

## Council Committee Recommendations Draft General Plan

### STRATEGIC FRAMEWORK SECTION, LAND USE ELEMENT, MOBILITY ELEMENT

#### Land Use & Housing Committee

Motion by Council President Pro Tem Young, second by Councilmember Hueso, to approve Cluster A (the Strategic Framework, Land Use and Community Planning Element and the Mobility Element) and direct staff to incorporate comments in the document that comes to Council.

Edits in response to public comments have been made, as documented in Attachment 3. Staff Response: Edits in response to public comments have been made, as documented in Attachment 3.

### ECONOMIC PROSPERITY ELEMENT

#### Land Use & Housing Committee

Motion by Councilmember Atkins, second by Councilmember Hueso, to approve Cluster B (the Economic Prosperity Element) with the following edits shown in the table below.

NO.	RECOMMENDATION	STAFF RESPONSE
1	<p><u>P. EP-3, Under “Introduction”, second paragraph, edit to read:</u></p> <p>The policies in this element are intended to improve economic prosperity by ensuring that the economy grows in ways that strengthen our industries, retain and create jobs <u>with livable wages</u> and stimulate economic investment in our communities</p>	Staff recommendation does not include insertion of LU&H language pertaining to living wages and related issues.
2	<p><u>P. EP-5, Under Industrial Land Use Goals, edit first goal to read:</u></p> <p>A diversified economy with a focus on providing quality employment opportunities <u>and livable wages</u> for San Diegans.</p>	See staff response to #1, above.

NO.	RECOMMENDATION	STAFF RESPONSE
3	<p><u>P. EP-11, Under Policy EP-A.11, edit to read:</u></p> <p>“Encourage the provision of housing in proximity to employment areas not identified as Prime Industrial Land, <u>with housing types and prices that are consistent with wages earned in the employment areas</u>, based on a variety of economic, physical, health and safety, and social factors.”</p>	See staff response to #1, above.
4	<p><u>P. EP-21, Under Employment Development Goals, edit to read:</u></p> <p>"A higher standard of living <u>through increased wages and benefits in low-wage industries.</u>"</p>	See staff response to #1, above
5	<p><u>P. EP-22, Under Employment Development Discussion, bottom of the page, edit to read:</u></p> <p>“<u>Unfortunately, the most significant decline in average wages in the region has occurred in low-paying industries.</u>”</p>	See staff response to #1, above
6	<p><u>P. EP- 24, Under Policy EP-E.1.d., edit to read:</u></p> <p>“ <u>Support the creation of higher quality jobs in low-paying industries (such as visitor, entertainment and amusement)</u>”</p>	See staff response to #1, above
7	<p><u>P. EP-25, Under Policy EP-E.2, edit to read:</u></p> <p>“<u>Support state and federal legislation, by City Council resolution, to increase employee health benefits and address the rising costs of businesses that are providing healthcare for their employees.</u>”</p> <p><u>Under Policy EP-E.3, edit to read:</u></p> <p>“<u>Support measures to increase wages and provide advancement opportunities in low-wage industries.</u>”</p> <p><u>Under Policy EP-E.4, edit:</u></p> <p>“<u>Support living wage, or similar legislation, to increase the standard of living for lower-income residents.</u>”</p>	See staff response to #1, above
8	<p><u>Under Visitor Industries Discussion, edit to read:</u></p> <p>“<u>Although visitor-services industries are expected to continue to generate employment growth, based on past experience, employment growth in these industries is not expected to generate a high proportion of middle-income jobs for San Diego residents. Currently, the average annual salary for employees in the visitor-service industry is</u></p>	See staff response to #1, above

NO.	RECOMMENDATION	STAFF RESPONSE
	<p><u>half of the regional average wage, ranking it among the lowest of all of the key industries in the San Diego region. Despite the low wages, the visitor-services industry contributes to the diversity and stability of the local economy, including its ability to maintain a relatively low unemployment rate.”</u></p>	
9	<p><u>P. EP-30, Under Policy EP-I.1, edit to read:</u>  “Develop a priority ranking system for Transit Occupancy Tax projects and programs which <u>focuses on communities with existing needs and village characteristics consistent with the Public Facilities and Services Element Section B, Prioritization. Include consideration of the following criteria, and others as needed, in the ranking system:</u></p> <ul style="list-style-type: none"> <li>• <u>The creation of middle-income employment opportunities, and programs to assist businesses which offer living wages and demonstrate the use of training or other programs resulting in career ladders for its employees. Visitor-oriented projects and programs, including the arts that provide the most direct benefit to San Diego residents.</u></li> <li>• <u>Programs that will benefit the tourism workforce.”</u></li> </ul> <p>Under Policy EP-I.2, edit to read:  “Provide business incentive programs for private, tourist-related development projects which offer <u>living wages</u> and demonstrate use of training/programs resulting in career ladders for its employees.”</p>	See staff response to #1, above
10	<p><u>P. EP-34, Under Policy EP-J.10, edit to read:</u>  “Protect and promote working waterfront jobs <u>that provide family-supporting wages.”</u></p>	See staff response to #1, above
11	<p><u>P. EP-37, Remove Policy EP-L.3</u>  “Prepare an Economic Market Analysis for discretionary permits involving large retail establishments over 100,000 sq. ft. of gross floor area.”</p>	This recommended edit is included in the staff recommended edits (Attachment 3).

## PUBLIC FACILITIES, SERVICES, AND SAFETY ELEMENT; RECREATION ELEMENT Land Use & Housing Committee

Motion by Councilmember Hueso, second by Chair Madaffer, to approve Cluster C (the Public Facilities, Services and Safety Element, Recreation Element and Conservation Element) and forward to City Council. Incorporate the IBA’s recommendations as shown in the table below.

NO.	RECOMMENDATION	STAFF RESPONSE
1	Include in the Public Facilities Element a discussion on the challenges of funding operations and maintenance costs for the City’s facilities. Include information on the City’s current and future tax base in comparison to future operation expenses (including the projected new facilities outlined in the Draft General Plan). Provide information on major revenue options that could be used to fund operations and maintenance costs.	New discussion text addressing operations and maintenance is included in the staff recommended edits (Attachment 3).
2	Modify the language of Water Infrastructure Policy PF-H.1(e) to allow the City flexibility in the type of recycled water programs it pursues, including, but not limited to, potable water uses.	Staff believes that the policies as drafted are broad enough to not preclude future water supply options.
3	Include the measurements used in the Recreation Element in future annual budget documents to provide citizens with information reflecting levels of service provided in conjunction with budgetary data.	Recommendation applies to the budget process; does not affect the Draft General Plan.

# CONSERVATION ELEMENT

## Natural Resources & Culture Committee

Motion by Council President Peters, second by Councilmember Atkins, to adopt staff edits to the General Plan Conservation Element, with revisions as shown in the table below.

NO.	MOTION	STAFF RESPONSE
1	<p><u>P. CE-9, Under Policy CE-A.5, revise to read:</u></p> <p>“Develop and implement green building standards for new and significant remodels of residential and commercial buildings to maximize energy efficiency and to achieve net zero energy construction by 2020 for residences and 2030 for commercial buildings”</p>	<p>Modify the NR&amp;C edit as follows:</p> <p>CE-A.5. Employ sustainable or “green” building techniques for the construction and operation of buildings.</p> <p>a. <u>Develop and implement sustainable building standards for new and significant remodels of residential and commercial buildings to maximize energy efficiency, and strive for net zero energy consumption by 2020 for new buildings. This can be accomplished through factors including, but not limited to:</u></p> <ul style="list-style-type: none"> <li>• Designing mechanical and electrical systems that achieve greater energy efficiency with currently available technology.</li> <li>• Minimizing energy use through innovative site design and building orientation that address factors such as sun-shade patterns, prevailing winds, landscape, and sun-screens.</li> <li>• Employing self-generation of energy using renewable technologies.</li> <li>• Combining energy efficiency measures that have longer payback periods with measures that have shorter payback periods;</li> <li>• Reducing levels of non-essential lighting, heating and cooling; and</li> <li>• Using energy efficient appliances and lighting.               <ul style="list-style-type: none"> <li>b. Provide technical services for “green” buildings in partnership with other agencies and organizations.</li> </ul> </li> </ul>

NO.	MOTION	STAFF RESPONSE
2	<p><u>P. CE-12, Under Policy CE-A.13, revise to read:</u></p> <p>“Regularly monitor and update the City’s Climate Protection Action Plan, to ensure, at a minimum compliance with all applicable federal, state and local laws.”</p>	<p>This recommended edit is included in the staff recommended edits (Attachment 3).</p>
3	<p><u>P. CE- 37, Under Policy CE-I.2, revise to read:</u></p> <p>“Coordinate City energy planning programs with federal, state, and regional agencies, maximize the use of energy efficiency, clean renewable resources and demand response.”</p>	<p>Modify recommended edit as follows:</p> <p>CE-I.2. Coordinate City energy planning programs with federal, state and regional agencies. <u>Greatly enhance energy efficiency and use of clean renewable resources, and redirect more energy consumption to off-peak hours.</u></p>

## RECREATION ELEMENT

### Natural Resources & Culture Committee

Motion by Councilmember Faulconer, second by Council President Peters, to adopt staff edits to the General Plan Recreation Element.

## HISTORIC PRESERVATION ELEMENT

### Natural Resources & Culture Committee

Motion by Councilmember Atkins, second by Councilmember Faulconer, to direct staff to respond to the matrix provided by Chair Frye and the matrix provided by Legacy 106, Inc, Inc., listing the pros and cons of each recommendation.

Staff Response: An analysis of public comments on the Historic Preservation Element will be provided as a separate handout.