



THE CITY OF SAN DIEGO

DATE ISSUED: August 3, 2006 REPORT NO. PC-06-227

ATTENTION: Planning Commission Agenda of August 10, 2006

SUBJECT: University Community Plan Amendment – Public Safety Related Facilities, Process Five

APPLICANT: City of San Diego City Planning & Community Investment Department, Planning Division

SUMMARY:

Issue – Should the Planning Commission recommend approval to the City Council of an amendment to the Progress Guide & General Plan and the University Community Plan to allow for additional public safety related facilities (e.g. police, fire and medical) to adequately serve existing and future development?

Mayor's Recommendation – Recommend **APPROVAL** to the City Council of an amendment to the Progress Guide & General Plan and the University Community Plan.

Community Planning Group Recommendation – On June 13, 2006, the University Community Planning Group voted 11-0-0 to recommend approval of the proposed community plan amendment.

Other Recommendations – None

Environmental Impact – This activity is not a “project” and is therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(2).

Fiscal Impact – All costs associated with the processing of this plan amendment are paid through General Fund monies budgeted for the Planning Department as directed by City Council Resolution No. R-301307.

Code Enforcement Impact – None

Housing Affordability Impact – None



BACKGROUND

The University Community is located in the north central area of the city and encompasses approximately 8,500 acres. It is bordered by the communities of Torrey Pines, Mira Mesa, Clairemont, and La Jolla (see Attachment 1). Within the community are two state controlled properties, University of California at San Diego (UCSD) and Torrey Pines State Reserve.

The University Community Plan identifies one fire station within the community, Fire Station 35, located on Eastgate Mall between Regents Road and Genesee Avenue (see Attachment 3). Station 35 opened in 1971 to serve the University Community and currently houses one engine company (E35), one truck company (T35) and a battalion chief to provide emergency response coverage.

Over the last several years, the Fire-Rescue Department has become concerned about their ability to provide adequate response to both existing and future development in the University Community. In order to achieve the national standard for emergency response coverage, the Fire-Rescue Department has asked the University Community, Council District 1 and the Planning Department for help siting new facilities. The Fire-Rescue Department currently recommends at least two additional fire stations be considered for the University Community area. In response to their request, the City Council passed a resolution to initiate an amendment to the University Community Plan and directed the Planning Department to prepare an amendment that adds language stating the need for additional fire stations to assure adequate response to the population (see Attachment 4).

DISCUSSION

Station 35's service district covers 14 square miles, whereas the national standard is a maximum of nine square miles, and four square miles or less in densely populated areas. In comparison, the Fire-Rescue Department's downtown Fire Stations 1 and 4 cover only .81 square miles and .62 square miles respectively. The national standard for emergency response coverage is to have a first responder arrive on the scene within five minutes (one minute turnout, four minutes of travel) 90 percent of the time, for both fire and medical emergencies. Currently E35, the primary first responder for Station 35, meets this requirement only 34 percent of the time (see Attachment 5a and 5b).

Since 1994 there has been a 75 percent increase in call volume in E35's district and it currently exceeds the capacity to respond to additional emergency calls for community residents. An engine company is considered at capacity when responding to more than 2500 incidents per year. In 1994, 2,065 incidents occurred in E35's district. E35 was unavailable to respond to 481 of the 2,065 incidents. In FY 2006, 3,612 incidents occurred in E35's district. Neither E35 nor T35 (now staffed with a firefighter/paramedic) were available to respond to 848 of the 3,612 incidents. When E35 and/or T35 are unavailable, units respond from surrounding areas to cover, thus depleting those communities of their primary response resources. The University of California at San Diego also adds to the emergency response situation in the community, currently generating over 650 incidents per year. This is a 411 percent increase in call volume since 1994 when there were 158 Incidents. Incidents at UCSD are projected to further increase due to planned growth for the campus.

Another concern in a community with high rise buildings such as University, is to have an effective fire force at the scene early enough to quickly mitigate a situation. For a high rise incident in San Diego, the Fire-Rescue Department dispatches four engines and two trucks to arrive on scene within nine minutes. Currently, the second truck to respond to a high rise incident in the University Community comes from the Kearny Mesa area. Additional engine companies respond from Sorrento Valley, La Jolla and North Clairemont, but are challenged to arrive on scene in a timely manner due to the heavy traffic congestion encountered on both the surface streets and freeways.

Typically, fire stations are public facilities identified in community plans and funded through impact fees. In the University Community, there are two funding mechanisms to provide for public facilities. In November of 1981, the North University City Public Facilities Financing Plan (PFFP) was created showing an area of benefit and the facilities required to serve the area north of Rose Canyon (North University). From that plan, a Facilities Benefit Assessment (FBA) was created which generally provides 100 percent funding for the public facilities projects identified in the PFFP. In October of 1987, the South University Public Facilities Summary was created for the area south of Rose Canyon (South University), and became an area where Development Impact Fees (DIF) were imposed to offset any facilities impacts that new development would have on that portion of the community. However, unlike the FBA, these fees would only cover a small percentage of the cost of identified facilities based on the new development's pro rata share across all development in the southern portion of the community. The division of North University and South University can be seen in Attachment 6.

In order to locate additional fire stations in the community and provide funding through the North University City PFFP and FBA and/or the South University City Public Facilities Summary, the community plan needs to be amended to identify such needs. Once the community plan has been amended, the PFFP and/or South University City Public Facilities Summary will be amended to identify the needed facilities and their funding sources.

The proposed plan amendment would revise language in the Public Facilities Element of the community plan to state that public safety related facilities (e.g. police, fire, and medical) should be provided to assure levels of service standards are attained for existing development and as development occurs (see Attachment 7). Although the Fire-Rescue Department currently recommends at least two additional fire stations for the community, the proposed amendment would allow for more if necessary and any needed police and/or medical facilities. Siting of new facilities would include community input and be carefully reviewed for environmental, land use and aesthetic impacts.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS

At the November 8, 2005 meeting of the University Community Planning Group (UCPG), a subcommittee was established to work with the community, the fire department and city staff to discuss fire protection issues such as potential station locations, response times and capacity. On December 13, 2005, the UCPG voted to recommend initiation of a community plan amendment by a vote of 14-0-0 to allow for additional fire stations in the community. Planning Department staff presented draft language for the proposed amendment at the UCPG meetings of May 16, 2006 and

June 13, 2006. At their June meeting, the UCPG voted 11-0-0 to recommend approval of the proposed amendment to the University Community Plan. The Fire Protection subcommittee of UCPG will continue to work with all parties involved to see that the needs of the community are met.

CONCLUSION

Approval of the community plan amendment would complete the first step in the process to locate two additional fire stations in the University Community, as recommended by the Fire-Rescue Department, to assure levels of service standards are attained for existing development and as development occurs.

ALTERNATIVES

1. Approve the amendment to the Progress Guide & General Plan and University Community Plan with modifications.
2. Deny the amendment to the Progress Guide & General Plan and University Community Plan.

Respectfully submitted,



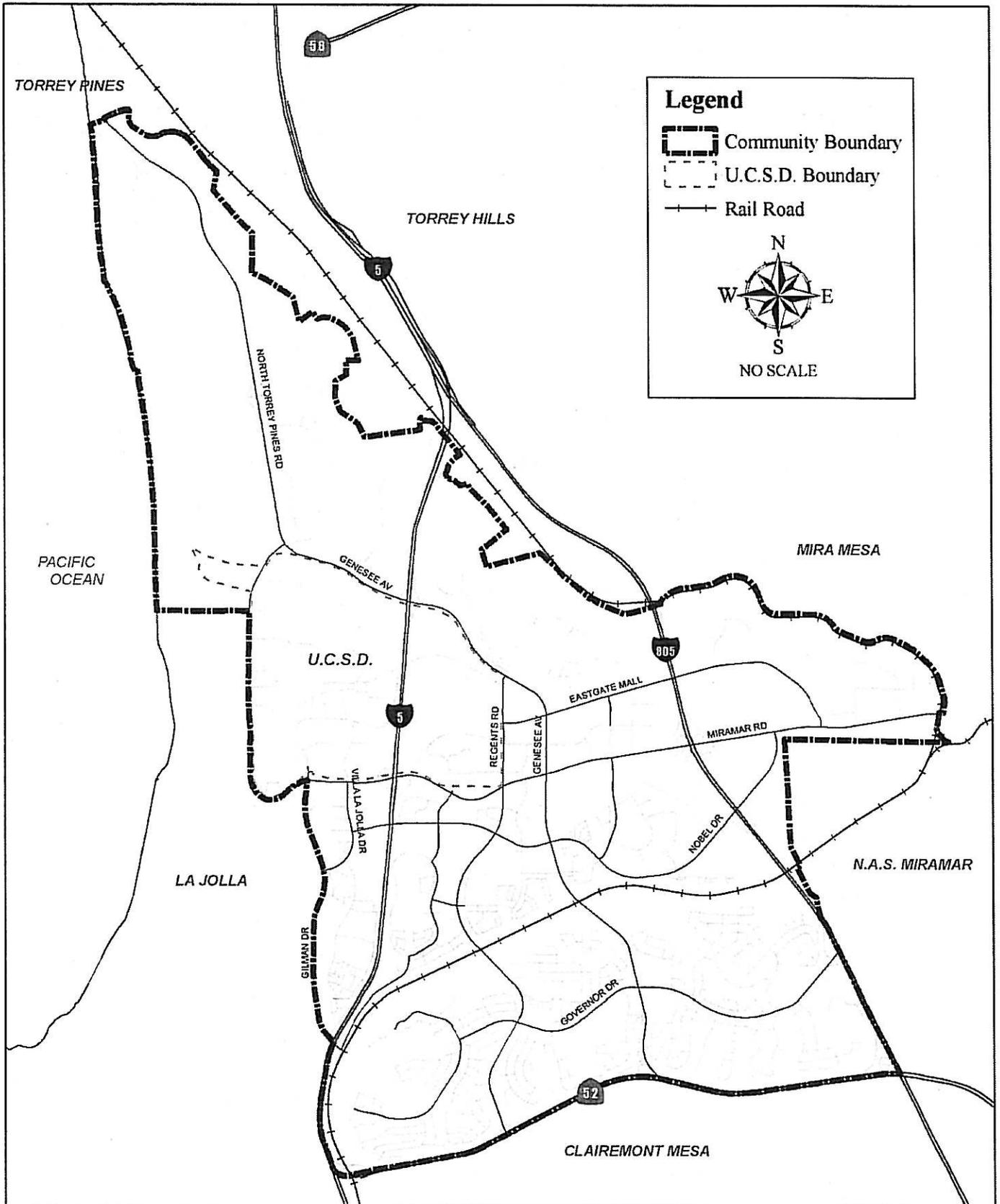
Daniel Monroe
Associate Planner
City Planning and Community Investment



Cecilia Williams
Program Manager
City Planning and Community Investment

WILLIAMS/DMM/ah

- Attachments:
1. Vicinity Map
 2. Aerial Map
 3. Fire Station 35 Location Map
 4. City Council Resolution No. R-301307
 5. a) SDFD Structure Fire Response Cover – Five Minute – Engine District 35
b) SDFD Medical Priority Response Cover – Five Minute – Engine District 35
 6. North/South University Map
 7. Draft Community Plan Text
 8. Draft Planning Commission Resolution

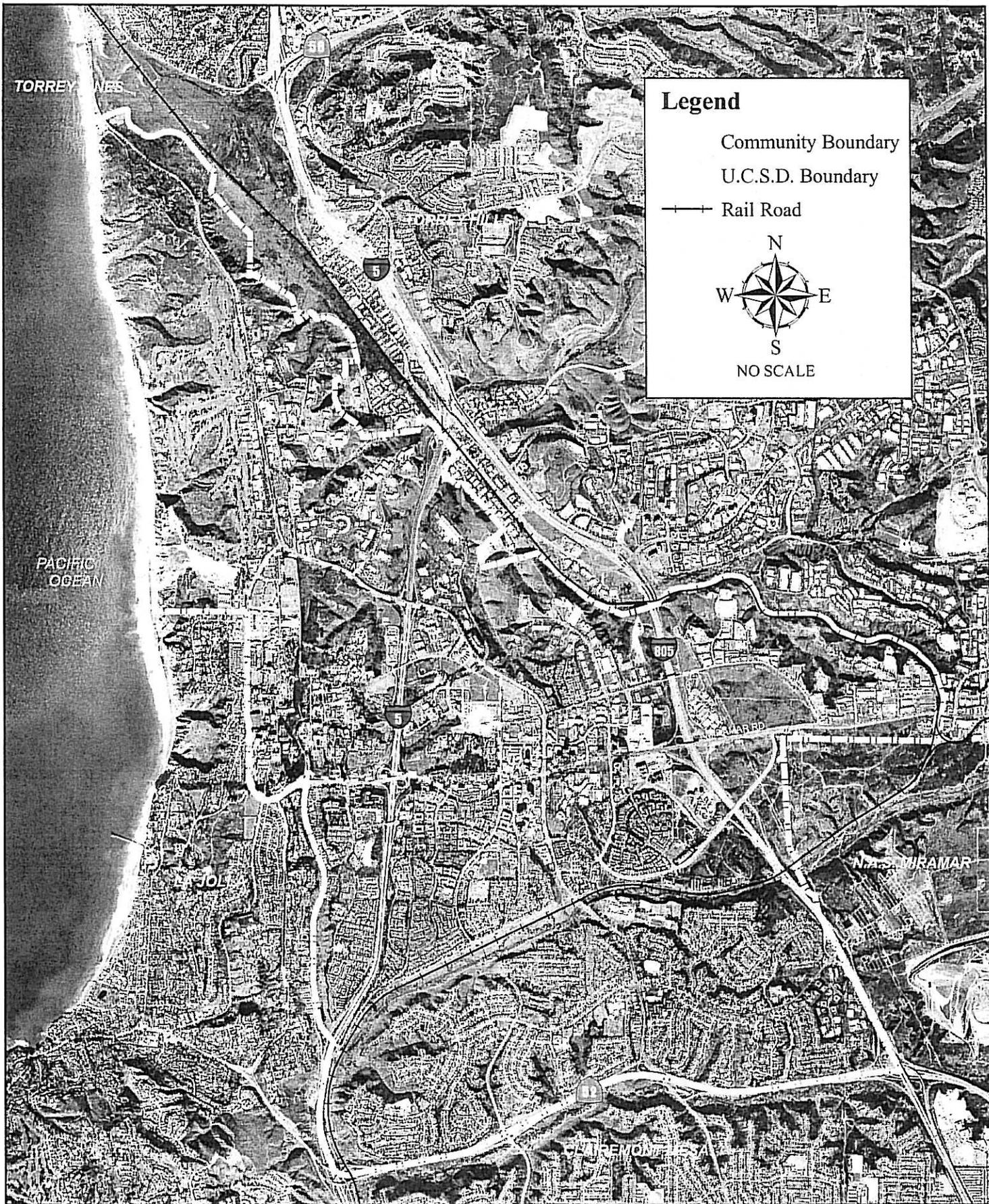


VICINITY MAP

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AERIAL MAP

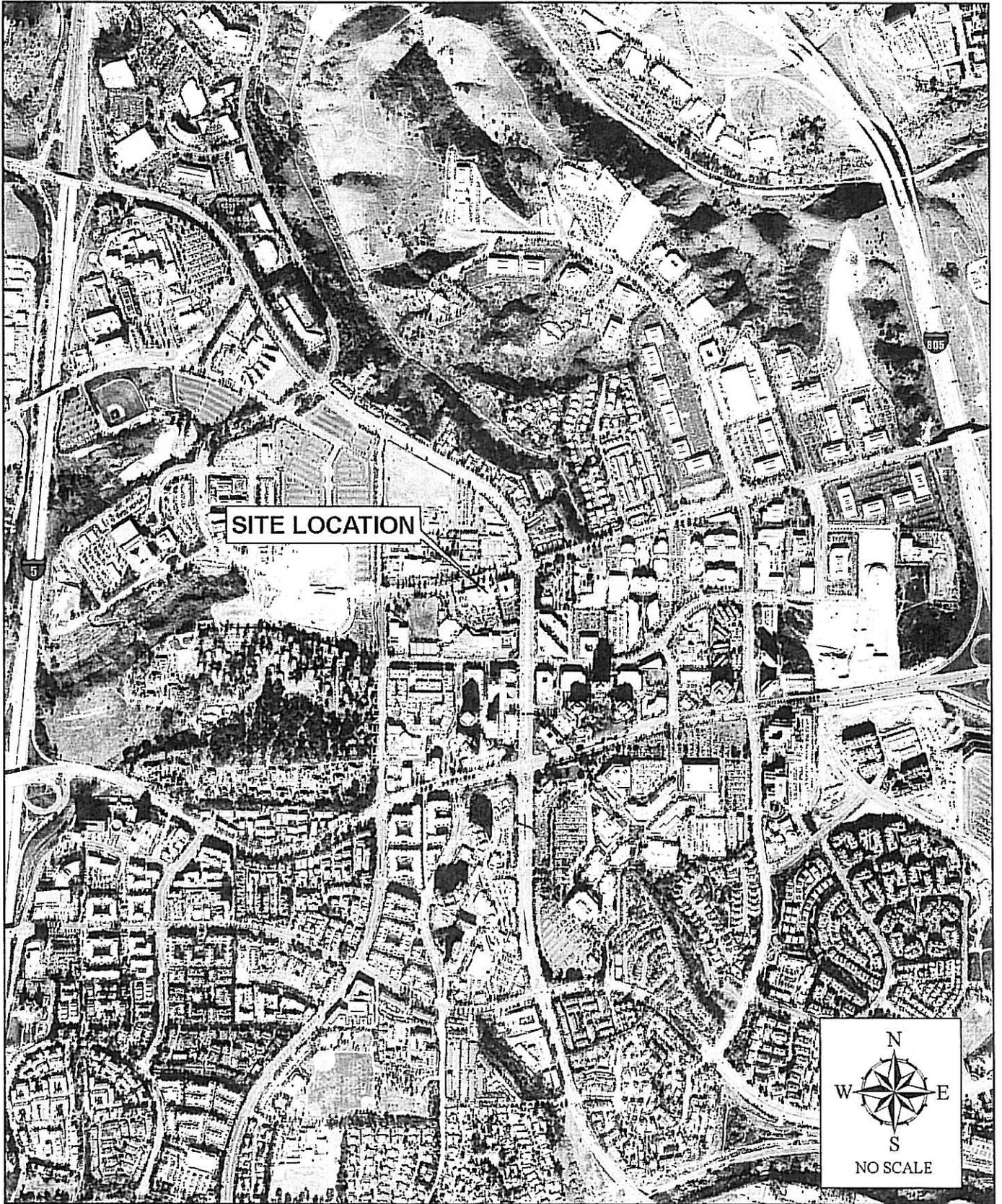
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FIRE STATION 35 - LOCATION MAP

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GIS DEPARTMENT | 1250 MARINE AVENUE, SUITE 1000 | SAN DIEGO, CA 92161
858-534-4300 | WWW.CITYOFSD.GOV

RESOLUTION NUMBER R- 301307
DATE OF FINAL PASSAGE MAR 24 2006

A RESOLUTION INITIATING AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO FACILITATE ADDITIONAL FIRE STATIONS IN THE UNIVERSITY COMMUNITY.

WHEREAS, the University Community is served by a fire station located on Eastgate Mall between Regents Road and Genesee Avenue; and

WHEREAS, the San Diego Fire Department is concerned about poor response times in the University Community and its ability to adequately meet the community needs at this time; and

WHEREAS, the City Council would like to initiate a University Community Plan amendment, which would focus on the need for additional fire stations within the community by adding language to the University Community Plan that identifies such need.

WHEREAS, in accordance with San Diego Municipal Code section 122.0103(a) the City Council may direct the preparation of an amendment to a community plan; NOW,

THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council directs the Planning Department to prepare an amendment to the University Community Plan that adds language stating the need for additional fire stations to assure adequate response to the population; and

(R-2006-754)

BE IT FURTHER RESOLVED, that this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
David Miller
Deputy City Attorney

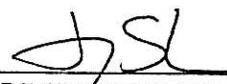
DM:cfq
02/27/06
Or.Dept:CD1
R-2006-754
MMS#3087

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAR 21 2006.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

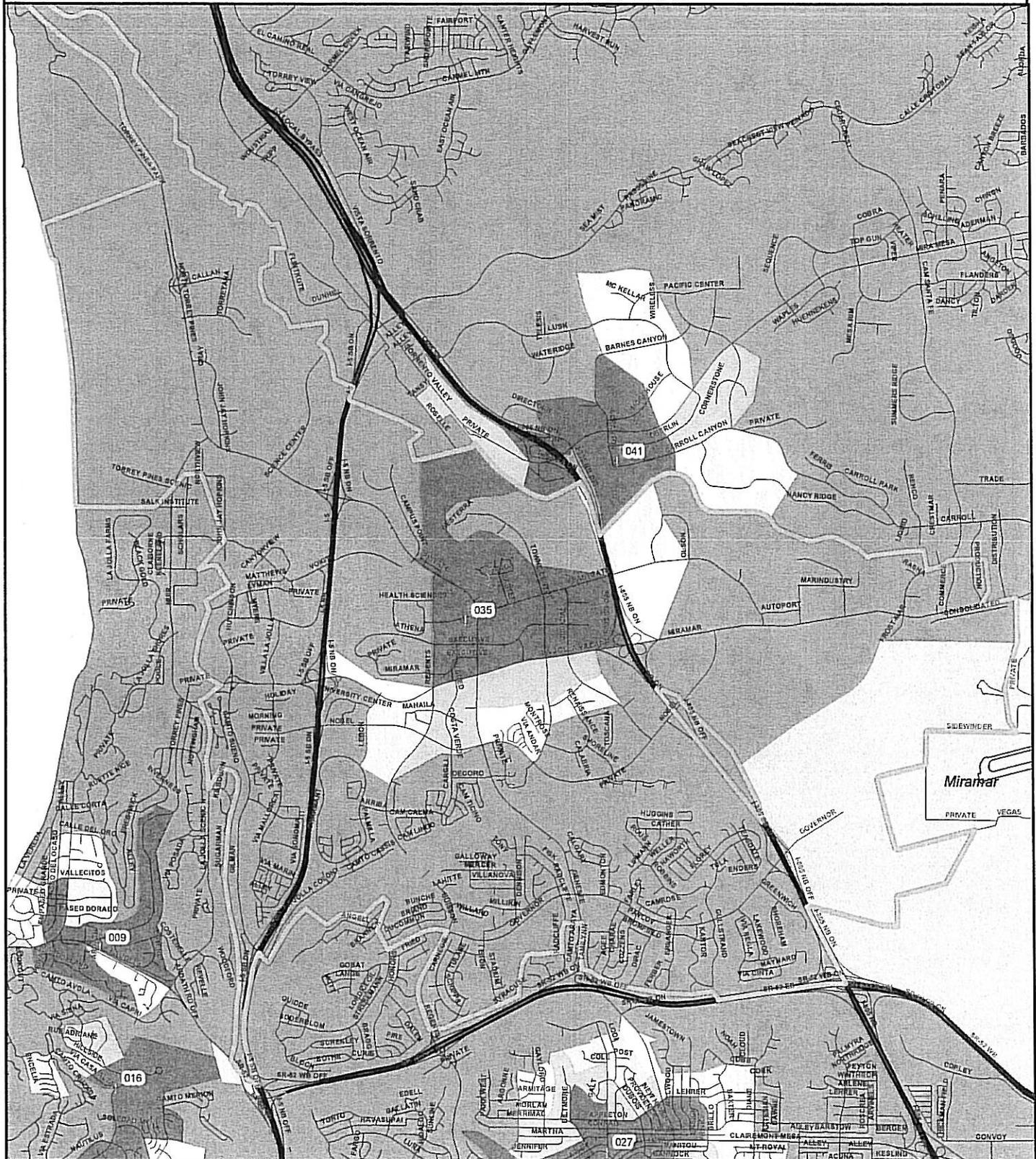
Approved: 3-24-06
(date)


JERRY SANDERS, Mayor

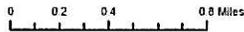
Vetoed: _____
(date)

JERRY SANDERS, Mayor

SDFD Structure Fire Response Cover 5 Minute Engine based on ADAM FY05



- Legend**
- Fire Stations
 - Eng District 35
 - 1st Eng Page-To-On Scene FY05_GPI
 - Over 90%
 - 80% to 90%
 - 70% to 80%
 - 60% to 70%
 - Under 60%

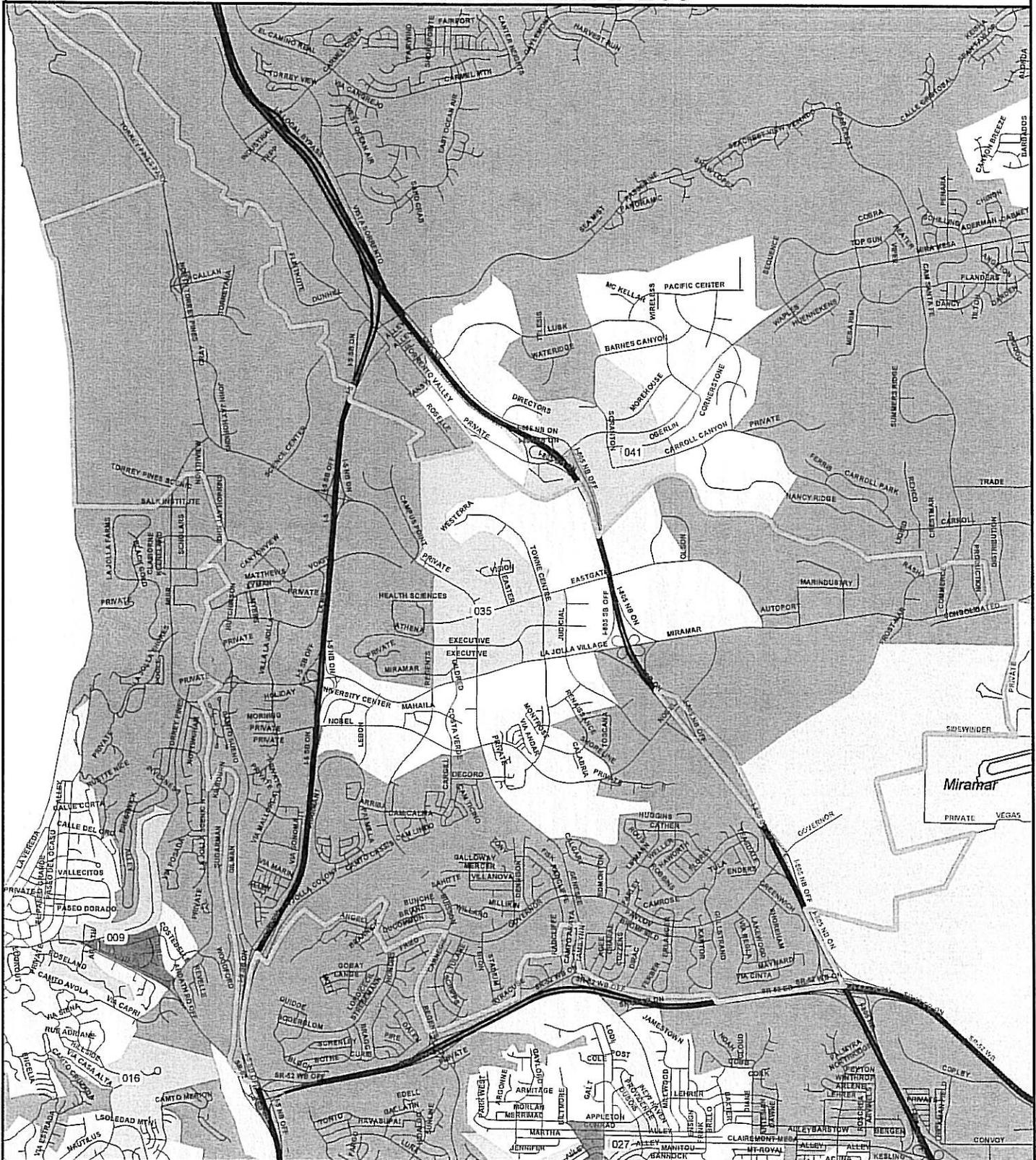


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 Communication's Response Planning

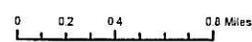


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 File Date: 7/1/05
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SDFD Medical Priority Response Cover 5 Minute Engine based on ADAM FY05



- Legend**
- Fire Stations
 - Eng District 35
 - 1st Eng Page-To-On Scene FY05, GP4
 - 0% to 20%
 - 20% to 30%
 - 30% to 40%
 - 40% to 50%
 - 50% to 60%
 - 60% to 70%
 - 70% to 80%
 - 80% to 90%
 - 90% to 100%



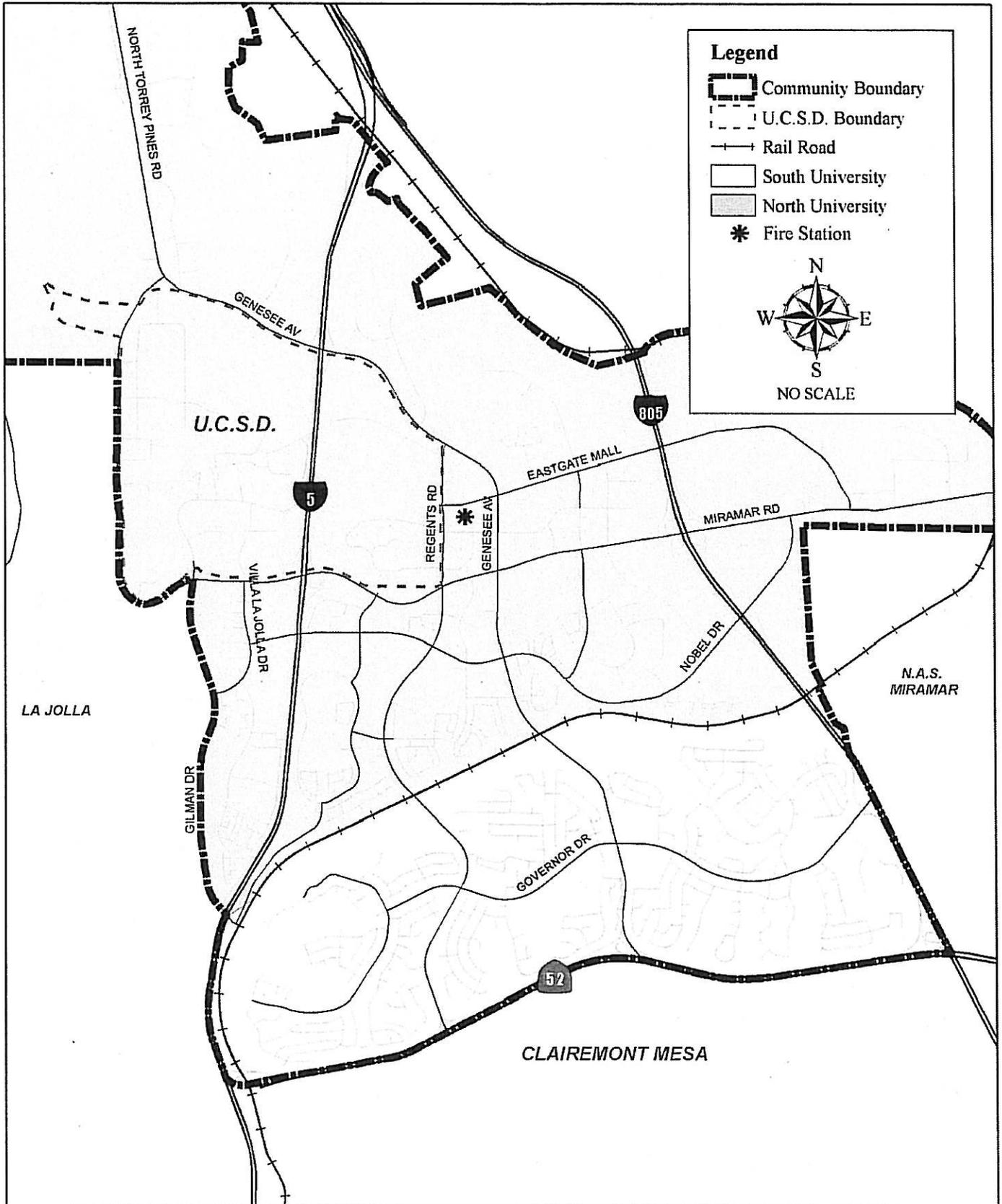
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File Data: 7/15/05
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North and South University

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DRAFT COMMUNITY PLAN AMENDMENT TEXT

The University community is served by a police substation and fire station located on Eastgate Mall between Regents Road and Genesee Avenue. Additional public safety related facilities and services (e.g., police, fire, and medical) should be provided to assure levels of service standards are attained for existing development and as development occurs. New facilities should have good vehicular access and be carefully reviewed for environmental, land use and aesthetic impacts. ~~As development takes place, the Police and Fire departments should assign a~~ Appropriate equipment and manpower staffing should be assigned to the community stations-facilities to assure adequate response to the population and the structure types which may exist in the community.

PLANNING COMMISSION
RESOLUTION NO. XXX
COMMUNITY PLAN AMENDMENT
UNIVERSITY COMMUNITY PLAN
DRAFT

WHEREAS, on March 21, 2006, the Council of the City of San Diego initiated an amendment to the University Community Plan and directed the Planning Department to prepare an amendment to add language to the Public Facilities Element; and

WHEREAS, the amendment would identify the need for additional fire stations in the community to assure adequate response to the population; and

WHEREAS, the Planning Department has prepared an amendment to identify the need for all public safety related facilities (e.g. police, fire and medical) to assure adequate response to the population; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that the commission recommends approval to the Council of the City of San Diego of an amendment to the University Community Plan which adds language identifying the need to provide additional public safety related facilities to serve existing development and as development occurs to assure adequate response to the population; and

BE IT FURTHER RESOLVED, that this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).

Dan Monroe
Associate Planner
City Planning & Community Investment

Approved on August 10, 2006
Vote: x-x-x

Job Order No. 4156

cc. Legislative Recorder, Development Services Department

PLANNING COMMISSION
RESOLUTION NO. 4122-PC
COMMUNITY PLAN AMENDMENT
UNIVERSITY COMMUNITY PLAN

WHEREAS, on March 21, 2006, the Council of the City of San Diego initiated an amendment to the University Community Plan and directed the Planning Department to prepare an amendment to add language to the Public Facilities Element; and

WHEREAS, the amendment would identify the need for additional fire stations in the community to assure adequate response to the population; and

WHEREAS, the Planning Department has prepared an amendment to identify the need for all public safety related facilities (e.g. police, fire and medical) to assure adequate response to the population; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that the commission recommends approval to the Council of the City of San Diego of an amendment to the University Community Plan which adds language identifying the need to provide additional public safety related facilities to serve existing development and as development occurs to assure adequate response to the population; and

BE IT FURTHER RESOLVED, that this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2).



Dan Monroe
Associate Planner
City Planning & Community Investment

Approved on August 10, 2006
Vote: 6-0-0

Job Order No. 4156

cc. Legislative Recorder, Development Services Department

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION INITIATING A COMMUNITY PLAN AMENDMENT WHICH ADDS LANGUAGE IDENTIFYING THE NEED TO PROVIDE ADDITIONAL PUBLIC SAFETY RELATED FACILITIES TO ADEQUATELY SERVE EXISTING AND FUTURE DEVELOPMENT IN THE UNIVERSITY COMMUNITY PLAN AREA.

WHEREAS, the national standard for coverage by a Fire Station is nine square miles or four square miles in densely populated areas; and

WHEREAS, the current area served by Fire Station 35 in the University Community is fourteen square miles; and

WHEREAS, the national standard for emergency response is to have a first responder on scene within five minutes, ninety percent of the time; and,

WHEREAS, Station 35 does not meet the national standard. It has a first responder on scene within five minutes, only thirty four percent of the time; and,

WHEREAS, in order to meet the national standards for coverage and response time, a minimum of two additional fire stations are needed in the University Community; and,

WHEREAS, on March 21, 2006, the Council of the City of San Diego initiated an amendment to the University Community Plan and directed the Planning Department to prepare an amendment to add language to the Public Facilities Element of the plan that would identify the need for all public safety related facilities (e.g. police, fire, and medical) to assure adequate response to the population;

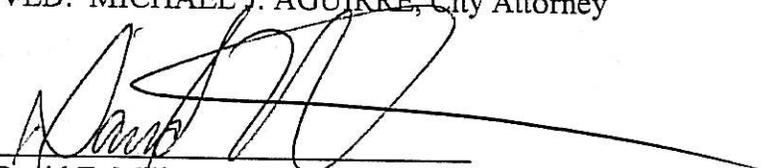
WHEREAS, on August 10, 2006, the Planning Commission of the City of San Diego recommended to the City Council approval of an amendment to the University Community Plan, which adds language identifying the need to provide additional public safety related facilities to serve existing development and as development occurs to assure adequate response to the population; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council adopts the amendment to the University Community Plan, which adds language identifying the need to provide additional public safety related facilities to serve existing development and as development occurs; and

BE IT FURTHER RESOLVED, that this activity is not a "project" and is therefore exempt from CEQA pursuant to the State CEQA Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



David E. Miller
Deputy City Attorney

DEM:cfq
10/17/06
Or.Dept:Planning
R-2007-435
MMS#3932

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor