



M E M O R A N D U M

DATE: January 13, 2009

TO: Community Planners' Committee

FROM: Melissa Devine, Senior Planner, City Planning & Community Investment

SUBJECT: General Plan Action Plan

On December 4, 2008, the Planning Commission held a hearing to consider the General Plan Action Plan (Action Plan). The Planning Commission delayed making a recommendation on the General Plan Action Plan until February 19th, 2009 to allow for additional time for the Community Planners' Committee (CPC) to provide a recommendation. Planning Commission requested that CPC provide feedback on the prioritization of the seven key actions within the Action Plan. Does CPC agree that those seven identified actions are the key actions for General Plan implementation, or does CPC have different recommendations? A summary of Planning Commission's comments is attached to this memorandum. Our request is that CPC make a recommendation on the General Plan Action Plan at the January 27th, 2009 meeting.

In response to comments raised at the November 25, 2008 CPC meeting and at the December 4th Planning Commission hearing, the following edits have been made to the Action Plan:

- Removed list of community plan issues for specific communities and replaced it with a generic list covered in community plan updates;
- Added additional information in the introduction on why the City is preparing an Action Plan and why the City must prepare implementation measures for the General Plan.
- Added information on the timeframe for implementation of the General Plan
- Refined the Noise Element table to provide discrete actions for the policies
- Included a tables of policies useful for project review
- Added discussion on factors considered when prioritizing community plans for update
- Addressed consistency of community plans with the General Plan
- Addressed how changes to the General Plan or Action Plan will be handled
- Added action on solar financing district
- Edited Climate Change section to expand discussion of SB 375

These edits have been incorporated into the revised draft, which is posted on the City's website at: <http://www.sandiego.gov/planning/genplan/index.shtml>.

At the last CPC meeting, members of the committee raised concerns regarding the Action Plan. Responses to some of these more global concerns are provided below, and have influenced the latest edits, as discussed above.

What is the purpose of the Action Plan? What are the requirements for an implementation plan?

- The purpose of the Action Plan is primarily to track implementation of the General Plan. The 2008 General Plan provides a vision for how the City should grow and develop over the next 20-30 years. State law requires the City to prepare implementation measures for the General Plan and to implement the General Plan through City actions.

How will the Action Plan be used? What is its relationship to Community Plan Updates?

- The Action Plan will be used by the City Planning & Community Investment Department to track implementation and prepare an Annual Monitoring Report on the General Plan. Other City Departments as well as the City Council may use the Action Plan to assist in preparing work programs and budgets. Interested parties may also use the Action Plan to trace General Plan policies to implementation measures.
- The Action Plan does not set policy or provide specific guidance for community plan updates other than identify which General Plan policies will need to be translated into community specific policies. The Action Plan identifies that a Community Plan Preparation Manual is being prepared to guide updates. Staff has been working with CPC to draft this administrative manual.

Can there be measurable goals or objectives in the Action Plan?

- Because the Action Plan covers a broad range of actions implemented by many City departments, it would be difficult to include performance measures in the Action Plan. Instead the Action Plan provides a broad citywide overview of implementation and more specific detailed information is found within the individual department's work programs.
- For example, the City Planning & Community Investment Department has responsibility for many items within the Action Plan. Performance measures are provided within the department's budget to track progress on the work program. An excerpt is provided below.

Goal 1: Create visionary plans that are achievable

Performance Measure	Baseline FY2007	Actual FY2008	Target FY2009
1. Percent of General Plan Action Plan completed	N/A	75%	100%
2. Percent of community plans equal to or less than:			
▪ 5 years old	2%	0%	26%
▪ 10 years old	15%	30%	26%
▪ 15 years old	30%	51%	51%
3. Percent of Economic Development Strategic Plan completed	N/A	N/A	100%
4. Percent of City-wide Parks Master Plan completed	N/A	N/A	5%

Source: City of San Diego Fiscal Year 2009 Budget

Are the Actions achievable within the timeframes identified? Can we guarantee funding?

- The rate of implementation is dependent on the budget. While the timeframes were specified within input from the responsible departments, we cannot guarantee that actions will be completed within those timeframes. We will track our progress in implementing the actions through our Annual Monitoring Report to Planning Commission.
- Funding cannot be guaranteed and individual actions may need to be adjusted depending on how funding is allocated through the budget process.



Melissa Devine
Senior Planner

MDC

Attachments:
December 4, 2008 Summary of Planning Commission Comments

cc: Mary Wright, Deputy Director
Nancy Bragado, Principal Planner

December 4, 2008 Planning Commission Hearing Summary of Comments

CPC

- We need CPC's recommendation before we move forward
- We want to know if CPC agrees with priorities. If not, what are their priorities?

Action Plan Priorities

- We need to figure out which implementation measures need the most attention and make a list of the last things that we would not do if we have funding or staff shortfalls.
- We should be able to do Land Development Code amendments when economy is slow.
- The Land Development Code amendments are one of the highest priorities. The Economic Development Strategic Plan is critical.
- The Parks Master Plan is also needed.
- We should move up climate change initiatives due to deadlines.
- Community plan updates are a priority.
- Public facilities financing is a key issue for GP implementation. Options are limited.
- We should concentrate on seven key actions which address planning issues.
- Agree with key actions. It is the right set of priorities.

Community Plan Updates

- There is a disconnect between community plan and General Plan policies especially in regards to public infrastructure.
- Our ability to direct growth/development is eroded if we don't implement the General Plan through community plan updates.
- Community plan update clustering is a great idea. We need to look at combining communities and community plans.
- San Ysidro and Southeastern updates are so far down the line of community plan updates and they have pilot villages. With the economy being slow, it should allow us to catch up with planning so that when the economy turns around the planning is in place.
- Clustering of community plan updates is a good idea.
- The use of incentive zoning and performance measures in community plan updates is a good opportunity to create a market for what we want to see. This is the time to do that.
- We need some estimate of the completion date of community plan updates.
- Community plan updates are a political process and complex.

Other

- Four suggestions for information to return with
 - 1) Table of community plans with the adoption date, targeted timeframe for update, and quick analysis of variance between community plans and the General Plan.

- 2) Short list of tools being considered for the Public Facilities Financing Plan.
 - 3) Summary of GHG emission sources and tools being considered.
 - 4) Tools are available to implement GP on a project by project basis.
- More information on expansion of purple pipe, map or targeted areas
 - Continue to expand purple pipe and use it.
 - Commercial water rates are a disincentive for mixed use development.