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11/7/07

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RECOMMENDATIONS TO THE CPC regarding the draft General Plan

The new General Plan has been in work for over seven years. Progress has been made in some areas. There are two issues which require revisions, since the current draft could result in inappropriate development planned during community plan amendments, and inappropriate development approvals.

ISSUE #1. "Adequate public facilities"

Background: The draft plan contains no provisions that will ensure a link between planned development and public facilities, and no provisions which make development approvals contingent upon adequate public facilities.

Revision: Page PF-18 and 19. Add the following policy:

Sept 2007 draft	Recommended to <i>add</i>
Reserve the right and flexibility to use the City's police powers and fiscal powers to impose timing and sequencing controls on new development to regulate the impacts and demands on existing or new facilities and services.	<p>Create procedures which can be applied at the community plan level which will link the planning of new development with adequate infrastructure and public facilities.</p> <p>Create procedures which can be applied at the project approval level which will ensure that new projects are not approved where infrastructure and public facilities are inadequate, when such approval would cause a decrease in service levels.</p>

ISSUE #2. "Preserve or increase planned capacity"

Background: The draft language is misleading in the implication that the City must maintain the overall housing capacity to ensure compliance with state law. In reality, the City, with 122,000 housing sites, has several times more than needed to cover the allocated "fair share" of regional housing, and enough to satisfy over 20 years of forecast demand.

Revision: Page SF-6. Paragraph 3. Replace the 2nd and 3rd sentences as follows:

Sept 2007 draft	Recommended to replace
<p>As community plans designate land uses and assign densities, they must preserve or increase planned capacity of residential land uses to ensure that the City is able to meet its share of the region's housing needs.</p>	<p>As community plans designate land uses and assign densities, the overall housing capacity of the City must continue to meet the City's share of regional housing needs.</p>
<p>Implementation of community-based goals may cause a shift in densities within or between community planning areas, but together they must maintain or increase overall housing capacity.</p>	<p>Implementation of community-based goals may cause housing sites to be relocated, increased or decreased. When a decrease would result in the City's overall housing capacity falling below its fair-share allocation, a decrease in one community can be offset by an increase in another community, in essence shifting the density to a more suitable location.</p>

Revision: Page LU-22. Paragraph 1. Replace the 2nd and 3rd sentences as follows:

Sept 2007 draft	Recommended to replace
<p>As community plans designate land uses and assign densities, they must preserve or increase planned capacity of residential land uses to ensure compliance with the City's share goal.</p>	<p>As community plans designate land uses and assign densities, the overall housing capacity of the City must continue to meet the City's share of regional housing needs.</p>
<p>Implementation of community-based goals may cause a shift in densities within or between community planning areas, but together they must maintain or increase overall housing capacity.</p>	<p>Implementation of community-based goals may cause housing sites to be relocated, increased or decreased. When a decrease would result in the City's overall housing capacity falling below its fair-share allocation, a decrease in one community can be offset by an increase in another community, in essence shifting the density to a more suitable location.</p>

Revision: Page LU-24. Policy LU-C.3. Replace as follows:

Sept 2007 draft	Recommended to replace
<p>Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.</p>	<p>Maintain an adequate City supply of land designated for various residential densities as community plans are prepared, updated, or amended.</p>