

Planning Commission Recommendations & Staff Responses General Plan Update Hearing of November 8, 2007

STRATEGIC FRAMEWORK

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend approval of the Strategic Framework Element with the following recommendations:	
2	Discuss walkability on page SF-23 in paragraph three. (SF – Implementation – City of Villages paragraph 2)	Edit added to paragraph – “An emphasis within Villages will be to focus on improving the overall walkability between local destinations through the provision of pedestrian amenities such as sidewalks and trails, traffic calming measures, landscape, public plazas, wayfinding programs, etc.”
3	Address recycling on page SF-14 in the topics addressed in wastewater and water policies in table SF-1.	Recycling added as a topic in table SF-1.
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
4	Add bond financing discussion on page SF-12. (SF-PFSS-Facilities Financing – Financing Strategy)	Bond financing is discussed in PF-A. Public Facilities Financing discussion and Policy PF-A.2

LAND USE AND COMMUNITY PLANNING ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend approval of the Land Use and Community Planning Element to the City Council with the following recommendations:	
2	PC expresses the value of CPC's effort and disagrees on CPC's recommended changes regarding the use of “ <u>Maintain an adequate</u> supply of land designated...” in Policy LU-C.3.	Comment noted - PC and CPC recommendations will be reported to the City Council.
3	Add a policy that ensures that any increase in density is well thought out in the community plan process and supports the community character.	Policies LU-A.2 and LU-A.3, LU-A.7 addresses the identification of village development where it complements community character and it involves input from the community and the public at-large. Text added to discussion in LU Section B

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4	Assure that land use and density amendments are not done only because a certain use is desired or economically feasible at that point in time. Community plans should be drafted to achieve the long term goals.	Edits to LU-D.12 together with Policy EP-L.2 address this issue.
5	Add a new goal: An economically diverse community is a sustainable community.	The first goal of Section H ensures a economically diverse community through the provision of housing that is available to households of varying income levels. Policies LU-H.1 and H.4 provide recommendations that assist communities in sustaining and meeting their own community needs.
6	Community plans should carefully review balanced communities policies and demonstrate how they achieve these goals, with a strategy that supports community character. Strengthen implementation tools available to communities and developers for creating those balanced communities.	This recommendation will be addressed in the proposed Community Plan Implementation Manual and General Plan Action Plan
7	Maintain minimum densities in LU-B.1.a.1. through community plan updates.	Comment noted – no edits needed.
8	Under Section B discussion, there needs to be some reference to the various policies that address those land uses that aren't necessarily defined in the village category.	The LU Section B. General Plan Land Use Categories discussion is not limited to village land use designations and discusses how all land uses designations will be applied during community plan updates.
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
9	Correct mention of "Future Urbanizing Area" in discussion on LU-29 Section E Discussion since we say later on page LU-42 that we are no longer using this terminology.	Sentence edited to utilize "Prop A Lands – formerly known as the Future Urbanizing Area (see LU-41, Section J)."
10	Regarding Table LU-1 and LU-2, where it appears that Agriculture designated land is being reduced; mention that the reduction is not intentional and that we want to preserve valuable agriculture land.	Table LU-1 and LU-2 reflect changes between existing land uses and the implementation of planned land uses in existing community plans. The preservation of valuable agriculture land is discussed in the Conservation Element, page CE-43.

MOBILITY ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend City Council adoption of the Mobility Element with the following recommendations:	
2	Under ME-C.6 add an image of an historic grid street pattern of the City	Graphic has been added.
3	Include a reference to the use of transit in HOV lanes	The fact that HOV lanes may be used by BRT is mentioned in the Discussion in Sec. C where it states "The RTP includes an extensive Managed Lanes/High Occupancy Vehicle (HOV) network that provides priority access for Bus Rapid Transit and ride sharing." on p. ME-20. In addition, a definition of HOV facilities as follows has been added to the Glossary: "A transportation facility reserved for vehicles with a driver and one or more passengers, including transit vehicles."
4	ME-C.2 delete "increase" capacity; change to <u>providing adequate</u> capacity in a <i>multi-modal</i> system	Edit is complete.
5	Add recreation to the Bicycling section goal statement	Edit is complete.
6	Strengthen TDM policies to say we are implementing or requiring TDM strategies, not just supporting them	ME-E.1 was edited.
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
7	Table ME-3 Parking strategies should address parking for alternative vehicles	Parking for alternative vehicles is addressed in Section G, no edits needed.
8	Policy ME- C.3.b on interconnected streets is important	Comment noted - no edits needed.
9	Policy ME -C.6.a – Note that a grid can overlay terrain – this policy should not discourage a truncated grid (as done in older neighborhoods)	Edit is complete.
10	Investigate equity of how the City of San Diego is represented at SANDAG - representation should reflect population	Comment noted – to be communicated to City Council.
11	Walkability is the most important priority, as the City doesn't control the outcome of transit	Comment noted – no edits needed.
12	Discussion needs to emphasize health benefits of walkable communities, there are also economic benefits, especially in school areas	Additional text added to ME Section A, Walkable Communities Discussion.
13	Ensure that terms with specific meanings in the General Plan are included in the glossary	Staff reviewed Glossary contents and added additional definitions.

URBAN DESIGN ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend City Council adoption of the Urban Design Element with the following recommendations:	
2	Edit UD-A.16 to delete list of utilities or use as list of examples.	Edits made to UD-A-16 a and c to reorganize list as examples in "such as..." form.
3	Community character should be defined as part of community plan updates to help create recommendations for Urban Design.	This topic will be addressed in the Community Plan Preparation Manual.
4	Add policies in Section D related to the appropriateness of including office and business park development as part of village development and cross-reference to EPE.	The policies in the Urban Design Element relate to physical form, not uses.
5	Edit UD-A.12.a to strengthen policies on surface parking and the public right-of-way to reflect thoughtful strategy about parking.	Topic discussed in UD-A.6.e. and UD-A.12.e. Parking management covered in the ME.
6	Strike UD-A.14.a. – There should be no "unified theme of signs"	UD-A-14 was revised.
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
7	Replace photo on page UD-11 with one that depicts drought tolerant landscaping	Photo has been replaced.
8	What does UD-A.8.f mean? Revise policy.	Policy UD-A.8.f suggests to use a variety of landscape material along sidewalks to add elements of interest.
9	Edit UD-B.3 to add in respect for natural topography	The relationship between the development, street layout and topography is discussed in policies UD-A.3 and UD-B.5.
10	Why did we remove build to lines in UD-C.5? It is an important concept.	Language was added back.
11	Edit UD-D.2.b to add in rooftops	Edit to policy UD-A.5.k
12	Incorporate UD-A.3.p as recommended in handout	Edit complete.
13	Edit UD-A.8 to replace "encourage" with "use" in relation to water conservation and porous materials Add "Use reclaimed water where available"	Policies UD-A.8.b and c achieve this recommendation. See PF-H.1 for water policies.
14	Edit UD-A.12 to strengthen policy on planting of trees in parking lots. Add language "provide shaded parking areas".	CE-A.12 listed as a cross reference to policy UD-A.12.i.
15	Edit UD-A.3.p to apply to fire prone areas or places most at risk or as appropriate.	Policy was edited per direction provided at the NR&C Committee.
16	Add discussion on concept of quiet neighborhoods. Cross-reference Noise Element into UD.	Staff agrees that noise is an important factor when considering the wellbeing of a community. The Noise Element addresses this in discussion Section A and specifically states in policy NE-A.5 that noise studies will be prepared to address noise sources/levels at the time of community plan updates.
17	Community character should be defined as part of community plan updates.	This topic will be addressed in the Community Plan Preparation Manual.

ECONOMIC PROSPERITY ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend adoption of the Economic Prosperity Element and support the concept of Prime Industrial Land. The Planning Commission recognized testimony of individual property owners but did not consider the boundaries of the map relative to specific parcels.	
2	Submotion to delete policy EP-L.3, the requirement for market/fiscal analysis for Large Retail Establishments over 100,000 sq. ft.; fails, 5-2.	
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
3	Amend Policy EP-A-15 to "The identification of Prime Industrial Land on any property does not preclude the development of <u>or rebuilding of existing buildings on</u> such property pursuant to the development regulations and permitted uses of the existing zone and community plan designation, nor does it limit the application of any of the industrial community plan land use designations.	Edit is complete.
4	Redevelopment, Section K, the current policies addressing relocation of existing residents are not sufficient. We need relocation plans and real relocation benefits.	Comment noted for City Council.
5	Redevelopment, Section K, the creation of middle-income opportunities for existing residents in areas we want to redevelop is not addressed.	Comment noted for City Council.

PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend approval of the Public Facilities, Services, and Safety Element with the following recommendations:	
2	Correct typographical errors & wordsmithing as previously mentioned during comment	Edits are complete.
3	Revise element to add language or cross-reference sustainability in certain areas consistent with Conservation Element.	See PFSS Introduction and Section H goal and discussion.
4	Add policy to pursue bond financing	PF-A.2 addresses financing mechanisms that may be used as part of an overall facility financing strategy. Comment will be forwarded to the City Council.
5	Disagree with CPC's motion to recommend striking out bullet on CIP funding in PF-A.2.c.	Comment noted – no edits needed.
6	Strengthen conservation and sustainability in the goals of the element	Reference to Conservation Element was added to Introduction, added a goal to Section H.
7	Include discussion and specific policies on landfills.	Added text under Section I and new policy PFI.5
8	Adjust fire station minimum acreage to be adequate depending on community instead of ¼ acre standard.	Clarified policy PF-D.4 to better address fire station area alternatives.

ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
9	Sewer, stormwater, and water sections are generic and do not address interrelationships and desert environment.	Text added to discussion and cross references to the Conservation Element were made in Section H.
10	Edit PF-K.6 to replace "continue" with "expand" to be consistent with RE-D.2.	Edit is complete.
11	Keep PF-I.1.d. We need to require recycling; it is important that we do it.	Addressed in City's recycling ordinance.
12	Look into trash to energy, "SANDORS" project.	Comment noted.
13	Increase the recycling program.	Addressed in City's recycling ordinance.
14	Correct typo in PF-J.1.	Edit complete.
15	Correct PF-6. The same photo appears twice.	Edit complete.
16	Add something about varied library hours in PF-J.3	The policy generally covers library operational efficiencies. Comment will be referred to the Library Department.
17	Add brief introduction to address organization and what each section covers in all elements.	Each Element will have a table of contents.
18	PF 3&4 are repetitive of other sections of GP. Important part is on PF-4, how financing has changed.	Staff believes the information is relevant to both sections.
19	The list of definitions on PF-8 should go in glossary.	The information on p. PF-8 is important to an understanding of the policies in this section.
20	Edit PF-H.3 replace "fire and earthquake" with "natural disasters".	Edit complete.
21	Edit PF-I.2.f to move "by weight" to after "50 percent".	Edit complete.
22	Edit PF-I.3.h to add "park" as a potential land use.	Edit complete.
23	Edit goal in Section P to address prevention.	Edit complete.
24	Edit PF-37, put weight on water recycling and talk about in the introduction.	PF-H.1.c addresses water recycling and recycled water capacity is discussed in Section H discussion.

RECREATION ELEMENT

ISSUE NO.	MOTION	
1	Recommend approval of the draft Recreation Element, with a specific message to the City Council that preparation of the Parks Master Plan is the key policy recommendation of this draft element.	
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
2	Move the Park and Recreation Guidelines section (Section F) to a location earlier in the Recreation Element as a means of establishing the context for the other sections and policies.	Staff agrees with the recommendation and will move Park and Recreation Guidelines (Section F) directly after the Introduction. It will become Section A, and all other sections will be shifted back alphabetically. Corresponding cross references will be revised accordingly prior to final printing.
3	The military population should be included when determining population-based park requirements.	The following was added to the Park Standards Policy RE-F.8: "RE-F.8c. Include military family housing populations when calculating population-based park requirements."
4	Add a footnote to Table RE-4, if that is the appropriate place, stating that military populations are included in population-based park standards.	Proposed new policy RE-F.8c should sufficiently address this.
5	Sunset Cliffs Natural Park - what type of park is it classified as? It should be identified in the Recreation Element.	Table RE-3, Parks Guidelines, provides examples of different park types, and was not intended to list every park within the system. However, staff will revise the Typical Components column of Table RE-3, Resource-Based / Regional Parks, 2 nd bullet, as follows: "Resource-based Parks such as Balboa Park, Mission Bay Park and Sunset Cliffs Natural Park."
6	Planning Commission strongly supports the Equivalencies concept as a method of providing flexibility and increased opportunities for meeting population-based park standards.	Comment noted – no edits needed.

CONSERVATION ELEMENT

ISSUE NO.	MOTION	STAFF RESPONSE
1	Recommend approval of the Conservation Element with the following recommendations:	
2	Revise the goals Sections D, F, and I in order to follow the purpose of model of international sustainability. In Water, add "conserve water". In Air Quality, replace "meet standards" with "exceed standards". In Sustainable energy, add "conserve".	There have been significant policy edits to the Conservation Element to strengthen the sustainability language.
3	Strengthen policies in CE-A.5 and 6 to ensure that sustainable building policies apply to all built structures and sites.	Edits to CE-A.5 and A.6 have been made. In addition, the Draft Action Plan has been edited to call for the City to consider expanding the City's Sustainable Building Policy.
4	Delete "where feasible." Look at case by case basis to see where appropriate	Edits complete.
5	Edit CE-C.10 to add "to promote recovery and sustainability of local fishing" and strike "to enhance their possibilities of economic survival in San Diego	Edit not made.
6	Edit CE-B.2.b to replace "to minimize" with "to prevent increased".	Edit complete.
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7	Concern was expressed regarding the Climate Change section that policies will be mandates, elevated above other policies and place a burden on private business. Concern about some of the language about climate change on page CE-4 reaches conclusions that aren't universally accepted.	Comment noted.
8	Cross out of CE-A.5.c is disappointing. Add a policy on incentives and need to find alternative incentives to expediting i.e. reducing fees.	Policy CE-A.5 has been significantly revised. Incentive programs are an implementation tool and will be addressed in the Action Plan for policy CE-A.5.
9	In Section D, conservation will be a key strategy in the future. The City should promote conservation through demonstration. The City should be the first to demonstrate conservation and all our facilities should conserve water. We need to incentivize or require private development to conserve water similar to energy requirements.	Comment noted.
10	Edit CE-F.1 to add "facilities"	CE-F.2 references energy conservation in City facilities.
11	CE-I is an important part of the element. It should emphasize conservation and then clean, green and local generation.	Comment noted.
12	Reclaimed water should be planned out today and into the future. Infrastructure should be planned in accordance.	Comment noted.

ISSUE NO.	MOTION	STAFF RESPONSE
13	We should deal with urban runoff from a biological aspect not just mechanical.	Please see Conservation Element Section E, Urban Runoff Management. This section includes the biological aspects of urban runoff.
14	We should not water down statements on climate change. We perhaps don't go far enough.	Relevant policies have been edited.
15	Recognize regional open space importance on page CE-13.	Edit is complete.
16	Clarify that the goal is to conserve on page CE-20. "Conserve Water" should be the first goal.	There have been significant policy edits to the Conservation Element to strengthen the sustainability and conservation message.
17	There is no policy on page CE-32 to reduce or incentivize alternative or renewable fuels. CE-F.6 could be strengthened or revised to address this.	CE-F.7 addresses alternative fuels. CE-F.6 has been strengthened to remove the "where feasible."
18	Policies are not strong enough to create an international model. Need to strengthen policies, require green building for all types of development. May not be economically feasible because we don't have economies of scale. If it is required, we will create a new industry.	Conservation policies have been strengthened. Ex. See CE-A.5 and CE.A.6. See Attachment 3.
19	Incorporate restoration of natural features in urbanized areas when growth or redevelopment occurs. There is an emphasis on natural resources in suburban areas but not in urban areas.	Edit complete. See section CE-B edits.

NOISE ELEMENT

ISSUE NO.	MOTION	
1	Recommend that the City Council adopt the Noise Element of the General Plan.	
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
2	Consider the need to establish quiet areas in communities.	The adopted noise ordinance establishes noise limits by land use and time of day.
3	Need to provide a reference in the aircraft noise section to the airport land use compatibility section of the Land Use Element.	Text added to discussion in Section NE-D.
4	Need to make sure that noise impacts are considered when evaluating the siting of helistops or helipads.	Text added to Section NE-D and LU-G.7. In addition, heliports are addressed airport land use compatibility section of the Land Use Element.
5	Insert page numbers when referencing other sections.	The nomenclature used through out the document (Element-Section.policy) was developed to make it easier to reference parts of the plan and is more static than using page numbers.

HISTORIC PRESERVATION ELEMENT

ISSUE NO.	MOTION	
1	Recommend that City Council adopt the Historic Preservation Element of the General Plan.	
ISSUE NO.	ADDITIONAL RECOMMENDATIONS	STAFF RESPONSE
	There were no additional recommendations.	No response needed.