

Draft Criteria for Community Plan Amendments

Since General Plans and land uses are not static entities, and in response to ever changing demographic, technological, environmental, and economic data, it is necessary to establish a procedure to govern how changes to the General (and community) Plan are initiated, processed, and considered. It is intended that these procedures allow for orderly, necessary and desirable change while protecting the Vision and Values expressed by the citizens of San Diego and adopted by the City Council. Only those amendments that would implement and or enhance the vision as detailed in the General Plan should be considered for approval.

Criteria for Initiation of Amendments to Land Use Plans

- **Technical Amendments.** An amendment to a land use plan will be considered as initiated without need for a public hearing if the Planning Department determines that the proposal can be classified as a Technical Amendment by meeting one or more of the following:
 - (1) The amendment is appropriate due to a map or text error and/or omission made when the land use plan was adopted or during subsequent amendments; or
 - (2) The amendment is appropriate to address other technical corrections discovered during implementation; or
 - (3) The amendment is necessary to ensure the public health, safety, or welfare; or
 - (4) The amendment is proposed to identify the location and design of a public facility already identified in the adopted Capital Improvements Program (CIP); or
 - (5) The amendment is required to comply with changes in state or federal law or applicable findings of a court of law; or
 - (6) The amendment is appropriate to revise language concerned solely with a process or procedural matter or an appendix to update information

(Technical amendments would not change policy direction of the General Plan.)

- **Initiation Criteria.** If the proposed amendment fails to fall into any of the categories listed above then the Planning Department will present the initiation to the Planning Commission and make a recommendation regarding its approval or denial based upon compliance with all of the following criteria:

- (1) The plan amendment appears to be consistent with the goals and policies of the General Plan and affected community plan, especially the Vision and Values as expressed in the City of Villages strategy. *(Explain how the proposed change in policy and/or land use not only complies with the General and Community Plan but implements significant goals and policies.)*
- (2) The plan amendment appears to offer an extraordinary public benefit to the community or City. *(What is the extraordinary public benefit? Explain how the proposed amendment provides or contributes to an extraordinary public benefit? How is this superior to public benefits already provided with the adopted plan (the benefit should extend beyond the project itself)? Why is the amendment necessary to achieve the extraordinary public benefit?)*
- (3) Public facilities appear to be available to serve the proposed increase in density and/or intensity, or, provision of public facilities will be addressed as a component of the amendment preparation and public hearing process. *(Proposals must provide detail on the timing and funding for necessary public facilities (i.e. public facilities financing plan amendment, development agreement, reimbursement agreement, facility construction or some other mechanism as a project component).*

Initiation of a plan amendment in no way confers adoption. Neither staff nor the Planning Commission is committed to recommend or in favor or denial of the proposed amendment. Nor is the City Council committed to adopt or deny the proposed amendment.

Plan Amendment Processing

Once the amendment is initiated either as a technical amendment or through approval at a public hearing, city staff will work with the applicant and community to process the amendment. Each plan amendment will involve a community specific set of issues identified by the community, Planning Department and Planning Commission for analysis and evaluation through the plan amendment review process. Each amendment will also be subject to the following standard list of issues based upon the vision, values, and policies established with the adoption of the City of Villages strategy:

- Level and diversity of community support
- Implementation of major goals and policies of the General Plan, City of Villages Strategy and affected community plan
- Provision of public facilities generated by the amendment, if it involves an increase or addition of residential density or commercial and/or industrial intensity, concurrent with need
- Provision of an extraordinary public benefit

- Appropriateness of the boundaries of the amendment site

Public Hearing Process

- Upon completion of the draft amendment and appropriate environmental document, the plan amendment will proceed to public hearings. Please refer to Chapter 12, Article 2, Division 1, Sections 122.0105 – 122.0107.
- The Planning Commission and City Council will consider the following factors when considering the proposed amendment:
 - Level and diversity of community support
 - Implementation of major goals and policies of the General Plan, City of Villages Strategy and affected community plan
 - Provision of public facilities generated by the amendment, if it involves an increase or addition of residential density or commercial and/or industrial intensity, concurrent with need
 - Extraordinary public benefit