



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: February 23, 2006 REPORT NO. 06-025

ATTENTION: Land Use and Housing Committee
Agenda of March 1, 2006

SUBJECT: General Plan Update

REFERENCE: Manager's Report Nos. 03-019, 03-115, 03-204, 03-205, 03-206, 04-149, 05-038, 05-161
Planning Report Nos. P-03-183, P-03-227, P-03-333, PC-04-220, PC-05-070, PC-05-183, PC-05-261, PC-05-304

REQUESTED ACTION: Support staff's recommendations on major proposed General Plan policies and sections including: new Foundation for Planning, and Strategic Framework sections; a new Land Use and Community Planning Element; inclusion of a financing strategy in the Public Facilities, Services and Safety Element; modifications to General Plan population-based park guidelines; and inclusion of a Prime Industrial Land map and a revised collocation policy in the Economic Prosperity Element.

STAFF RECOMMENDATION: Complete proposed edits to the July 2005 Draft General Plan, and release the next public review draft in May 2006.

SUMMARY:

Background

The General Plan update is underway to replace the 1979 *Progress Guide and General Plan (1979 General Plan)*. The update has been guided by the City of Villages strategy and citywide policy direction contained within the General Plan Strategic Framework Element, which was adopted by the City Council on October 22, 2002. The new general plan is intended to proactively address the challenges of growth and development through seeking solutions to infrastructure challenges, establishing better linkages between transit and land use planning, preserving important open spaces, strengthening our existing communities, and creating new neighborhood centers.

California requires each city and county to adopt a general plan to guide the growth and development of a community, usually over a twenty-year horizon. A general plan provides the basis for local

government decision-making particularly related to legislative and regulatory land use and development, serves as a vehicle for citizens to participate in planning and decision-making for the community, and establishes the ground rules regarding how and where a community can grow. The state mandates the inclusion of seven elements: Land Use, Circulation, Housing (updated every five years), Conservation, Open Space, Noise, and Safety. Interrelated and of equal status, each of the elements is an integral part of the General Plan. Elements can be combined, however, and the existing thirteen elements in the *1979 General Plan* and the new Strategic Framework Element are proposed to be combined into ten: Land Use and Community Planning; Mobility; Urban Design; Public Facilities, Services and Safety; Economic Prosperity; Recreation; Conservation; Cultural Resources; Noise, and Housing (under separate cover). San Diego's community plans are a part of the Land Use and Community Planning Element. In addition, two introductory sections are proposed to the General Plan: Foundation for Planning, and Strategic Framework. The July 2005 Draft General Plan, and additional revised elements as they become available, can be viewed on the Planning Department website at <http://www.sandiego.gov/planning/genplan/index.shtml>.

Discussion

Introductory Sections

Two new introductory sections have been added to the General Plan: Foundation for Planning, and Strategic Framework (see Attachment 1.a and 1.b). The Foundation for Planning section covers background information related to the City's modern planning history, San Diego's planning area boundaries and coordination efforts with other jurisdictions within the region. It also provides an overview of the ten elements of the General Plan and establishes the role and purpose of the General Plan.

The Strategic Framework section memorializes the adopted Strategic Framework Element with its summary of citywide policies in the interrelated areas of: urban form, neighborhood quality, public facilities and services, conservation and the environment, mobility, housing supply and affordability, economic prosperity and regionalism, and equitable development. It identifies the issues and background information that were analyzed in order to develop the City of Villages strategy. This section also describes how villages may be implemented over time. Policies that were originally contained within the Strategic Framework Element have been refined, modified, and expanded as needed in the appropriate General Plan elements.

Land Use and Community Planning Element

Staff has restructured and revised the July 2005 Draft General Plan Strategic Framework and Land Use Element into the new Land Use and Community Planning Element (Land Use Element included as Attachment 1.c).

The Land Use Element is the central organizing element for the General Plan. It incorporates the adopted Strategic Framework Element City of Villages strategy and provides more detailed policy direction in the areas of community planning, zoning and policy consistency, plan amendment process, coastal planning, airport land use planning, balanced communities, equitable development, environmental justice, and annexations. The element includes the General Plan Land Use and Streets Map, a generalized land use and streets composite map based upon adopted community plans. As part of this element, seven generalized land use categories

are proposed along with pertinent citywide policies and recommended community plan designations to ensure consistency as community plans are updated and/or amended in the future.

The City of Villages strategy is a major component of the Land Use Element. The City of Villages strategy calls for new growth to be targeted in mixed-use village centers in order to create lively activity centers, provide housing, improve walkability, help support a state-of-the-art transit system, and provide an alternative to the development of outlying areas. Combined with the citywide policies, the strategy ensures that growth and redevelopment will contribute towards long-term healthy environmental, social, and economic conditions within the City and its communities.

In addition, the Land Use Element clarifies the roles of the General Plan and community plans and their relationships. It establishes community plans as integral components of the General Plan, as the community plans provide the parcel-level detail regarding land use designations, density and intensity that is required by state law. Further, Land Use Element policies require that all projects conform to community plan policies, and that zoning is established which is consistent with the community plan.

Key points:

- No land use or zoning amendments are proposed as a part of the General Plan update. Implementation of the General Plan will occur as community plans are updated/amended subsequent to the adoption of the General Plan.
- The City of Villages strategy requires identification of a hierarchy of village categories where growth will be focused. Villages are to be designated through the community plan process. See also first item under the “Issues for Discussion” section below.
- The Land Use Element helps guide community plan preparation and format. The goal is to have community plans provide community-specific land use planning and development policies, with policies applicable to all communities located in the General Plan. Community plans will focus on their unique community identity, while also contributing to meeting citywide General Plan goals, including the provision of housing opportunities.
- The refined scope of community plans should result in a reduction in the time needed to prepare community plans, and enable the Planning Department to undertake and complete updates in a more timely fashion. A companion manual to the General Plan titled Community Plan Preparation Manual is being prepared.
- The Land Use Element specifies that zoning will be applied to implement community plan designated land use, range of density/intensity, and site design, as appropriate. Similarly, it will require projects to be assessed based upon conformance with general plan/community plan specified land use, range of density/intensity, site design, and other general plan/community plan policy objectives.
- Revisions to the initiation criteria, and their inclusion in the General Plan, are focused upon strengthening the criteria to ensure that amendment proposals are consistent with the overall vision of the General Plan and the community plans. A General Plan Amendment Manual, a companion document to the General Plan, is being prepared to provide more specific guidance on plan amendment issues.

Issues for Discussion/Public Concerns:

A new map is proposed that would serve to illustrate where existing conditions and community plans may already exhibit village-like characteristics. The July 2005 Draft General Plan included a City of Villages Transit/Land Use Connections Map, which identified potential

village sites (that were previously identified as part of the Strategic Framework Element process). The Community Planners Committee (CPC) recommended village sites only be identified through the community plan process. In response, staff recommends that a map be included in the General Plan that identifies certain physical characteristics and existing conditions, such as location of parks, fire stations, transit routes, and existing and planned land uses. The map would illustrate existing areas that exhibit village-like characteristics and areas that may have a propensity to develop as village areas based on the fact that some of these conditions may already be present. Actual village locations, with boundaries, would be designated in community plans with input from Council recognized community planning groups, and use of village locational criteria identified in the Land Use Element.

Mobility Element

An overall goal of the Mobility Element is to further the attainment of a balanced, multi-modal transportation network that improves mobility and minimizes environmental and neighborhood impacts. The element includes a wide range of policies which advance a strategy for congestion relief and increased transportation choices in a manner that strengthens the City of Villages land use vision. The Mobility and Land Use Elements of the Draft General Plan are closely linked. The Land Use Element identifies existing and planned land uses, and the Mobility Element identifies the proposed transportation network and strategies which have been designed to meet the future transportation needs generated by the land uses.

Key points:

- Implement the City of Villages strategy as a means to help support an efficient and extensive transit system and reduce the need to drive.
- Encourage the creation of walkable, tree-lined streets in new development projects as well as through incremental redevelopment and street retrofit projects that occur over time.
- Seek greater street, trail, and path connectivity at the city, community, neighborhood, and project levels.
- Proactively work with SANDAG to plan and fund projects that the City has identified as high priority. Continue to collaborate with SANDAG to influence transportation system planning, policy development, project prioritization, and financing.
- Support for expansion of the regional transit system, better bicycling infrastructure, walking as a mode of transportation, and alternatives to single-occupant automobile use.
- Expand use of Intelligent Transportation Systems (ITS) and Transportation Demand Management (TDM) strategies to improve the efficiency and safety of the transportation system.
- Develop community-specific parking solutions through use of a Parking Strategies Tool Box.
- Develop multi-modal level of service (LOS) measures to gauge performance of the transportation system.

Issues for Discussion/Public Concerns:

A number of changes are proposed to the July 2005 Draft General Plan in response to public comments including:

- removal of language linking transit planning to the City of Villages Transit/Land Use Connections Map;
- new policies on proactively working with SANDAG;
- revisions to the Walkable Communities section to link it to the Pedestrian Master Plan;
- new policies on multi-modal LOS guidelines;

- elimination of policies that are duplicated in other elements; and
- greater balance in language supporting alternative modes of travel.

Given these changes, staff believes that major Mobility Element issues have been addressed.

Urban Design Element

The purpose of the Urban Design Element is to establish a set of design principles from which future physical design decisions can be based. Urban design is the visual and sensory relationship between people and the built environment. The built environment includes not only buildings and streets, but also the natural environment as it is incorporated into the urban context. Urban design describes the physical features which define the character or image of a street, neighborhood, community, or the City as a whole. The Urban Design Element contains policies that are intended to be responsive to the core values and recommendations on urban form identified in the Strategic Framework Element. These include allowing the City's urban form to be defined and shaped by the natural environment, and creating diverse village centers where commercial and residential development is concentrated.

The policies continue the *1979 General Plan's* emphasis on respecting San Diego's natural topography and distinctive neighborhoods, and incorporate components of the City's Transit-Oriented Development Design Guidelines. New sections are proposed on Public Art and Cultural Amenities, and Safety and Security. The revised element was reorganized and edited since the July 2005 Draft in response to Planning Commission (PC) and public comments, and is included as Attachment 2.

Key Points:

- Design the built environment to respect and enhance San Diego's natural features.
- Preserve the individuality of our distinctive neighborhoods and encourage a continuing protection of positive neighborhood character.
- Design villages, transit corridors, and other designated centers to be pedestrian and transit friendly.
- Provide significant public gathering spaces in every neighborhood.
- Promote distinctive civic architecture, landmarks and public facilities.
- Include public art and cultural activities in public and private projects to celebrate and help establish community identity, and to create distinctive public spaces.
- Apply Crime Prevention Through Environmental Design (CPTED) measures to promote the development of safe and secure neighborhoods and village centers.

Issues for Discussion/Public Concerns:

Comments were largely focused on the structure and level of detail of the July 2005 Draft General Plan. The reorganization and edits to the draft appear to have addressed these concerns. Staff will report back at the next workshop after additional stakeholders have reviewed the revised draft Element.

Public Facilities, Services and Safety Element

The Public Facilities, Services and Safety Element addresses facilities and services that have a direct influence on the location of land uses. Among these are fire-rescue, police, wastewater, waste management, libraries, and schools. Fiscal constraints have severely limited the provision and maintenance of the City's infrastructure, particularly in older urbanized areas. As the City matures and the City of Villages strategy is implemented, the timely provision of public facilities

is essential to the quality of life of San Diego residents.

This element includes policies on the prioritization and provision of public facilities and services that are consistent with the Strategic Framework and other elements of the updated General Plan. Edits to Section A - Public Facilities and Services Prioritization are still underway. Policies in this section will call for development of a prioritization ranking process that considers: health and safety, City of Villages strategy implementation, communities in need, LOS, community plan conformance, and potential for multiple benefits, along with other factors. Planning staff has been consulting with Engineering and Capital Projects Department staff who are working on a related draft Council Policy on prioritization for transportation projects.

In order to address current and future public facility needs, and to successfully implement the City of Villages strategy, the element contains guidelines for implementing a financing strategy (as directed by the City Council upon adoption of the Strategic Framework Element and Action Plan). The element states that the public and private sectors both have responsibilities for providing public facilities.

Key Points:

- Prioritize the provision of public facilities and services with consideration of citywide and community level criteria, including community preferences. Citywide priorities focus on public funding of facilities in underserved communities not meeting public facilities guidelines or acceptable level of service (LOS).
- Evaluate development's impact on public facilities and services, and update Public Facilities Financing Plans concurrently with community plan updates, or evaluate updates for consistency with plan amendments which propose increases in density or intensity.
- Secure the financial resources needed to address existing and future public facility needs.
- Maximize the return on investments in public resources through joint-use of facilities and sharing of resources.

Issues for Discussion/Public Concerns:

Staff continues to recommend that policies calling for a financing strategy be a part of the General Plan (see Attachment 3). The CPC has recommended that the proposed financing strategy be removed from the General Plan. Additional public comments received are that new development must pay its own way, and existing deficiencies must be addressed. Staff is working to address these comments through edits that are currently underway.

Economic Prosperity Element

The major objective of the Economic Prosperity Element is the achievement of a diverse economy focusing on industries that provide middle-income employment. The retention of land for base-sector industries is key to maintaining a strong local economy. The Land Use and Housing (LU&H) has previously provided direction to protect industrial lands through a "no net loss" of industrial lands policy. Based on this direction, staff is proposing more refined industrial land use designations and has prepared a Conversion/Collocation policy and a "Prime Industrial Land" map, as discussed below.

Key Points:

- As community plans are updated, protect remaining industrial land from encroachment of commercial uses; and protect research and development and light industrial land from encroachment of multi-tenant office uses.
- Protect regionally-significant land utilized for base-sector industries from encroachment of residential uses and non-compatible assembly uses, while permitting these uses in other industrial areas subject to additional analysis and requirements.

Issues for Discussion/Public Concerns:

Industrial Land Use Designations Policies are proposed to protect significant employment land from encroachment through the provision of more refined industrial land use designations, to be included in the menu of potential community plan land use designations (see Attachment 1.c, Land Use and Community Planning Element, pp. 49-50). The proposed new Light Industrial designation would limit commercial uses currently permitted in some industrial zones and multi-tenant office uses currently permitted in all light-industrial land use designations and zones. Multi-tenant industrial uses would still be permitted such as research and development of products and processes which can occur in an office setting.

An alternative designation, Business Park, would still permit multi-tenant office uses such as insurance, real estate, or attorney offices as well as all of the light-industrial uses with the exception of warehousing and distribution uses.

Conversion/Collocation Policy The proposed collocation policy would protect industrial land by providing specific direction for consideration of community plan amendments and project proposals for residential and assembly uses. The policy specifies that collocation or conversion to residential use should not occur in areas identified as "prime industrial land" or those areas attractive to manufacturing, research and development, wholesale distribution, and warehousing. These areas are delineated on the draft proposed "Prime Industrial Land" map shown in Attachment 4, p. 7.

In all other industrial areas, the policy would provide for an analysis of conversion/collocation suitability factors such as the characteristics of the area, transit availability, impact of prime industrial lands, significance of the proposed residential use, public and support facilities, public health factors, and separation of uses. The policy also contains additional requirements in non-prime areas such the provision of affordable housing on-site, the concurrent processing of public facilities plan amendment, and the provision of a 1,000-foot or alternative distance separation between industrial and residential uses.

Input received at several LU&H and PC workshops, stakeholder meetings, and community planning group meetings has assisted in the development of the policy. There have been varying opinions on the need to protect industrial lands, versus the need to provide more housing opportunities. Community input regarding the boundaries of the Prime Industrial Lands map is described in Attachment 4, p. 8.

Recreation Element

The overarching goal of the Recreation Element is to acquire, develop, operate/maintain, increase and enhance public recreation opportunities and facilities throughout the City for all users. The element is divided into six issue areas containing goals and policies addressing public access and recreational opportunities, preservation of existing facilities and open space

resources, accessibility of facilities and services, cooperative efforts to attain parkland and facilities, preservation of open space and resource-based parks, and guidelines for park and recreation facilities.

Many of the goals and policies of the *1979 General Plan* have been carried into this draft. However, the Recreation Element also contains new and revised policies that were developed as a result of public outreach, surveys, workshops, community planning group input, and research.

Key Points:

- The *1979 General Plan* provides a range of guidelines and standards for neighborhood and community based parks that cumulatively result in a ratio of 2.4-3.9 acres of population-based park land per 1,000 residents. In practice, newer (Facilities Benefit Assessment) communities have been developed with an average of 2.12 net usable acres/1,000 residents (Park and Recreation, May 2005). In older communities, where neighborhoods were developed prior to the *1979 General Plan*, the average park ratio is less than half that of the newer communities. The proposed General Plan calls for 2.4 net usable acres per 1,000 residents.
- Provide an alternative means of increasing recreation opportunities to the Park and Recreation Guidelines in the form of “enhancements.” The enhancements are to be provided by new development when it is not otherwise feasible to meet community needs. The *1979 General Plan* already has policies calling for flexibility in urbanized areas.
- Revise acreage guidelines for joint-use parks with school districts to ensure that joint-use facilities do not result in a net loss of park acreage.
- Identify, quantify, and consider as serving neighborhood and community park guidelines those portions of regional parks that satisfy population-based park and recreation guidelines.
- In constrained areas, provide joint-use with public and private agencies, in addition to school districts.
- Prepare a citywide Park Master Plan that includes specific information; identify interim measures to implement guidelines until the plan is completed.

Issues for Discussion/Public Concerns:

Staff recommends that the citywide General Plan population-based park guideline be 2.4 net usable acres per 1,000 residents. The CPC recommends that the General Plan ratio be 2.8 net usable acres per 1,000 residents.

Staff is also recommending that the use of park “enhancements” be encouraged to meet community needs in a timely manner. There is public concern that excessive reliance on enhancements will lead to lost opportunities to gain park lands. These draft policies are included in Attachment 5.

Conservation Element

The Conservation Element focuses on conserving natural resources, protecting unique landforms, preserving and managing our open space system, beaches and watercourses, preventing and reducing pollution, and ensuring preservation of our quality of life in San Diego. A wide range of policies are proposed in the General Plan update to help guide development and provide a conservation “blueprint” so that San Diego’s environmental quality and heritage are preserved, maintained, improved and can be sustained for current and future generations. Many of the policies described in the element are already being implemented throughout the City, via specific

programs and plans administered by various City departments, such as the Storm Water Pollution Prevention Program, the Sustainable Communities Program, and the Multiple Species Conservation Program (MSCP). The General Plan provides the broad overall context to view the purpose and interrelationships of these and additional programs, and to establish citywide goals for conservation of resources that will be refined based on individual community's conservation goals.

Key Points:

- Protect and conserve landforms, community open spaces, habitat areas, agricultural areas, and other environmentally sensitive lands through a variety of available tools, such as easements or dedication of lands to be preserved in their natural state.
- Use a watershed management approach to protecting water supplies. Seek additional dedicated water supplies and increased water conservation. Use best management practices to help prevent storm water and urban runoff pollution.
- Preserve natural habitats pursuant to the MSCP and conserve wetlands through implementation of a “no net loss” approach.
- Reduce greenhouse gas emissions and consumption of fossil fuels.
- Encourage the construction and operation of green buildings. Develop and protect a sustainable urban/community forest.
- Support environmental education so that people are aware of and more responsible for their impacts on the environment.

Issues for Discussion/Public Concerns:

Public input on the Conservation Element has been largely supportive of the proposed policies. The CPC has suggested additional language on protecting community open spaces.

Cultural Resources Element

Historic and cultural resources were addressed in the July 2005 Draft General Plan as Section L of the Conservation Element. The purpose of this section was to strive for the preservation, protection, and restoration of historic and cultural resources, including archaeological resources. The next public review draft of the General Plan will include a new Cultural Resources Element that will incorporate and expand upon the existing Conservation Element - Section L. Staff recommends this change since historic preservation policies relate to land use and urban design, as well as conservation topics. In addition, having a separate element should make it easier for a user of the General Plan to locate and implement historic preservation policies both as City-initiated efforts and as a part of proposed development.

Noise Element

The Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise abatement measures for new uses to protect people living and working in the City of San Diego from an excessive noise environment. This purpose becomes more relevant as the City continues to grow with infill, mixed-use, and transit-oriented development. Recent revisions to the element include an expanded Land Use – Noise Compatibility Guidelines that uses a matrix to identify compatible, conditionally compatible, and incompatible land uses by noise decibel level.

Key Points:

- Consider existing and future noise levels when making land use planning decisions to minimize exposure to excessive noise.
- Separate excessive noise generating uses and residential and other noise sensitive land uses with sufficient spatial buffer of less sensitive uses.
- Limit future residential and other noise sensitive land use in areas exposed to high levels of noise.

Housing Element

The Housing Element differs from the other elements in the General Plan in several respects. State requirements for housing elements are more specific than for other general plan elements and require that, in addition to strategies and policies such as are found in other elements, quantifiable goals be established and that specific programs be identified to meet these goals. Therefore, the format of the Housing Element differs significantly from that of the other elements.

California state law requires housing elements be updated every five to seven years. By contrast, the remainder of a general plan is designed to guide development during a twenty or twenty-five year period. San Diego's Housing Element has been updated several times since the *1979 General Plan*. In addition, housing elements for all jurisdictions in San Diego County are required to be updated at the same time and to cover the period 2005-2010. The state Housing and Community Development Department and SANDAG set specific five to seven year housing production goals for each jurisdiction. Specific goals are set for production of very low- and moderate-income housing units. Each jurisdiction is required to prepare a detailed inventory of sites available to be developed with housing, an analysis of how the City met its goals and implemented programs from the previous Housing Element, and a description of new policies and programs intended to meet anticipated needs during the next five years.

In the new Land Use and Community Planning Element language has been added to clearly state that the community plans are the vehicle for implementing state law pertaining to provision of housing opportunities, and meeting the City's housing needs and regional share goal. This draft policy (LU-C.3) is found on Attachment 1.c, p. 53.

The 2005-2010 Housing Element is proceeding on a parallel but somewhat faster timeline from the remainder of the draft General Plan with final adoption currently anticipated in late spring 2006. A draft of the Housing Element is available for review on the City's website. Meetings and workshops on this document have been held with a Housing Element Working Group, the CPC, the Housing Commission and the PC. Each group has provided input. At the present time, the California Department of Housing and Community Development (HCD) are reviewing the Housing Element and environmental documentation is being prepared. Upon receipt of the official input from HCD and completion of the environmental document, an adoption draft will be completed and docketed for PC and City Council action.

Environmental Review and Master Environmental Assessment (MEA)

The Environmental Analysis Section of Development Services has determined that a supplement to the previous Final Environmental Impact Report (EIR) (LDR No. 40-1027; SCH No. 2001061069 dated August 27, 2002) would be the appropriate environmental documentation for the proposed General Plan update. This determination is based primarily on the fact that: (1) the

General Plan update proposed no changes in land use designations, distribution or density compared to the previously certified EIR, (2) the policies in the proposed General Plan are consistent with the previously adopted Strategic Framework Element or would not result in a physical change to the environment or, (3) the development of detailed, site-specific information to determine significance would occur with a project of a more limited geographical scale (e.g., community plan level) (15152 [c]). In cases where these conditions apply, only minor additions or changes would be necessary to make the previous EIR adequately apply to the project (Section 15163) and a supplement should be prepared.

The Planning Department is in the process of preparing a Master Environmental Assessment (MEA) for the City of San Diego. Under the California Environmental Quality Act (CEQA) (Guidelines Section 15169), a lead agency may prepare a MEA (i.e., an inventory or data base) for all, or a portion of, the territory subject to its control in order to provide information which may be used or referenced in future environmental documentation to help focus future initial studies as well as EIRs.

The proposed MEA will contain a regional inventory of the physical and biological characteristics in the City. Wherever possible, the inventoried characteristics and information are depicted on the maps; in addition, lists will also contain certain collected information. The MEA builds upon the Existing Conditions Data Collection effort that was completed in July 2005, SANGIS regional data, and department-specific data that are available. The MEA will include the following data sets for the City as a region, and summations for each Council recognized community planning area: land use, transportation, biological resource, historical, parks/open space, public services/utilities, noise, air quality/toxics/hazardous materials, visual quality/aesthetics, aggregate resources, geological hazards, paleontological resources and stormwater/water quality. It is anticipated that the MEA will be updated and maintained regularly subject to staffing and funding. The “MEA” title may be changed to better reflect that the document represents an inventory, rather than an analysis of existing conditions.

FISCAL CONSIDERATION:

Staffing for the General Plan update is dependent on funding through the General Fund, General Plan Application Fee, and Service Level Agreements with other City departments. The Service Level Agreements expire at the end of Fiscal Year 2006. Funding to support the current General Plan staff has not yet been identified.

PREVIOUS COMMITTEE AND PLANNING COMMISSION ACTIONS :

The LU&H Committee and the PC have played significant roles in the General Plan update process. The following table identifies key issues discussed and actions taken over the past three years. Direction received at the workshops described below has been incorporated into the draft General Plan.

| DATE | FORUM | TOPIC |
|---------|-------|--|
| 2-12-03 | LU&H | Approved the General Plan Work Program including tasks to: incorporate and refine the Strategic Framework Element and citywide community plan policies into the General Plan, draft additional policies to address citywide issues, and format the |

| DATE | FORUM | TOPIC |
|----------|----------|---|
| | | document to be more reader-and web-friendly. |
| 7-30-03 | LU&H | Action to prepare an MEA to provide an inventory of existing facilities and land uses in community planning areas. |
| 10-22-03 | LU&H, PC | Workshop covered the new General Plan format, public outreach strategy, existing conditions data collection, draft Mobility Element policies, and draft community plan amendment/update policies. |
| 11-18-04 | PC | Workshop on Land Use Element issues including community plan format, initiation and amendment criteria, and proposed land use designations. |
| 3-9-05 | LU&H, PC | Workshop on six major policy areas including: collocation of housing and employment uses, alternative methods of providing parks and recreation areas, solutions to community facilities deficits, General Plan consistency. |
| 3-9-05 | LU&H, PC | Workshop on the community plan update process, and community and general plan amendment issues. |
| 3-10-05 | PC | Workshop on the Economic Prosperity Element. |
| 4-20-05 | LU&H | Public review of the Discussion Draft General Plan was initiated. |
| 7-14-05 | PC | Workshop covering the entire July 2005 Draft General Plan-Commissioners had extensive comments. |
| 7-27-05 | LU&H | Workshop to review and comment on the July 2005 Draft General Plan. |
| 9-22-05 | PC | Previous PC and LU&H workshop comments were documented along with the Planning Department's suggested course of action-See Report No. PC-05-261. http://www.sandiego.gov/planning-commission/pcreports/pc261gp.pdf |
| 10-13-05 | PC | Presented a revised outline for the General Plan. |
| 12-1-05 | PC | Director's report briefed Commissioners on the General Plan work in progress, including interaction with CPC. |
| 2-1-06 | LU&H | Briefing on General Plan update program. |

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

It has been the goal of the Planning 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 CPC and the CPC General Plan subcommittee. A listing of many of the interested groups consulted with, or that received presentations, is provided in Attachment 6. The primary methods of public outreach are described below.

Public Forums - A series of forums entitled "From Controversy to Solutions" was developed to provide opportunities for panel-based discussions on topics specific to general plan goals and

policies. The public were invited to the forums which were televised, and often repeated, on City TV24. City Council members and other community leaders participated as panelists. The goal of each forum was to provide a public venue to discuss a variety of differing points of view and to assist staff in policy development. The forum topics included the overall General Plan update, economic prosperity, mobility, conservation, recreation, commercial development, and public facilities.

E-Mail Distribution - An e-mail database with over 2,100 individuals and organizations that expressed interest in the General Plan update process was developed. Interest group e-mail lists were further refined based on individuals' stated areas of interest. The e-mails were used to provide updated reports on each element, to announce availability of drafts, and to solicit membership for ad hoc issue groups. For some elements, draft sections of the elements were distributed for review as they were being drafted. For members of the public without e-mail, hard copy mailings were provided. The goal was to allow the public to participate in early stages of the General Plan update process. E-mail notices were also used to provide notice of workshops, and PC and City Council meetings.

The Discussion Draft of the General Plan (April 20, 2005) and the July 2005 Draft of the General Plan were each posted on the department's website, and hard copies were provided to the City Council, PC, and each of the recognized community planning groups. The full public distribution also included: public libraries, community service centers, and City staff. In addition, notices of availability were sent to the e-mail distribution list.

Workshops and Meetings - In addition to the formal workshops with PC and LU&H described above, presentations and stakeholder meetings were held on specific topic areas with public agencies, professional organizations, community activists, the general public, and other City staff.

Community Planning Groups - Initially, staff attended community planning group meetings to encourage people to join our e-mail interest group lists, provide semi-annual status reports and discuss emerging issues. In the summer of 2005, staff presented the Discussion Draft General Plan to each of the City's Council recognized community planning groups. Since then, staff has gone to individual planning groups upon request. In addition, staff has consulted with each of the community planning groups that have lands identified on the draft Prime Industrial Land map.

Community Planners Committee (CPC) - The CPC initially discussed the July 2005 Draft General Plan at their meeting of August 23, 2005. Since then, the CPC formed a General Plan subcommittee to undertake a detailed, element-by-element review of the draft document. This subcommittee has presented recommendations on element edits to the full CPC at each of the CPC meetings held in October 2005 through February 2006. This subcommittee largely completed their review of the July 2005 Draft General Plan at their meeting of February 17, 2006. The full CPC is scheduled to complete their review at their meeting of February 28, 2006. Staff will orally report on the results of this meeting at the LU&H meeting of March 1, 2006.

Staff has been incorporating many of CPC's comments into working drafts as they are prepared. Since edits are still in progress, we will defer a more complete accounting of our responses to CPC's recommendations to the next General Plan workshop.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The General Plan update is a program of citywide significance that has drawn a great deal of public comment. Many of the stakeholders that we have worked with during this process are identified in Attachment 6. The General Plan is a long-range policy document that does not result in direct impacts to specific properties or individuals.

Respectfully submitted,

Betsy McCullough, AICP
Acting Planning Director

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

WARING/MCCULLOUGH/NSB/ah

- Attachments:
1. [Draft General Plan Introductory Sections, and Land Use and Community Planning Element, February 2006](#)
 2. [Draft General Plan Urban Design Element, February 2006](#)
 3. [Draft Public Facilities, Services and Safety Element Excerpt of Introduction and Section C, with strike-out underline edits to the July 2005 Draft General Plan, February 2006](#)
 4. [Draft Economic Prosperity Element Excerpt of Section A, February 2006, with draft Prime Industrial Land Map](#)
 5. [Recreation Element Excerpt of Introduction, and Sections E and F with strike-out underline edits to the July 2005 Draft General Plan, February 2006](#)
 6. [General Plan Update Stakeholders](#)

Note: Due to the size of the attachments, distribution will be limited to Committee binders. These attachments are available on the City's website at _____, and a copy is available in the Office of the City Clerk.