utilize proactive measures in addition to corrective actions.

Page 35, revise the first bullet under the Conservation and Environment policy recommendation to Encourage Efficient Land Development as follows:

- Work toward the citywide development of sustainable, or "green" buildings that use renewable energy and conserve energy through design, location, construction, and operation while increasing the comfort, health, and safety of the people who live and work in them.

Page 39, revise the second bullet under the Mobility policy recommendation to Put Transit First as follows:

- Support incorporation of the Transit First system into the Regional Transit Vision for inclusion in the 2030 Regional Transportation Plan (RTP). Use the Transit First strategy and the Regional Transit Vision as the basis for transit planning, development and land use coordination. See fold out for the Strategic Framework Element City of Villages Map with Draft Regional Transit Vision.

Strategic Framework City of Villages Map - A note has been added to the map that the interim TOD Guidelines will apply on designated village sites and that communities can reallocate existing community plan growth into village areas.

Page 54, insert the Community Planning Areas map (Attachment B) to illustrate subsection B. Update Adopted Land Use Plans and Policies.

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Page 55, in Section C, Develop Financing Strategies, amend the third paragraph to the following:

The Finance Subcommittee of the Strategic Framework Citizen Committee identified four approaches toward achieving the need of City infrastructure and public facilities. These four approaches complement each other and should be pursued concurrently. ~~are prioritized in the following summary.~~

Page 56, revise the fourth paragraph as follows:

4. Additional user fee and revenue measures – In addition to pursuing the above approaches, user fee and revenue options should be considered in order to make funding available for needed facilities. A portion of general fund dollars currently used by the City for other purposes, such as residential trash collection, could be replaced by user fees similar to the fees applied by all other cities in the region. The Finance Subcommittee reviewed the findings of an independent municipal financial advisor, which led to completion of a facilities financing study. The resulting City of San Diego Financing Study concluded that there are several major revenue options available. The financial advisor has projected the need for an annual revenue stream of \$95 million to finance and build the facilities within the 20-year planning horizon. It could be carried out by the flexible application of some mix of these identified sources, and financed through the use of bonding, based on a “quality of life” or similar measure before the voters. This would allow the City to leverage the revenue stream. ~~Additional user fee and taxation measures—Once the above approaches have been pursued to the extent possible, additional user fee and taxation measures should be considered in order to rectify remaining shortfalls. The Finance Subcommittee reviewed the findings of an independent municipal finance advisor, and concluded that there are several major revenue options that merit review by the City. These include:~~

- ~~• General Obligation Bonds requiring a 2/3 property tax override vote—This mechanism can identify very specific, project level uses for the funding that the electorate is being asked to vote on.~~

Page 57, revise the second bullet as follows:

- *Real Property Transfer tax – Increasing by majority vote the real property transfer tax to a moderate level, below that of San Francisco, ~~and Oakland, and Los Angeles,~~ to \$4.50 \$2.75 per \$1000 of sale valuation; ~~the same rate applied by Los Angeles,~~ could generate about \$21 ~~\$38~~ million annually.*

Page 58, revise the fourth paragraph and the first paragraph on Page 59 as follows:

Proposition A continues to apply to properties that are not candidates at this time, or maybe anytime, for urban or suburban levels of development. Those properties are subject to the provisions of Proposition A that require a majority vote of the people to amend any of the provision restricting development in the Future Urbanizing area. The Future Urbanizing Areas include military and other lands not subject to the City’s jurisdiction. In the past, the City Council has chosen to follow the development intensity restrictions and phase shift vote

requirement specified in Proposition A upon receipt of jurisdiction over former military installations. If and when additional military and other areas become subject to the City's jurisdiction, planning for reuse should follow a public planning and voter approval process. It may include an amendment to the General Plan to address the land use distribution and village locations, if any. The City will develop an alternative development phasing proposal after adoption of the Strategic Framework Element to implement the City of Villages strategy while maintaining compliance with Proposition A. Until that alternative phasing proposal is adopted, Sections VII through X of the Guidelines for Future Development, Managing Growth Through the Tier System, will still apply.

The City will develop an alternative development phasing proposal to address all of the tiers after adoption of the Strategic Framework Element to implement the City of Villages strategy while maintaining compliance with Proposition A. Until that alternative phasing proposal is adopted, Sections VII through X of the Guidelines for Future Development, Managing Growth Through the Tier System, will continue to apply. These sections address the phasing of development concurrent with the provision of public facilities and infrastructure, and also include the Phased Development Areas map and the Community Planning Areas map.

Page 59, add the following language to the first sentence of the Interim Transit-Oriented Development Design Guidelines section.

As an interim measure until affected community plans are amended, elements of the Transit-Oriented Development (TOD) Design Guidelines will be incorporated into the project design of all designated village areas on the Strategic Framework City of Villages Map where a discretionary permit is already required.

Page 59, insert the Phased Development areas map (Attachment C) to illustrate subsection D. Phasing Future Development.

Page 59, insert the following subsection after subsection D. Phasing Future Development:

Prospective Annexation Areas

The City of San Diego plays a leading role in regional planning. This role includes working with other jurisdictions and agencies in refining the City's boundaries. The expansion of City boundaries can help discourage urban sprawl by providing organized and planned growth, the efficient delivery of urban services, such as police, fire, water and sanitation, and the preservation of open space. By discouraging sprawl, the City can limit the misuse of land resources and promote a more cost-efficient delivery of urban services. Both the State and County support the expansion of cities to provide urban services, rather than the expansion of special districts.

Under the authority of the State, the Local Area Formation Commission (LAFCO) regulates, through approval or denial, any boundary changes proposed by a city. Although LAFCO does not have the power to initiate boundary changes on its own, LAFCO coordinates the orderly development of a community through reconciling differences between city and county plans, so

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the most efficient urban service arrangements are created for the benefit of area residents and property owners.

A "Sphere of Influence" which is used to determine the most logical and efficient future boundaries for cities, is the physical boundary and service area that a city is expected to serve. In 1985, LAFCO determined the City of San Diego's Sphere of Influence to be co-terminus with its jurisdictional boundaries. It is still in the City's interest, however, to identify prospective annexation areas for long-range planning purposes to: avoid duplication of services with special districts, promote a more cost-efficient delivery of urban services to both existing areas that already have urban services and future development areas that require urban service extensions from contiguous City areas, and promote orderly growth and development and preserve open space, as necessary, on its periphery. These areas shown on the Prospective Annexation Areas map include both islands of unincorporated land within the City, and unincorporated areas that share common geographic features and are bordered by the same natural boundaries as the contiguous City area.

See Appendix B for a more detailed description of the annexation process.

Insert Attachment D, Prospective Annexation Areas Map to illustrate the above section.

Page 87, insert the following appendix after Appendix A:

Appendix B - Prospective Annexation Areas

The City of San Diego plays a leading role in regional planning. This role includes working with other jurisdictions and agencies in refining the City's boundaries. The expansion of City boundaries can help discourage urban sprawl by providing organized and planned growth, the efficient delivery of urban services, such as police, fire, water and sanitation, and the preservation of open space. By discouraging sprawl, the City can limit the misuse of land resources and promote a more cost-efficient delivery of urban services. Both the State and County support the expansion of cities to provide urban services, rather than the expansion of special districts.

Under the authority of the State, the Local Area Formation Commission (LAFCO) regulates, through approval or denial, any boundary changes proposed by a city. Although LAFCO does not have the power to initiate boundary changes on its own, LAFCO coordinates the orderly development of a community through reconciling differences between city and county plans, so the most efficient urban service arrangements are created for the benefit of area residents and property owners.

A "Sphere of Influence" which is used to determine the most logical and efficient future boundaries for cities, is the physical boundary and service area that a city is expected to serve. A Sphere of Influence study is completed prior to the adoption of the Sphere of Influence boundary to determine which governmental agencies can provide services in the most efficient way to any given area. LAFCO is required to update Spheres of Influence at least every five years. LAFCO also encourages jurisdictions to evaluate their current operations and options for reorganization.

to improve services and to reduce operational costs by avoiding the overlapping and duplication of services.

In 1985, LAFCO determined the City of San Diego's Sphere of Influence to be co-terminus with its boundaries. It is still in the City's interest, however, to identify prospective annexation areas for long-range planning purposes: to avoid duplication of services with special districts, promote a more cost-efficient delivery of urban services to both existing areas that already have urban services and future development areas that require urban service extensions from contiguous City areas, and promote orderly growth and development and the preservation of open space, where appropriate and necessary, on its periphery. These areas, as shown on the Prospective Annexation Areas map, include both islands of unincorporated land and unincorporated areas that share common geographic features and are bordered by the same natural boundaries as the contiguous City area.

Land within the areas designated on the map could be reviewed for the possibility of annexation upon the initiative of either the landowner or the City. In either case, the City will use the following factors in determining whether the City should submit an annexation application to LAFCO:

- The present and planned land uses for the proposed annexation
- The present and future need for urban services and facilities
- The fiscal impact of the proposed annexation to the City
- Whether the proposal represents an orderly and logical extension of City boundaries
- The ability of City to provide urban level services
- Whether the proposal would induce residential growth
- Whether the proposal would provide provisions for affordable housing
- Whether the proposal would provide provisions for open space
- The effect of the annexation to any relevant social or economic communities of interest
- The level of support on the part of affected property owners and area residents

LAFCO will determine if the proposed annexation requires an amendment to the Sphere of Influence, or if a Sphere of Influence study is needed prior to an amendment. In either case, LAFCO will use the above-mentioned factors as part of its decision making process. Upon annexation, areas will be included in the appropriate community plans and phase of development.

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EXHIBIT B

Strategic Framework Element Errata Sheet
October 21, 2002

Corresponding edits to the Table of Contents will be done after City Council action.

Page 2. (Preface) Delete the second sentence in the second paragraph: "~~According to the San Diego Association of Governments (SANDAG), our population will grow by an estimated 382,000 people by the year 2020.~~" [Category 1]

Page 13. (Executive Summary) Revise the first bullet under the second paragraph as follows: "Population forecasts indicate that the City's population is projected to increase by approximately 382,000 people by 2020 will continue to increase." [Category 1]

Page 15. (Executive Summary) Revise the heading and the first paragraph as follows:
Identification of Villages Types
Implementation of the policy recommendations of the strategy will require locating and categorizing villages based on the following framework: There are five distinct village types identified on the draft City of Villages Map: [Category 2]

Page 33. (City of Villages Strategy A. Overview) Revise the fourth paragraph as follows: The City of Villages strategy as described in this document consists of three components: the City of Villages policies, the City of Villages map the framework for identifying villages, and the Action Plan which is contained fully in a separate document. [Category 2]

Page 40. (City of Villages Strategy B.3. Public Facilities and Services) Revise the last bullet as follows:

- Maintain service levels ~~Service levels should be maintained~~ as population growth occurs. [Category 3]

Then, add the following additional bullets:

- Efficiently utilize existing community facilities and infrastructure.
- Provide public facilities and services to assure that adequate levels of service standards are attained concurrently with development. [Category 3]

Page 44. (City of Villages Strategy B.5. Mobility) Add a new bullet after the second bullet under Link Land Use and Transportation, which states:

- Support and advance a regional network based on a multi-modal public transit system. [Category 6]

Page 45. (City of Villages Strategy B. 5 Mobility) Revise the second bullet under "Put Transit First" as follows:

- Support incorporation of the Transit First system into the Regional Transit Vision for inclusion in the 2030 Regional Transportation Plan (RTP). Use the Transit First strategy and the Regional Transit Vision as the basis for transit planning, development and land use coordination. ~~(See fold-out for the Strategic Framework Element City of Villages~~

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Map with Draft Regional Transit Vision.) (See Appendix A of the Action Plan for the City of Villages Opportunity Areas Map with Draft Regional Transit Vision.)
[Category 2]

And, revise the fourth bullet as follows:

- Prioritize transit service investments in existing and planned villages. [Category 2]

Page 46. (City of Villages Strategy B.6. Housing Affordability) Revise the fourth bullet as follows:

- Concentrate future residential density increases in the Downtown area, Subregional Districts, and Urban and Neighborhood Village Centers, as illustrated on the City of Villages map and refined by community plan updates and amendments. Future community plan updates shall include residential density minimums where there are no stated residential minimum densities in the current community plan. [Category 2]

Page 47. (City of Villages Strategy B.7. Economic Prosperity and Regionalism) Delete the sixth bullet as follows:

- ~~Identify commercial areas where industrial uses could be permitted without discretionary review. [Category 4]~~

Page 48. (City of Villages Strategy B. 7 Economic Prosperity and Regionalism) Delete the second bullet under "Retain and Expand Business" as follows:

- ~~Streamline development regulations to reduce discretionary review, increase predictability, and expedite processing for projects that meet regulations. [Category 4]~~

Page 53. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map) Revise the heading and the first three paragraphs as following:

C. The Strategic Framework Element City Identification of Villages Map

1. Village Categories The Purpose of the Map

To implement the strategy, sites must be made available for village development. The following categories of villages and development areas loosely define associated land use characteristics and residential densities. They should be used as a framework for implementation of the City of Villages concept and policy recommendations. The categories can include both new target growth areas, as well as areas already designated for growth in community plans that could redevelop with a village design. The precise boundaries, specific mix of uses, specific density and intensity ranges, and the amount and definition of required public or civic space within proposed village areas will be determined through the community plan amendment process.

~~The Strategic Framework Element City of Village Map identifies opportunity areas for future village development and is intended to serve as a guide for future community plan amendments and updates. By identifying locations for compact, mixed-use development, the City has the opportunity to develop in a more efficient and environmentally sensitive pattern of development pursuant to our core values. Community planning groups, MTDB, development and planning professionals, and citizen subcommittee members assisted in the development of the village types and locations indicated on the map. The precise boundaries, specific mix of uses, specific density and intensity ranges, and the amount and definition of~~

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~~required public or civic space within proposed village areas will be determined through the community plan amendment process.~~

~~b.2. Village Types~~

~~Although the term “village” is used as a unifying concept, the following specific types of villages were identified to further define the general development parameters of an area. These village types include both new target growth areas as well as areas already designated for growth in existing community plans which could redevelop with a village design. They loosely define associated land use characteristics and residential densities while identifying potential opportunity areas where further study should occur.~~

[Category 2]

Page 54. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map b.2. Village Types) Revise the first paragraph under “Subregional Districts” as follows: “A Subregional District is a major employment and/or commercial district within the region containing corporate or multiple-use office, industrial, and retail uses with some adjacent multifamily residential uses. Existing Subregional Districts could include the Mission Valley/Morena/Grantville and North University City areas. Emerging districts could include Otay Mesa, Midway/Pacific Highway, Kearny Mesa, and Sorrento Mesa/Sorrento Valley.”

[Category 1]

Page 55. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map b.2 Village Types) Under “Urban Village Centers,” revise the third sentence in the first paragraph as follows: “Urban Village Centers vary in size and could support medium to high density residential uses ~~as specified on the City of Villages map.~~” [Category 2]

And, under “Neighborhood Village Centers,” revise the first sentence in the first paragraph as follows: “Neighborhood Village Centers should be located in almost every ~~will occur in most~~ communities.” [Category 1]

And, revise the second sentence: “The strategy recommends that many of the proposed Neighborhood Village Centers should ~~will be~~ located on older underutilized shopping centers and strip malls.” [Category 1]

Page 56. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map b.2. Village Types) Delete the “Existing and Future Villages and Transit Corridors” heading and section as follows:

~~Existing and Future Villages and Transit Corridors~~

~~Existing and Future Villages and transit Corridors can be identified as areas not currently proposed for intensification, but which may have development capacity in their existing community plans which would allow them to develop more fully into villages and transit corridors. Increases in density and/or intensity desired could occur in these areas at the time of plan amendment after 2020 due to a variety of factors such as availability of transit, development phasing, and availability of infrastructure. They are identified on the map for information purposes only and were not included in the environmental analysis.~~

[Category 2]

Page 57. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map b.3. Village Locations) Revise the "Village Locations" heading and the first two paragraphs as follows:

2.3. Village Locationsal Criteria

Through the Strategic Framework Element public review process, opportunity areas for village development were identified. For reference, these areas are shown on the City of Villages Opportunity Areas Map (Action Plan, Appendix A). This map should be included in a new Land Use Element of the General Plan. These opportunity areas Potential village sites identified on the City of Villages Map are intended should be confirmed, refined, removed, or added as community plans are amended. to leverage growth Development that occurs in villages should be leveraged to implement quality of life goals and amenities identified by the public. These goals and amenities can include safe public parks and plazas, walkable neighborhoods, world-class transit, local employment, vital business areas or "Main Streets," and opportunities for senior and entry-level housing. Another citywide goal is to provide an equitable approach to distributing growth throughout the City by locating villages in each community if possible. [Category 2]

Input from community planning groups will be was a key factor in determining village locations. In addition, the following factors should were considered when determining the locations of the villages and corridors, and could be used as criteria for selecting future villages: [Category 4]

Page 58. (City of Villages Strategy C. The Strategic Framework Element City of Villages Map b.4. Citywide Land Uses) Delete this entire section.

~~4. Citywide Land Uses~~

~~Specific land uses and the mix of land uses within a village will be determined as community plans are amended or updated and more detailed master plans and standard develop. General assumptions were developed to illustrate the potential mix and types of uses which could occur as additional growth in an area. These assumptions were prepared as a technical basis Environmental Impact Report analysis and are not intended to mandate or restrict the mix of uses in any specific area. They were also utilized as the basis of the "2020 Housing Goals by Community Plan" which is part of the City of Villages Implementation Monitoring Plan in the Action Plan.~~

~~A realistic growth scenario was developed that assumed that only some of the village sites will actually redevelop within the next 20 years. The scenario considered the viability of existing onsite development, rate and phasing of redevelopment, and other factors that could limit the development potential of an area. The increased development potential represented by the City of Villages map is an additional 17,000 to 37,000 units above what has been estimated under existing plans and policies for 2020 (approximately 108,840 units based on the 2000 Census).~~

~~In 1995, SANDAG forecasted that there would be 31,000 total employment acres in 2020 consisting of the following types:~~

Office.....	2200 acres
Retail Commerical.....	13,500 acres
Industrial.....	15,500 acres

~~In 2020, The City of Villages strategy maintains our current jobs/housing ratio of 1.4 (number of jobs to housing units). A total of 838,00 jobs or 50.5% of the region's jobs are planned to occur within the City of San Diego. Although employment growth will occur in almost all areas of the City, new employment associated with the City of Villages strategy is primarily planned for Downtown and the Subregional Districts, with some incremental growth occurring in Neighborhood Village Centers.~~

~~Although the strategy provides for additional employment and housing beyond existing community plans and policies, the actual rate at which San Diego grows any given year will be determined by factors such as employment growth, birth rates, the national economy, and immigration policy. Whether SANDAG growth projections are realized by the year 2010, 2020, or 2050, the City of Villages strategy should be equally effective in preserving, and hopefully improving, San Diego's quality of life.~~

[Category 1]

Page 59. (Implementing the Strategy A. The Strategic Framework Five-Year Action Plan) Revise the last sentence of the first paragraph as follows: “Finally, the Action Plan’s Monitoring Program will measure progress toward attainment of 2020 Housing Goals by Community Planning area, the Sustainable Community Program Indicators, and individual Action Items, and economic indicators.” **[Category 1]**

Page 60. (Implementing the Strategy B. Update Adopted Land Use Plans and Policies) Revise the first paragraph as follows:

1. Relation Between the General Plan and Community Plans

A land Use Element will be prepared to identify community plans as components of the General Plan, and to provide guidance on the framework and content of community plans. It is one of the mandatory elements as required by State law. The policies in the General Plan Land Use Element, together with more than forty community and land use plans, constitute the land use element of the General Plan. The adopted community, specific and precise plans address the development of land within the City of San Diego’s jurisdiction and provide more detailed land use, design, roadway and implementation information than is found at the general plan level. Such a structure recognizes the diversity of each of San Diego’s community plan areas while allowing the General Plan to focus upon citywide development issues.

And, revise the third sentence of the second paragraph as follows: “Additionally, the General Plan includes (general) provisions related to noise, seismic safety and other issues that apply to the entire City, although an individual community plan may not need to specifically address these issues.”

And, insert the following section after Section 1:

2. Relation Between Adopted Land Use Plans and Adopted Regulations

The City’s adopted land use plans (primarily community plans, specific plans, and precise plans) contain policies, recommendations and maps that specify development standards and the proposed location of uses within a community. These uses include, but are not limited to a residential, commercial, industrial, public facilities, and open space. Land use plans may

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also identify the need for focused regulations to implement community-specific recommendations for uses or the character of development.

It is the City's policy that the Municipal Code contain adequate regulations, in the Land Development Code chapters, to ensure that the policies and recommendations of adopted land use plans (the community, specific, and precise plans, as well as the General Plan) are clearly applied to new development. The adopted land use plans provide guidance and set the framework for the implementing regulations found in the Land Development Code. The Land Development Code regulations will, based on the adopted plans:

- Implement the policy recommendations of the General Plan;
- Implement the land use designations of the community plans;
- Implement other policies and recommendations of the community plans, including but not limited to provisions that address urban design and natural resource preservation; and
- Contain tailored zone and development regulations to implement community-specific policies and recommendations.

It is also the City's policy that when a land use plan update is adopted, or amendments to a land use plan are made, that the zoning will be reviewed and changed as appropriate to assure that revised land use designations or newly-applicable policies and recommendations can be implemented through zoning and development regulations.

[Category 5]

Page 64. (Implementing the Strategy, Developing Financing Strategies) Insert the following two paragraphs at the end of the page:

Recognizing the interdependence between the City of Villages and key regional infrastructure needs, the City of San Diego will support and advance the strategy of linked regional funding for the Transit First mobility network, funding for the MSCP and other regional open space programs, and funding to meet the requirements of the Regional Water Quality Control Board Municipal Permit. Funding these regional needs will be strategically linked to funding to meet the City's infrastructure deficit.

"Linking" funding for these regional needs means that a comprehensive funding strategy will be developed that will insure that funding in one arena (for example, transportation) will not move forward in isolation. Not only is it impossible to solve one of these problems in isolation, but also such efforts often exacerbate the problems in the other issue areas.

[Category 6]

Page 70. (Implementing the Strategy) Delete Section F. Interim Transit-Oriented Development Design Guidelines.

~~F. Interim Transit Oriented Development Design Guidelines~~

~~As an interim measure until affected community plans are updated, elements of the Transit-Oriented Development (TOD) Design Guidelines will be incorporated into project design of all designated village areas where a discretionary permit is already required. The TOD guidelines will not supercede the land use or density recommendations of the applicable community plan. The Transit Oriented Development Design Guidelines were approved by the San Diego City~~

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Council on August 4, 1992, by Resolution No. R-280480. The guidelines were created to reduce automobile dependence, improve air quality, and create pedestrian-oriented, interactive neighborhoods. A TOD is a compact land-use pattern with housing, public parks and plazas, jobs, and services located along key points on the transit system. Applying the TOD design principles, will help preserve opportunities to realize the walkable village center envisioned in the City of Villages strategy in the short term.

[Category 4]

Page 75. (Behind the Strategy: Trends and Challenges A. Population Changes) Revise the first paragraph under "Growth Forecasts" as follows:

In 2000, the City had a population 1,223,400 people. This was approximately a 40 percent increase from 1980. Recent forecasts indicate that the City will continue to grow, but at a slower rate and at a lower percentage increase than we experienced during the last 20 years. In 1999, the San Diego Association of Governments (SANDAG) Region 2020 Cities/County Forecast indicated that the City would grow by approximately 510,000 people between 1995 and 2020. In October 2001, the forecast was revised to approximately 382,000 additional people from 2000 to 2020, based on new data from the 2000 Census.

The SANDAG forecast indicates For much of the last 20 years, the City has had an annual growth rate over 2 percent. It is likely that the yearly growth rate will slowly decline from approximately 1.53 percent in 2000, to approximately 1.09 percent from 2010 to 2020, and below 1.07 percent after 2020.

And, under "Demographic Changes," delete Figure 1: Changes in Source of Population Growth for the San Diego Region, and revise the entire section as follows: In the 1980s, over 60 percent of the City's population growth was due to in-migration, mostly from within the United States; the trend projected through 2020 has changed markedly. In the coming years and for the first time in our City's history, our population will increase more from natural increase (births minus deaths) than from migration. Many of these "newcomers" will be the children and grandchildren of San Diego's residents. By 2020 approximately 60 percent of the population growth is projected to come from natural increase (births minus deaths). While the plentiful defense jobs of the 1980s attracted large numbers of workers from areas outside the City, the first half of the 1990s saw the elimination of thousands of these middle and higher wage jobs, and as a result the City experienced a decrease in the rate of population growth.

During the same time period, foreign in-migration increased and it is projected to continue at high levels. From 1990 to 2000, the San Diego region averaged 16,100 international migrants per year. This trend is important to consider when meeting the housing and employment challenges of 2020 and beyond.

SANDAG also predicts that within Over the next 20 years, forecasts indicate the City of San Diego region will have significant increases; in the number of people 65 years and older will increase significantly over the next 20 years from 11-12 percent to 14-15 percent of the total population. These future mature citizens may wish to live independently while remaining in their same communities close to family and friends. The availability of smaller, more affordable units conveniently located close to services and transit may help them attain their goals.

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San Diego also has a young population, with approximately ~~56 percent~~ more than half of its the City's citizens-residents less than 35 years old. However, people age 20-34, who constituted a majority of new workers and household formations, experienced an overall decline in the 1990s.

Despite the overall decline in the pivotal 20-34 age group, the Hispanic, Black, and Asian populations each produced net gains in this age group through the 1990s.

[Category 1]

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