



THE CITY OF SAN DIEGO

# REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 23, 2006 REPORT NO. PC-06-092

ATTENTION: Planning Commission  
Agenda of March 2, 2006

SUBJECT: General Plan Update Workshop

REFERENCE: Manager's Report Nos. 03-019, 03-115, 03-204, 03-205, 03-206, 04-149,  
05-038, 05-161  
Planning Report Nos. P-03-183, P-03-227, P-03-333, PC-04-220, PC-05-  
070, PC-05-183, PC-05-26, PC-05-304

## SUMMARY

This is an information item only. No action is required on the part of the Planning Commission at this time. The General Plan update is underway to replace the 1979 Progress Guide and General Plan. The update has been guided by the City of Villages strategy and citywide policy direction contained within the adopted General Plan Strategic Framework Element. The latest public review draft of the updated plan was released in July 2005. This report presents major proposed edits to the July 2005 draft for Planning Commission discussion. Staff will also brief the Planning Commission on public input received to date.

## BACKGROUND

On July 14, 2005, the Planning Commission held a workshop covering the entire July 2005 Draft General Plan. The Planning Commissioners had extensive comments, and asked staff to return for additional workshops, which were held on September 22, 2005, and October 13, 2005. The City Council's Land Use and Housing Committee (LU&H) reviewed the July 2005 draft on July 27, 2005, and is scheduled to review major proposed edits to the July 2005 draft on March 1, 2006.

## DISCUSSION

Staff has prepared edits to the July 2005 Draft General Plan in response to Planning Commission, LU&H, and other public comments. A detailed report outlining the proposed edits and major issues was prepared for the LU&H agenda of March 1, 2006, and is included as Attachment 1 to this report. In summary, major proposed General Plan edits include: new Foundation for Planning and Strategic Framework sections; a new Land Use and Community Planning Element; a new Urban Design Element; inclusion of a Prime Industrial Land map and a revised collocation policy in the Economic Prosperity Element; and various edits to each of the other elements.

The new Foundation for Planning section covers background information and establishes the role and purpose of the General Plan (see LU&H report Attachment 1.a). The Strategic Framework section memorializes the adopted Strategic Framework Element with its summary of interrelated policies (see LU&H report Attachment 1.b). Policies that were originally contained within the Strategic Framework Element have been refined, modified, and expanded as needed in the appropriate General Plan elements.

The ten proposed elements of the General Plan are:

- Land Use and Community Planning Element - incorporates the adopted Strategic Framework Element City of Villages strategy and provides more detailed land use policy direction covering various topics, and establishes community plans as integral components of the General Plan (see LU&H report Attachment 1.c).
- Mobility Element - includes a wide range of policies which advance a strategy for congestion relief and increased transportation choices in a manner that strengthens the City of Villages land use vision.
- Urban Design - establishes a set of design principles from which future physical design decisions can be based. Policies call for respecting San Diego's natural topography and distinctive neighborhoods, providing public art, and encouraging the development of walkable, transit-oriented communities (see LU&H report Attachment 2).
- Public Facilities, Services and Safety - includes policies on the prioritization and provision of public facilities and services, evaluation of new growth, and guidelines for implementing a financing strategy (as directed by the City Council upon adoption of the Strategic Framework Element and Action Plan). Section C of the draft element is provided in the attachment (see LU&H report Attachment 3).
- Economic Prosperity - strives to achieve a diverse economy focusing on industries that provide middle-income employment. Policies are proposed to protect remaining industrial land through more refined industrial land use designations, inclusion of a Prime Industrial Land map, and a revised conversion/collocation policy (see LU&H report Attachment 4). In addition, background information on the availability of industrial land in San Diego County is included as Attachment 2 to this report.
- Recreation - seeks to acquire, develop, operate/maintain, increase and enhance public recreation opportunities and facilities throughout the City. The element contains guidelines for park and recreation facilities and presents alternative strategies to meet those guidelines (see LU&H report Attachment 5).
- Conservation - focuses on conserving natural resources, protecting unique landforms, preserving and managing our open space system, beaches and watercourses, preventing and reducing pollution, and ensuring preservation of our quality of life in San Diego.
- Cultural Resources - strives for the preservation, protection, and restoration of historic and cultural resources, including archaeological resources. The next draft of the General Plan will include this new element based upon the July 2005 Draft Conservation Element - Section L.
- Noise - contains policies addressing compatible land uses and the incorporation of noise abatement measures for new uses to protect people from living and working in an excessive noise environment. It includes a matrix that identifies compatible, conditionally compatible, and incompatible land uses by noise decibel level.
- Housing - contains housing goals, policies, and programs. Includes a detailed inventory of sites available to be developed with housing. This element is proceeding on a separate timeline from the remainder of the General Plan Update.

The draft General Plan is a work in progress. The July 2005 draft, and additional revised elements as they become available, can be viewed on the Planning Department website at <http://www.sandiego.gov/planning/genplan/index.shtml>.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

It has been the goal of the Planning Department to increase community involvement and expand the role of public participation in the process of developing the new general plan. Outreach has taken place through: a series of forums; mass e-mail distributions; workshops, presentations and meetings; and planning group communications including working sessions with the Community Planners Committee (CPC) and the CPC General Plan subcommittee.

Respectfully submitted,

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- Attachments: 1. General Plan Update Report to the Land Use and Housing Committee, Agenda of March 1, 2006  
2. Availability of Industrial Land in San Diego County Handout