

REPORT TO CITY COUNCIL COMMITTEE
EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED: July 12, 2006 REPORT NO: N/A
ATTENTION: Land Use and Housing Committee
ORIGINATING DEPT.: City Planning and Community Investment
SUBJECT: General Plan Update – Public Facilities, Services, and Safety Element
COUNCIL DISTRICTS: Citywide
STAFF CONTACT: William Anderson (619-236-6361) and
Nancy Bragado (619-533-4549)

REQUESTED ACTION:

Provide input on the new working draft of the proposed General Plan Public Facilities, Services, and Safety Element (PFSSE).

STAFF RECOMMENDATION:

Direct staff to continue to refine the draft element in preparation for public hearings later this year.

EXECUTIVE SUMMARY:

The need to address existing infrastructure deficiencies in San Diego's older urbanized communities is one of the most pressing and persistent issues faced by the city of San Diego. The city must also ensure that adequate facilities and levels of service are maintained over time throughout the city, and that new growth pays its fair share of costs. Attached to this executive summary is a report to the Planning Commission that contains a more detailed analysis of these issues and the full text of the working draft PFSSE.

The Strategic Framework Element emphasized a need to address the financing of existing and future public facility needs in order for the City of Villages strategy to succeed. Consistent with the Strategic Framework Citizen Committee Finance Subcommittee direction, the draft element identifies a menu of financing options from which a number of possible financing strategies can be implemented in order for the city to meet its responsibility to fund existing deficiencies. Additional draft financing policies for the element are included in Attachment 2.

Following the General Plan adoption, a more detailed strategy to identify specific mechanisms for the implementation of various facility types in targeted geographic areas will be prepared. For example, the creation of special districts to fund park improvements and expanded use of redevelopment and other districts to take advantage of tax increment financing offers potential for addressing some facilities needs. Improvements to the city's existing development impact fee (DIF) methodology and public facilities financing plans are also anticipated to ensure new development pays its fair share. In addition, DIFs will need to be prepared for additional communities in the future as areas developed as planned urbanizing communities experience infill development that was not accounted for in their facilities benefit assessment (FBAs).

The draft element calls for a formally structured approach to prioritize the financing of public facilities. The aim is to strengthen the relationship between the city's General Plan and annual Capital Improvements Program as a means to successfully implement the City of Villages strategy and maximize efficiencies in the annual allocation of capital resources. New policies

are also intended to ensure that new development does not adversely affect any community. As the city endeavors to address existing and future needs with DIFs and other capital funding sources, private development will also be responsible for ensuring existing needs are not compounded by a proposed project.

The draft Public Facilities, Services, and Safety Element also provides specific policy guidance for the provision of facilities and services that are publicly managed, and have a direct influence on the location of land uses. Facilities and services addressed include: Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. The policies within the PFSSE also apply to transportation and park and recreation facilities and services, with additional guidance found in other elements. In addition, policies calling for greater collaboration with providers of Public Utilities, Regional Facilities, and Healthcare Facilities are included in this element, as they too affect land uses and overall quality of life.

FISCAL CONSIDERATION:

Staffing for the General Plan update is dependent on funding through the General Fund and General Plan Application Fee.

PREVIOUS COMMITTEE AND PLANNING COMMISSION ACTIONS:

The Land Use and Housing Committee and the Planning Commission have played significant roles in the General Plan update process through workshops that have occurred over a three-year period, as documented on the table on page six of the attached Planning Commission report.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

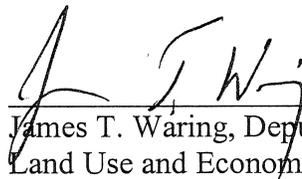
It has been the goal of the City Planning and Community Investment Department to increase community involvement and expand the role of public participation in the process of developing the new General Plan. Outreach has taken place through a series of forums; mass e-mail distributions; workshops, presentations and meetings; and planning group communications including working sessions with the Community Planners Committee (CPC) and the CPC General Plan subcommittee. CPC's recommendations, and staff's responses, are documented in Attachment 4 of the staff report.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The General Plan update is a program of citywide significance that has drawn a great deal of public comment. The General Plan is a long-range policy document that does not result in direct impacts to specific properties or individuals.



William Anderson, FAICP, Director
City Planning and Community Investment



James T. Waring, Deputy Chief
Land Use and Economic Development

- Attachments: 1. Planning Commission Report No. PC-06-215
2. Additional Public Facilities, Services, and Safety Element Policies

WARING/ANDERSON/NSB/mc