

Recommended Community Plan Outline

I. Introduction

- Environmental Setting
- Summary of major plan goals
- Demographic statistics and existing conditions should be established as a separate document with a link in this section

II. Legislative Framework and General Plan Relationship

- Explanation of General Plan structure, elements and relationship between it and the community plans
- Coastal section – brief description of major issues and reference to exact location of where and how each is addressed in the community plan (unnecessary if the plan includes a separate coastal section or element – see below)

III. Elements

- Land Use*
 - Residential
 - Commercial
 - Industrial
 - Coastal (if necessary and depending upon the magnitude of the resource and complexity of issues)
 - Land Use Map

*These could also be pulled out as separate elements depending upon the prevalence of particular land uses, i.e. industrial in Mira Mesa.

- Mobility
 - Street classifications (and map)
 - Street connections
 - Specific proposals for community street design
 - Transit recommendations
 - Pedestrian issues and proposals (including street lighting)
 - Bike Master Plan (as it pertains to the community)
- Regional and Community Facilities
 - Park and Recreation
 - Libraries
 - Fire and Life Safety
 - Utilities
 - Schools (public and private K-12)
 - Hospitals
 - Cemeteries
 - Airports (unless magnitude of the resource merits a separate element)
 - Landfills
 - City Operation Yards

- Post Office
- Link to the Public Facility Financing Plan
- Prioritization of facilities
- Community specific phasing plan with development thresholds
- Coastal
 - Need for separate element determined by magnitude of resource and complexity of issues and policies, i.e. La Jolla
- Conservation
 - Major open space and natural resources
 - Natural form of the community
 - Urban forest resources
 - Specific design recommendations to address the preservation of and development adjacent to sensitive lands and resources
- Community Identity Element
 - Neighborhood and community linkages (natural and manmade – this could also occur in Mobility)
 - Urban Design/Community Environment/Community Character
 - Historic, Prehistoric and Cultural Resources
 - Landmarks and signage
 - Community specific development policies, such as types of uses to be encouraged in a particular land use category, mixed use guidelines, live/work or shopkeeper units
 - Street Tree Program
- Implementation - This will be adopted as a separate document (i.e., Action Plan, Revitalization Action Plan (RAP) to allow for more detail on the identification of specific projects, timing and funding, and responsible staff/agency.)

IV. Appendices (not considered part of the community plan)

- Bound with the hard copy and links provided in the on-line version
- Anything that is subject to regular updates and revisions and/or controlled by another jurisdiction or agency
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V. Do Not Include:

- Social Needs
- EIRS
- Plan Alternatives
- Recommended zoning maps
- City or region-wide recommendations