

Community Plan Update Greater Golden Hill



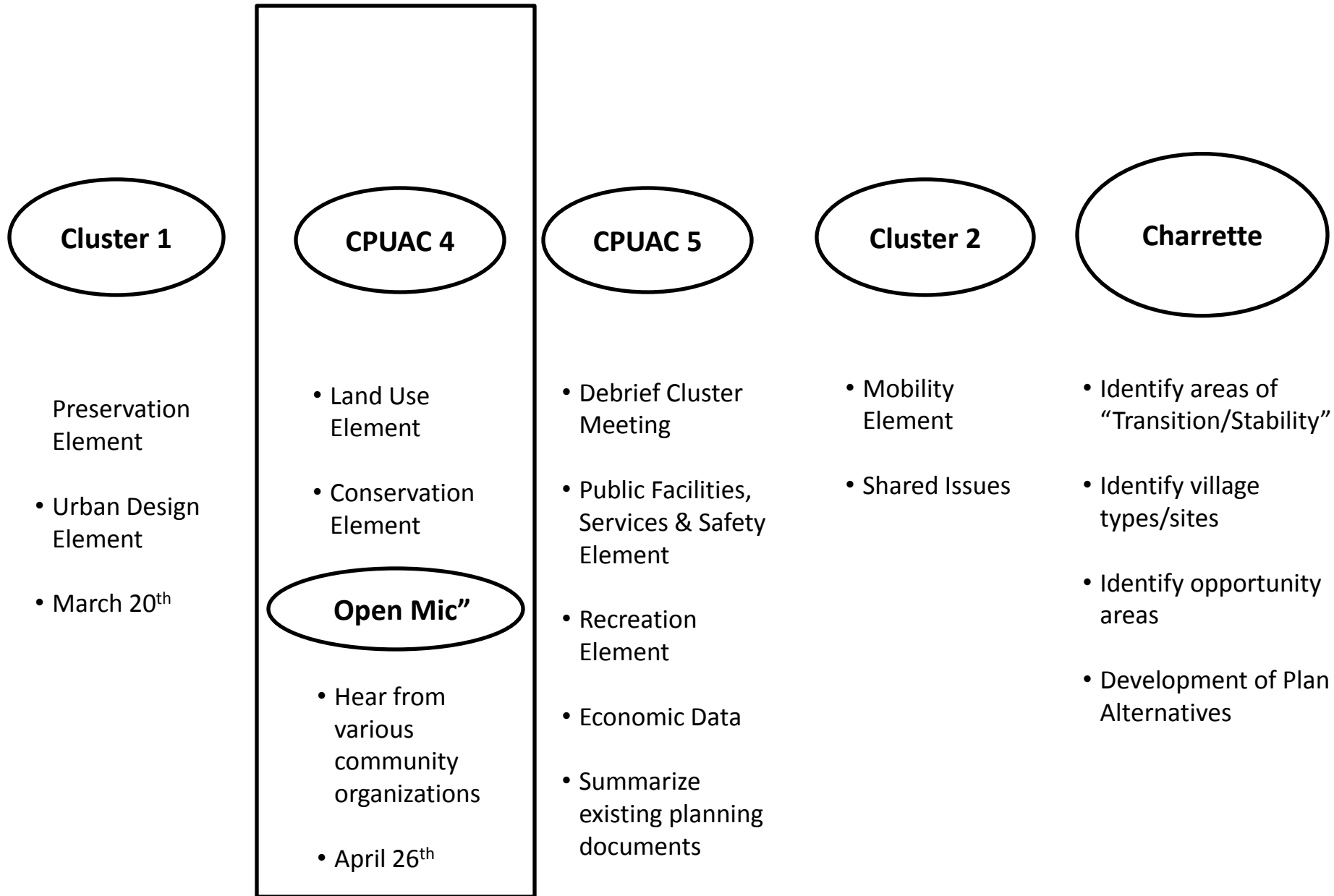
Advisory Committee Meeting
War Memorial Building, Balboa Park
April 7th, 2010



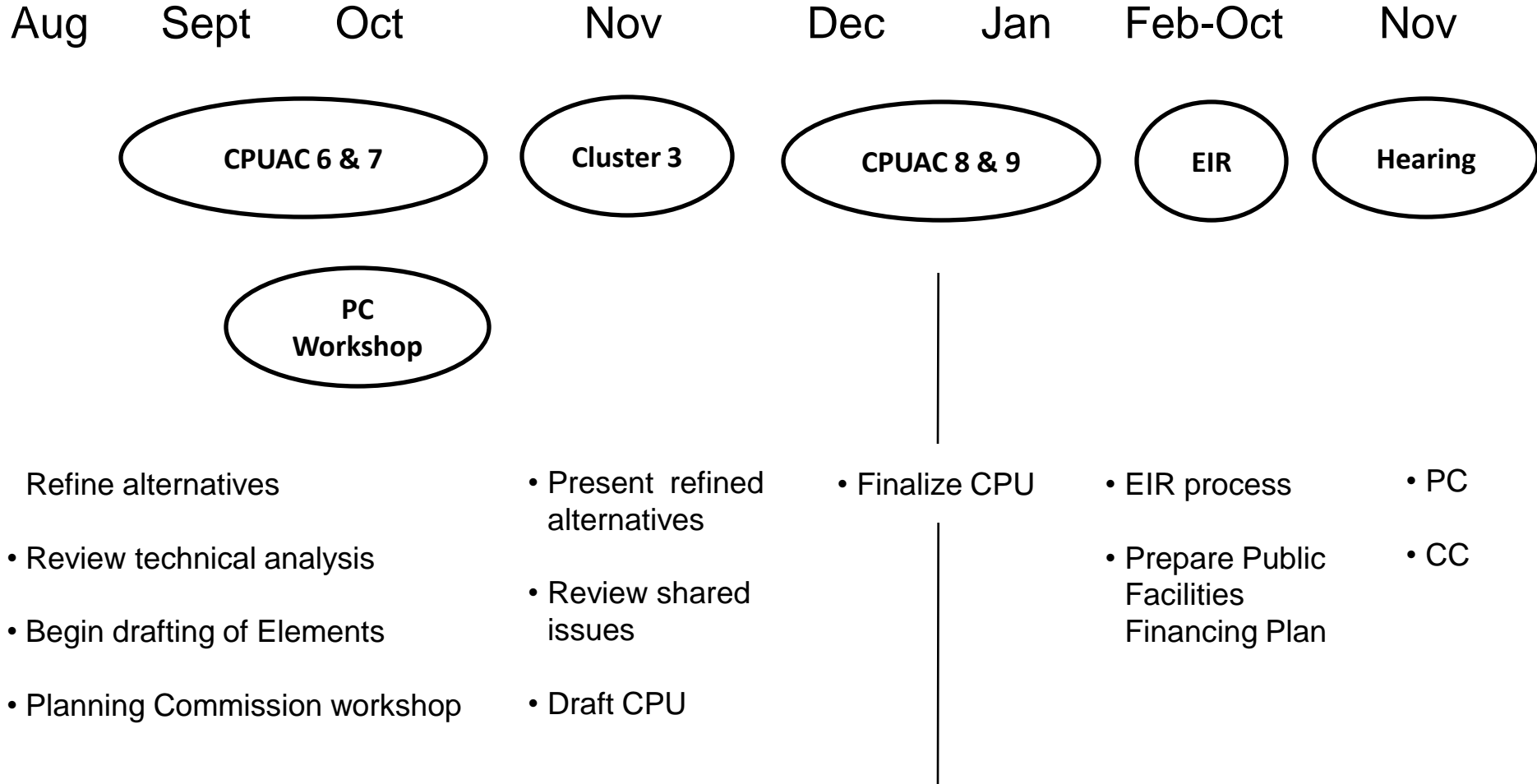
Tonight's Agenda

- 6:00pm Welcome/Introduction
 - Review Agenda & Project Schedule
 - Recap March 20 Cluster Meeting/Workshop
- 6:10pm Announcements & Public Comment
(Non-Agenda Items – 2 minute limit)
- 6:15 pm Presentation & Discussion of General Plan Topics
 - Land Use & Community Planning Element
Community questions & Comment
 - Conservation Element
Community questions & Comment
- 7:00pm Community Mapping Exercise
 - Initial identification of Areas of Stability and Transition
 - Report outs

Project Schedule 2010



Project Schedule (continued)





Land Use and Community Planning Element

Consists of the following sections:

- City of Villages Strategy
- General Land Use Categories
- Community Planning
- Plan Amendment Process
- Planning for Coastal Resources
- Consistency
- Airport Land Use Compatibility
- Balanced Communities and Equitable Development
- Environmental Justice
- Proposition “A” - The Managed Growth Initiative (1985)
- Annexations and Reorganizations

City of Villages Strategy

Focuses growth into mixed-use activity centers that are pedestrian-friendly, centers of community, linked to the regional transit system

- Draws upon strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers
- Focuses on long-term economic, environmental, and social health of the City and its many communities
- Recognizes distinctive neighborhoods and open spaces

City of Villages Strategy

Goal:

- Mixed-use villages located throughout the City and connected by high-quality transit

Policies cover:

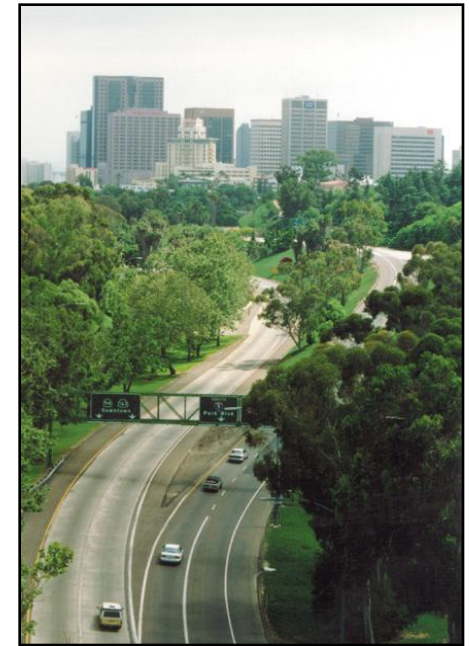
- Designating a hierarchy of village sites and identifying potential suitable locations where they can be served by transit (LU-A.1-4)
- Village land use and mix and design (LU-A.6-11)



City of Villages Strategy

Hierarchy of Village Types and Mixed-Use Locations

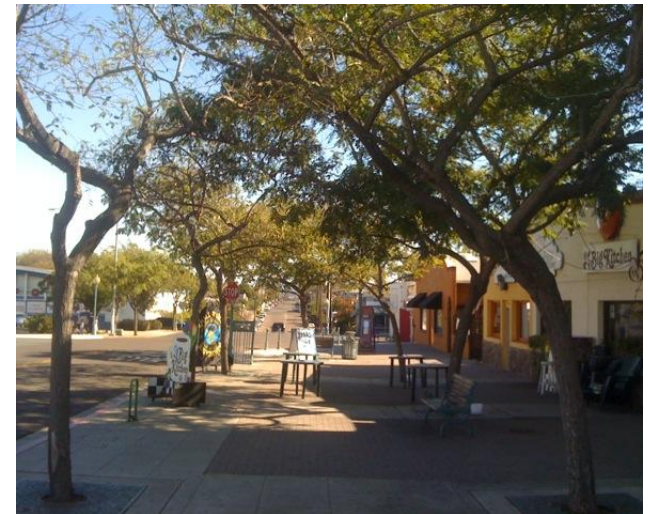
- Downtown - Administrative, legal, cultural, and entertainment center of the region
- Subregional Employment Areas – Major employment and/or commercial districts with adjacent multi-family uses (e.g. Mission Valley/Morena/Grantville and University/Sorrento Mesa areas)
- Urban Village Centers – Higher density/intensity areas located subregional employment, characterized by a cluster of more intensive employment, residential, regional and subregional commercial uses that maximize walkability and support transit



City of Villages Strategy

Hierarchy of Village Types and Mixed-Use Locations (continued)

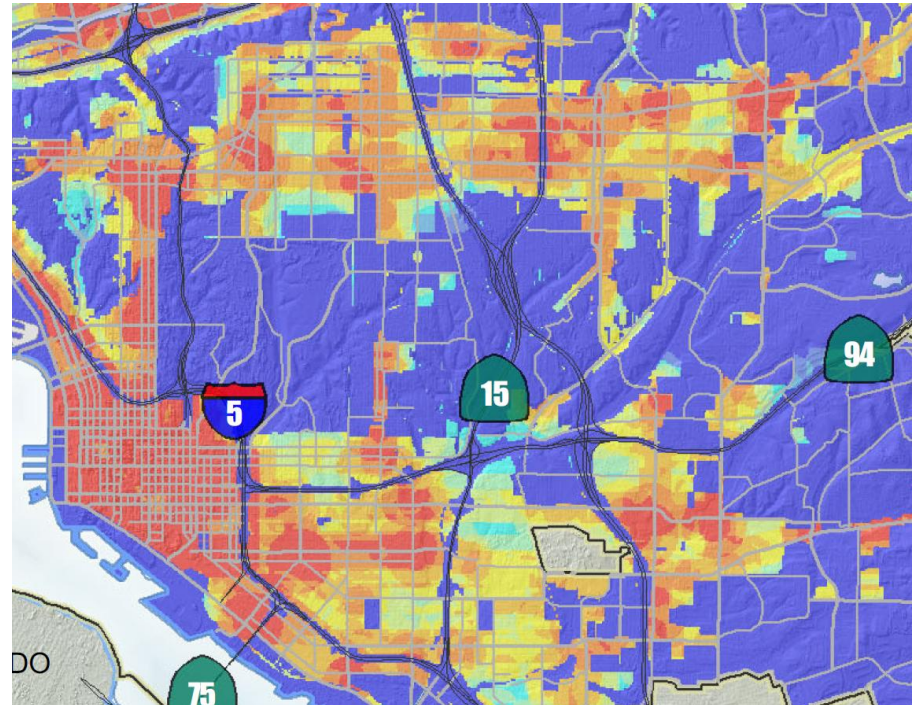
- Community and Neighborhood Village Centers – Can be found and located in almost every community with local-serving commercial, office, and multi-family residential uses. Pedestrian and transit oriented. Ranges in size.
- Transit Corridors – Located along major streets and roads served by higher frequency of transit containing significant amount of commercial linear areas that are lively, pedestrian friendly and home to a variety of small businesses, restaurants, and homes



City of Villages Strategy

Update-specific direction:

- Identify village suitable mixed-use village development that will complement existing community fabric or help achieve a desired community character (LU-A.2)
- Conduct environmental review and focused study during the community plan update process, of potential village locations to determine if locations are appropriate (LU-A.5)



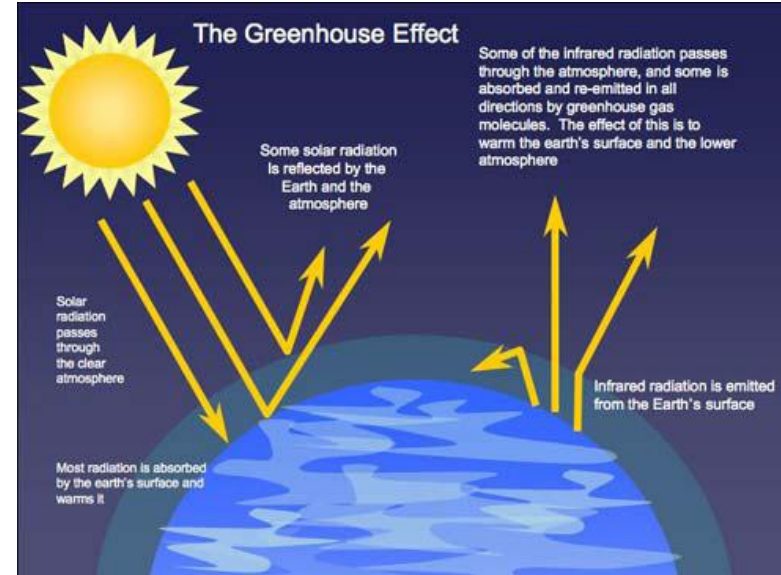
State Mandates

AB 32 – Global Warming Solutions Act (2006)

- Nation's first law to limit green house gas emissions
- Calls for reducing carbon emissions in California to 1990 levels by 2020.

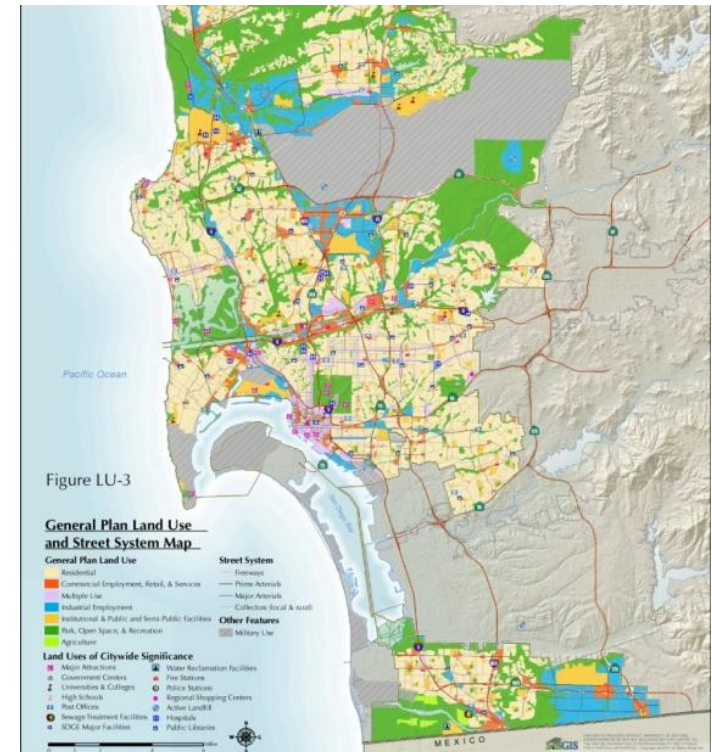
SB 375 – “Redesigning Communities to Reduce Green House Gases” (2009)

- Specifically addresses transportation and land use components of green house gas emissions
- Focuses on reducing Vehicles Miles Traveled (VMT) and urban sprawl



General Plan Land Use Categories

- Discusses bringing consistency to land use designations while maintaining diversity of plan land uses
- Groups 160 existing land use designations to 30 recommended land use designations



General Plan Land Use Categories

Goal:

- Land use categories and designations that remain consistent with the General Plan Land Use Categories as community plans are updated and/or amended

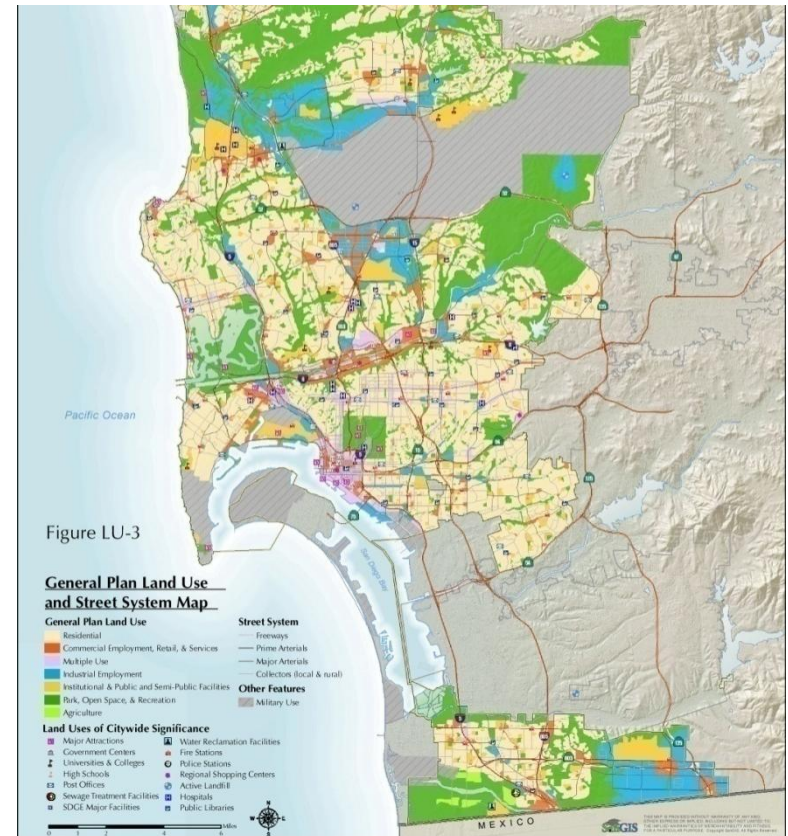


Figure LU-3 General Plan Land and Street System Map

General Plan Land Use Categories

Policies cover (Update specific direction):

- Use the recommended Community Plan Land Use Designations identified on Table LU-4, so that over time community plans will use common nomenclature to describe similar land uses and densities – Community Plan text and graphics to provide more specificity than provided in Table LU-4 (LU-B.1)
- Plan for and develop mixed-use projects where a site or sites are developed in an integrated, compatible, and comprehensively planned manner involving two or more land uses (LU-B.3)



TABLE LU-4 General Plan and Community Plan Land Use Categories (continued)

General Plan Land Use	Recommended Community Plan Designation	Use Considerations	Description	General Plan Density Range (du/ac) ¹
Residential ¹	Residential - Very Low	None	Provides for single-family housing within the lowest-density range.	0 - 4 du/ac
	Residential - Low	None	Provides for both single-family and multifamily housing within a low-density range.	5 - 9 du/ac
	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low- medium-density range.	10 - 14 du/ac
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium-density range.	15 - 29 du/ac
	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30 - 44 du/ac
	Residential - High	None	Provides for multifamily housing within a high-density range.	45 - 74 du/ac
	Residential - Very High	None	Provides for multifamily housing in the highest density range.	75+ du/ac
	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed only within a mixed-use setting.	0 - 44 du/ac
		Residential Prohibited	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius.	N/A

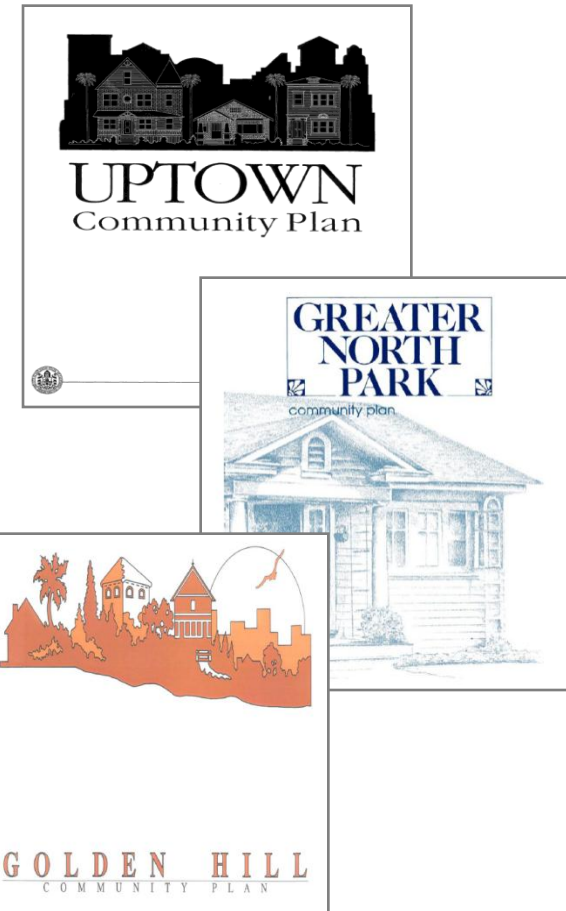


TABLE LU-4 General Plan and Community Plan Land Use Categories (continued)

General Plan Land Use	Recommended Community Plan Designation	Use Considerations	Description	General Plan Density Range (du/ac) ¹
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A
Institutional and Public and Semi-Public Facilities ⁴	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15 to 44 du/ac
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized, civic uses are an important component. Retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed.	30 to 74 du/ac

Community Planning

- Discusses community plans a significant and vital component of the General Plan Land Use and Community Planning Element
- Due to the City's diverse nature, the structure of community planning is necessary in order to provide detailed land use designations and community-specific land use policy recommendations
- Community plans are to be updated regularly, with public input, the provision of public facilities, and with recommendations that are understandable and implementable



Community Planning

Goals:

- Community plans that are established components of the General Plan and provide focus on community-specific issues
- Community plans that are structurally consistent yet diverse in presentation and refinement of citywide policies to address specific community goals
- Community plans that maintain or increase planned density of residential land uses in appropriate places
- Community plans that are accompanied by updated Public Facilities Financing Plans
- Community Plans that kept consistent with the General Plan through updates or amendments

Community Planning

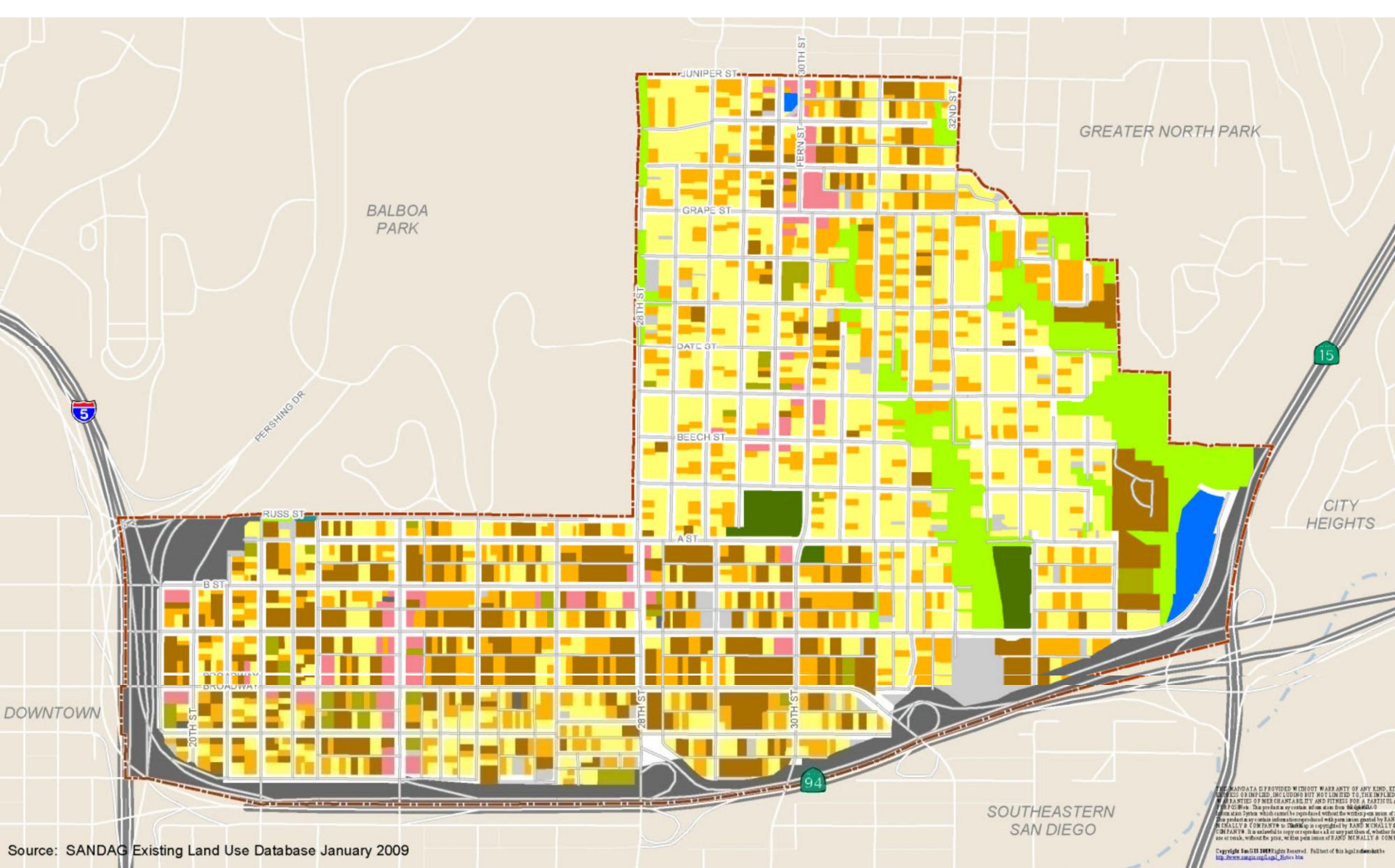
- Establish community plans as essential components of the General Plan with clear links to its policies (LU-C.1)
- Require new development to meet density minimums to ensure efficient use of remaining land for residential development

Update-specific direction:

- Prepare community plans to address specific aspects of the community and site-specific recommendations, while creating a plan with achievable goals (LU-C.2)
- Maintain or increase the City supply of land designated for various residential densities as plan are prepared, updated, and amended (LU-C.3)
- Review existing and apply new zoning during updates to ensure implementation of policies (LU-C.6)

Greater Golden Hill Demographics

	1987 Statistics	2000 Census Statistics	2009 SANDAG Estimates
Total Population	15,391	17,989	18,488
White	60%	56%	---
Black/African Am.	8%	7%	---
Asian	4%	3%	---
Hispanic	27%	53%	---
American Indian	0%	1%	---
Housing Units	6,494	7,369	7, 251
Multi-family	60%	62%	80%
Single-family	40%	38%	20%
Vacancy Rate (1985)	6.5%	5.2%	9.3%
Persons per Household	2.37	2.51	2.71



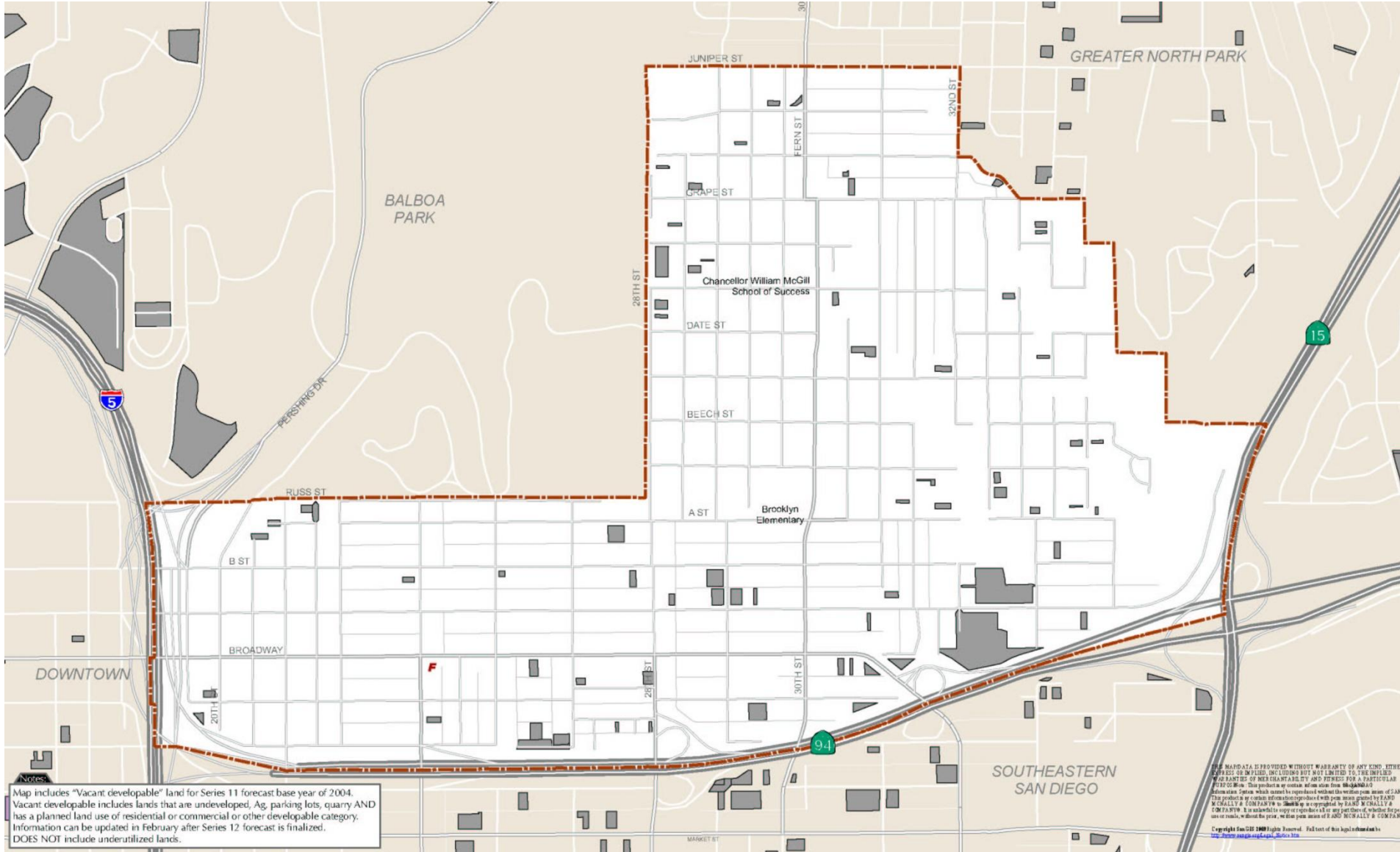
Source: SANDAG Existing Land Use Database January 2009

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LEGEND

- Single Family Detached
- Commercial and Office
- Education
- Open Space Parks
- Single Family Attached
- Light Industry
- Institutions
- Undeveloped
- Multiple Family
- Transportation, Communications, Utilities
- Recreation
- Community Plan Boundary

Existing Land Use Map

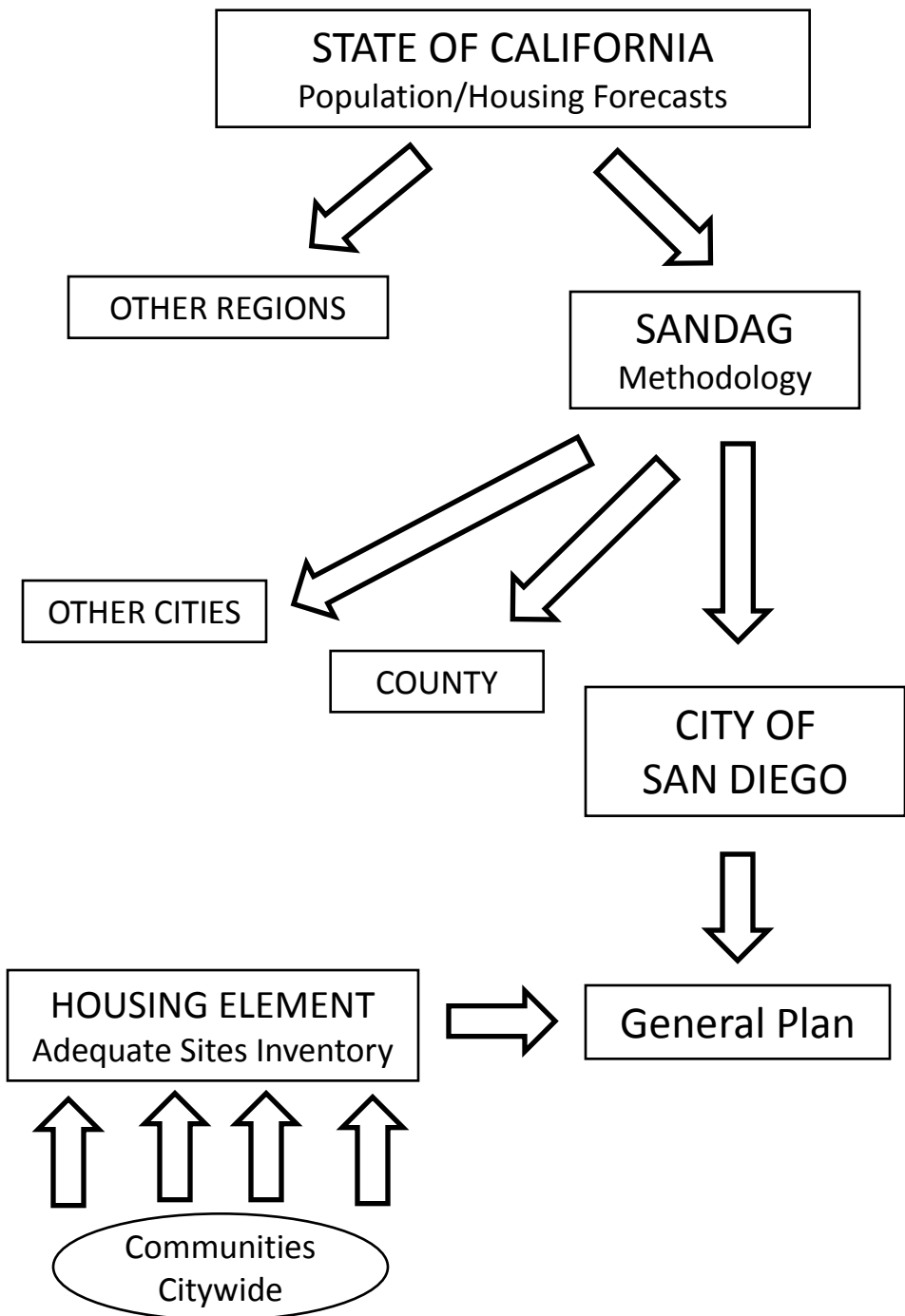


Map includes "Vacant developable" land for Series 11 forecast base year of 2004. Vacant developable includes lands that are undeveloped, Ag, parking lots, quarry AND has a planned land use of residential or commercial or other developable category. Information can be updated in February after Series 12 forecast is finalized. DOES NOT include underutilized lands.

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- LEGEND**
- Vacant Developable
 - Community Plan Boundary
 - Police Facility
 - Agricultural Redevelopment
 - Bodies of Water
 - Fire Station
 - Vacant Developable Mixed Use

Vacant or Underutilized Land



The CA Department of Finance (DOF) forecasts population for the state/counties. The CA Department of Housing and Community Development (HCD) uses DOF data to determine the demand for housing for each region in the state for the Regional Housing Needs Assessment (RHNA) process.

SANDAG and the cities and County develop a methodology to allocate the regional housing need by jurisdiction and in four income categories – very low, low, moderate, and above moderate.

The City of San Diego meets its RHNA number by preparing an Adequate Sites Inventory as part of its housing element. The inventory must demonstrate that the city has enough residentially zoned land to meet its RHNA numbers in all four income categories. For the very low and low income categories the city is required to identify adequate sites zoned for a minimum of 30 du/ac .

Plan Amendment Process

- Deals with further defining the process of amending community plans so that they better implement Community and General Plan Policies
- Discusses the amendment initiation and public hearing process
- Introduces technical amendments

Goals:

- Approve plan amendments that better implement General Plan and community plan goals and policies
- Clearly define the process for amendments in community plans
- Allow for changes that will assist in enhancing and implementing the community's vision

Plan Amendment Process

Policies cover:

- Requiring amendments for changes to community plan land use policy and maps; concurrent amendment to the associated public facilities financing plans; and evaluating all amendments through the initiation process (LU-D.1-4)
- Criteria for Technical and Non-technical amendments (LU-D.6-11)
- Processing amendments through the evaluation of standard and specific issues and to consolidating multiple amendments to assess impacts cumulatively

Update-Specific direction:

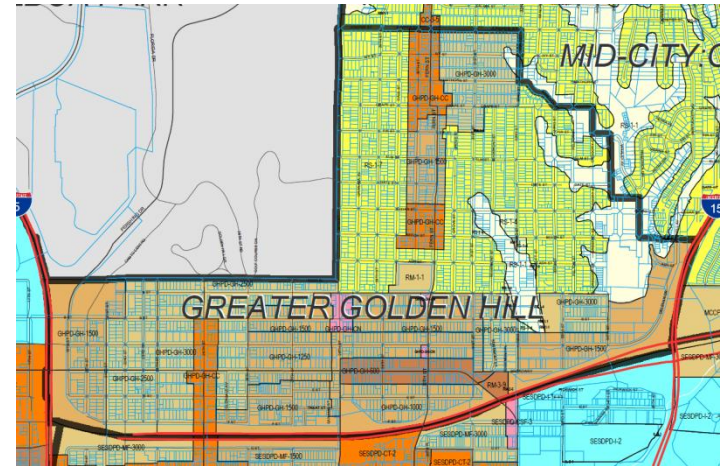
- Community planning requests will be accepted until the final land use scenarios have been established, when an update process is in progress (LU-D.5)
- Initiation criteria a) requires amendments to be consistent with community specific amendment criteria (LU-D.10)

Consistency

Discusses the need for consistency between zoning and land use policy for effective and successful general and community plans

Goals:

- Zoning concurrent with plan updates and amendments to ensure consistency with land use designations
- Zones or development regulations that better implement updated plans



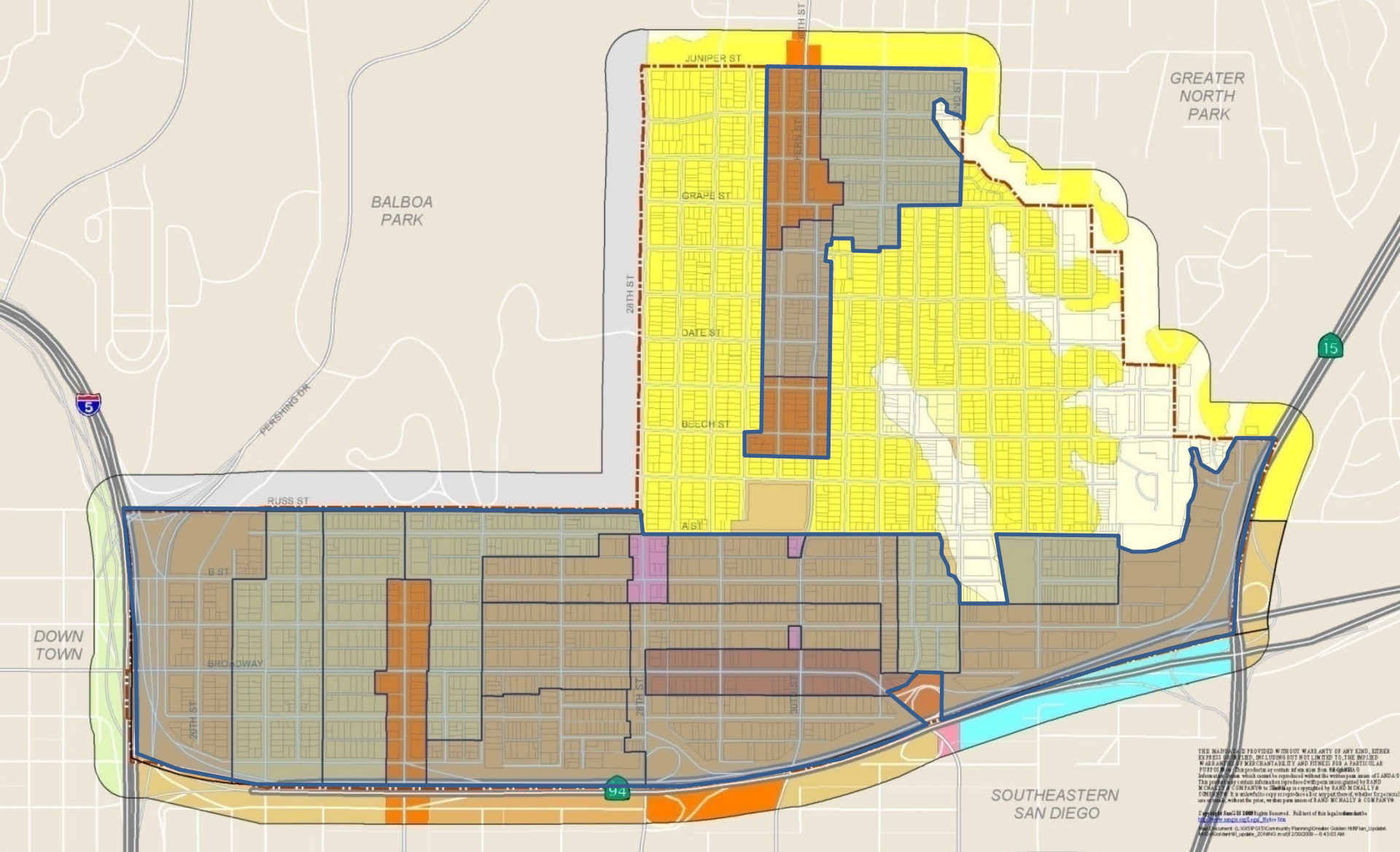
Consistency

Policies Cover :

- Apply new Land Development Code zone packages to better implement policies recommendations in the General Plan and community plan (LU-F.1)
- Create and apply incentive zoning measures to achieve the desired mix of land uses and public benefits (LU-F.3)

Update-specific direction:

- Apply new Land Development Code zone packages to better implement policies recommendations in the General Plan and community plan (LU-F.2)



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- LEGEND**
- Community Plan Boundary
 - Zoning
 - Planned Districts(PDO)
 - Parcels

Sources: This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates.

On the effective date of Ordinance O-18691, (January 1, 2000) all zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in Chapter 13, Article 1, Divisions 1 through 6.

In addition to the regulations of the base zones applied to property as described in this article, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.

Zoning Map

0 400 800 1,600 Feet

Key Concepts | Mixed Use

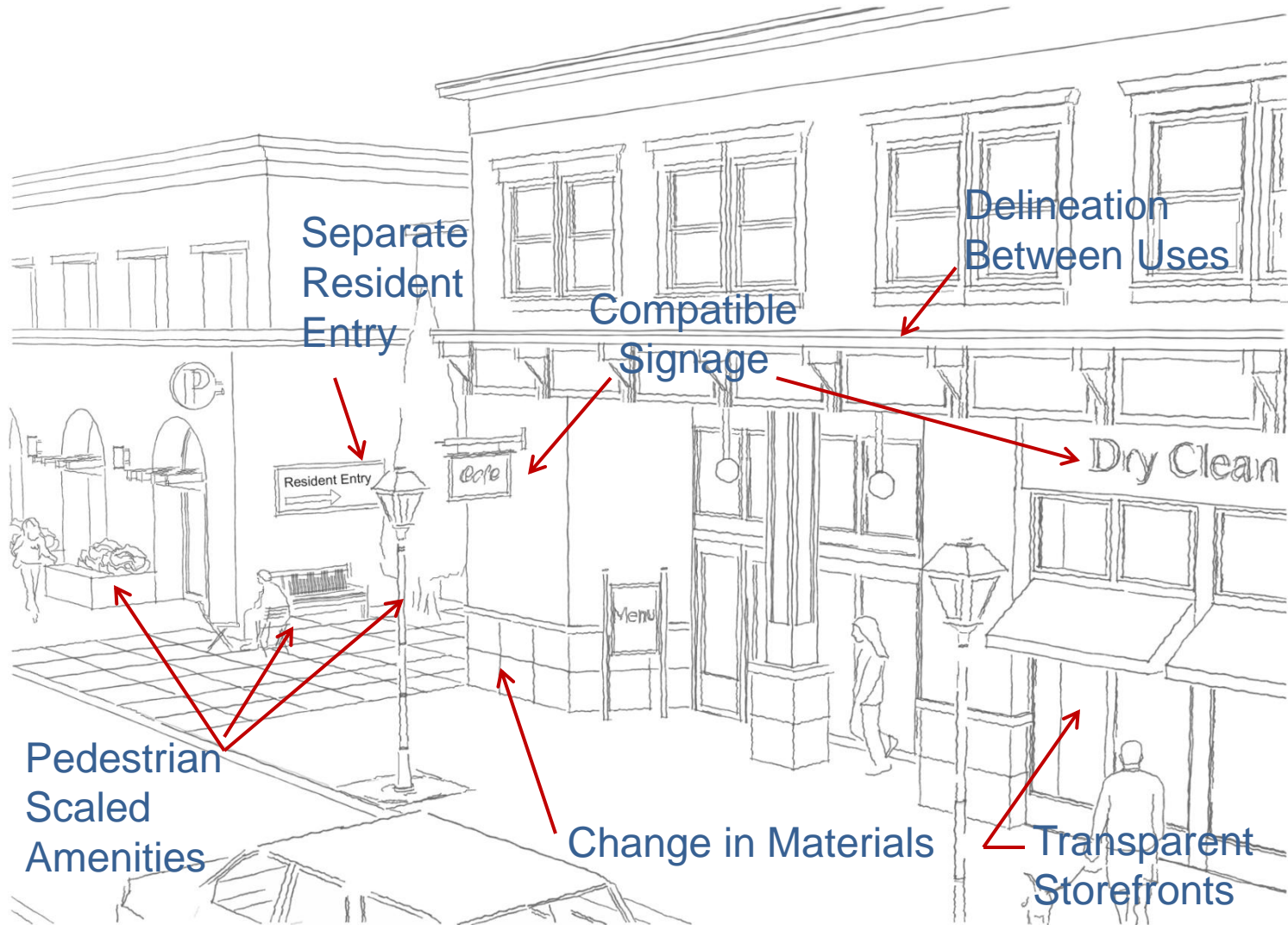
Mixed Use

Mixed-use communities can be vibrant and prosperous places when we have the right mix of uses and thoughtful design

- Protect the privacy of residents
- Ensure security and access control
- Enhance the visibility of businesses
- Provide adequate and secure parking
- Encourage high quality storefronts
- Address nuisances and compatibility
- Require consistent management and maintenance of different uses



Mixed Use



Enhance Entry to Residences



Incorporate Historic Structures



Improve Access to Transit



Create Public Environments



Questions or comments
at this point?



Conservation Element

Consists of the following sections:

- Climate Change & Sustainable Development
- Open Space & Landform Preservation
- Coastal Resources
- Urban Runoff Management
- Air Quality
- Biological Diversity
- Wetlands
- Sustainable Energy
- Urban Forestry
- Mineral Production
- Agricultural Resources
- Border International Conservation

Overview

Purpose

To become an international model of sustainable development and conservation. To provide for the long-term conservation and sustainable management of the rich natural resources that help define the City's identity, contribute to its economy, and improve its quality of life.

Definitions

Conservation is the planned management, preservation, and wise utilization of natural resources and landscapes.

Sustainable development is development which respects the balance and relationship between economy, ecology, and equity.

Overview

Why?

Over the long term, conservation is the most cost-effective strategy to ensure that there will be a reliable supply of the resources that are needed now and in the future.

What Resources?

San Diego's resources include, but are not limited to: water, land, air, biodiversity, minerals, natural materials, recyclables, topography, views, and energy.

Initiatives & Strategies

Climate Change Action Strategy

- SANDAG guide on climate change policy

Energy Policy Initiative Center (USD)

- Greenhouse gas inventory and policy guide

City of Villages

Compact, transit-served growth is an efficient use of urban land that reduces the need to develop outlying areas and creates an urban form where walking, bicycling, and transit are more attractive alternatives to automobile travel. Reducing dependence on automobiles reduces vehicle miles traveled which, in turn, lowers greenhouse gas emissions.

Community Plan Updates

- Land use planning is key role of local jurisdiction.

Climate Protection Action Plan (2005)

- Update currently in progress

Policies

Climate Change & Sustainable Development

CE-A.2 Reduce the City's carbon footprint.

CE-A.6 Design and build energy efficient buildings where feasible using "green" technology and principles such as:

- Minimizing energy use through innovative site design and building orientation that address factors such as sun-shade patterns, prevailing winds, landscape, and sunscreens.
- Employing self-generation of energy using renewable technologies

CE-A.8. Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I-2, or by renovating or adding on to existing buildings, rather than constructing new buildings where feasible.

Policies

Climate Change & Sustainable Development

CE-A.11. Implement sustainable landscape design and maintenance, where feasible.

CE-A.129. Reduce the San Diego Urban Heat Island, through actions such as:

- Planting trees and other vegetation, to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots; and
- Reducing heat build up in parking lots through increased shading or use of cool paving materials.



Policies

Open Space & Landform Preservation

CE-B.1. Protect and conserve the landforms and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities, or provide outdoor recreational opportunities.

CE-B.3. Use natural landforms and features as integrating elements in project design to complement and accentuate the City's form (see Urban Design Element, Section A).



Policies

Open Space & Landform Preservation

CE-B.4. Limit and control runoff, sedimentation, and erosion both during and after construction activity.

CE-B.5. Maximize the incorporation of trails and greenways linking local and regional open space and recreation areas into the planning and development review processes.



Policies

Coastal Resources

CE-C.6. Implement watershed management practices designed to reduce runoff and improve the quality of runoff discharged into coastal waters.

CE-C.7. Encourage conservation measures and water recycling programs that eliminate or discourage wasteful uses of water.



Policies

Water Resources Management

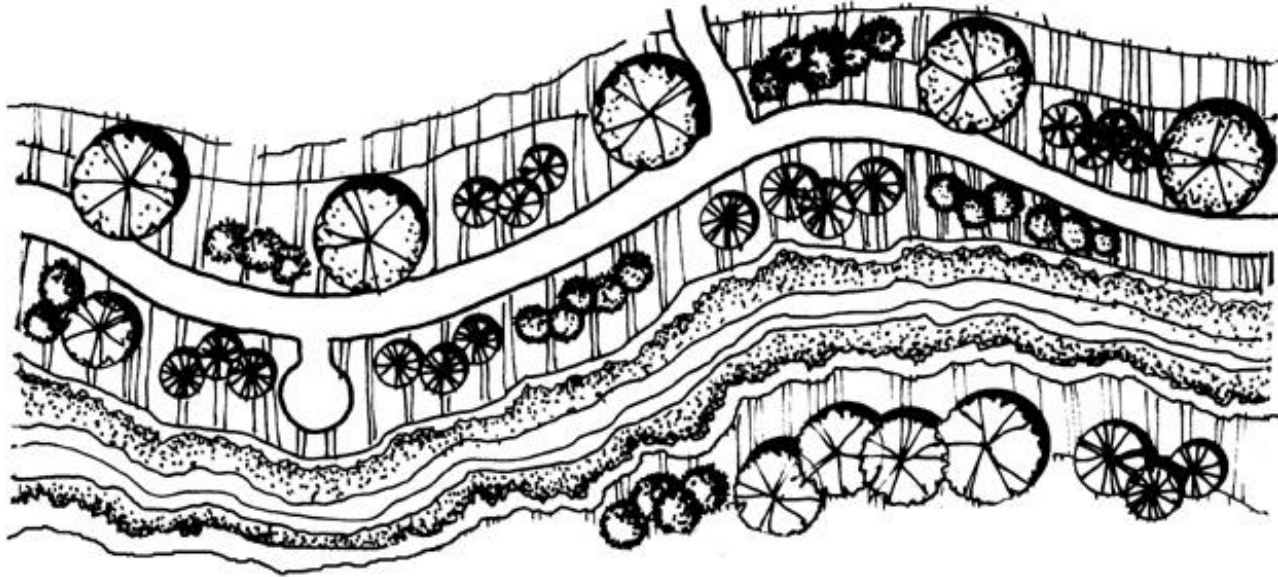
CE-D.1. Implement a balanced, water conservation strategy as an effective way to manage demand by, reducing dependence on imported water supplies, maximizing the efficiency of existing urban water and agricultural supplies through conservation measures/programs, and developing alternative, reliable sources to sustain present and future water needs.



Policies

Urban Runoff Management

CE-E.7. Manage floodplains to address their multi-purpose use, including natural drainage, habitat preservation, and open space and passive recreation, while also protecting public health and safety.



Policies

Air Quality

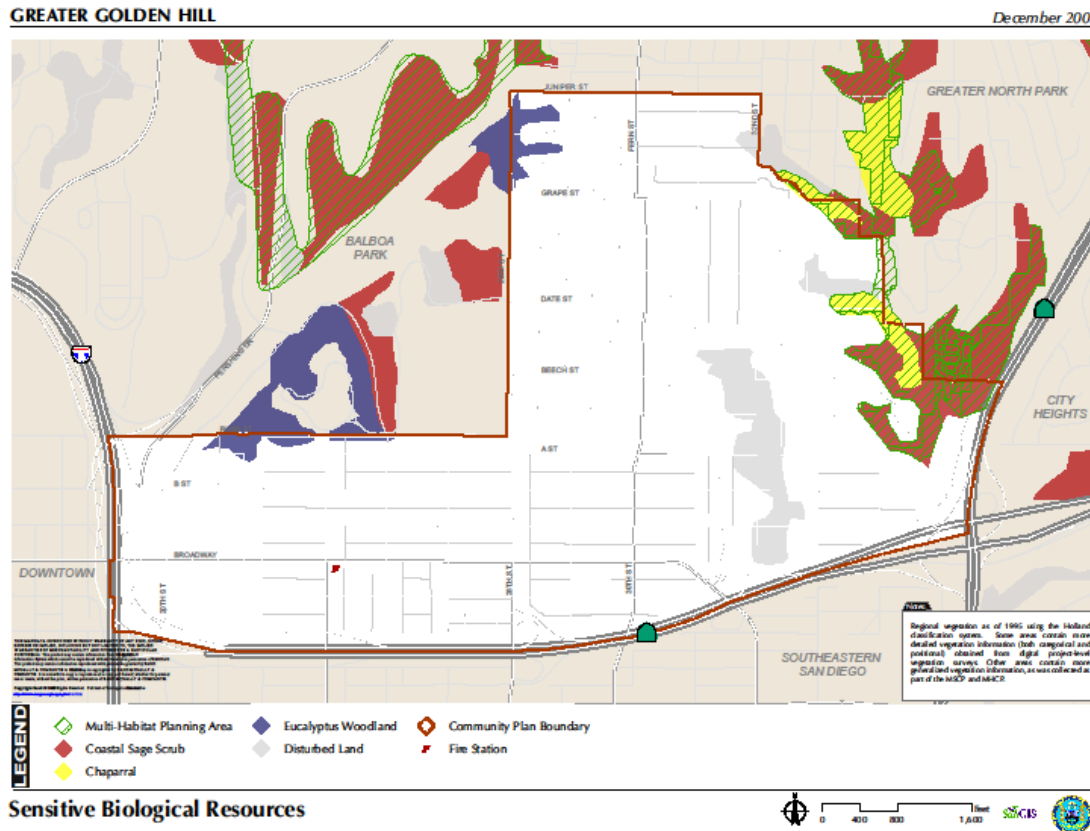
CE-F.4. Preserve and plant trees, and vegetation that are consistent with habitat and water conservation policies and that absorb carbon dioxide and pollutants



Policies

Biological Diversity

CE-G.1. Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.



Policies

Urban Forestry

CE-J.1. Develop, nurture, and protect a sustainable urban/community forest.

CE-J.2. Include community street tree master plans in community plans.

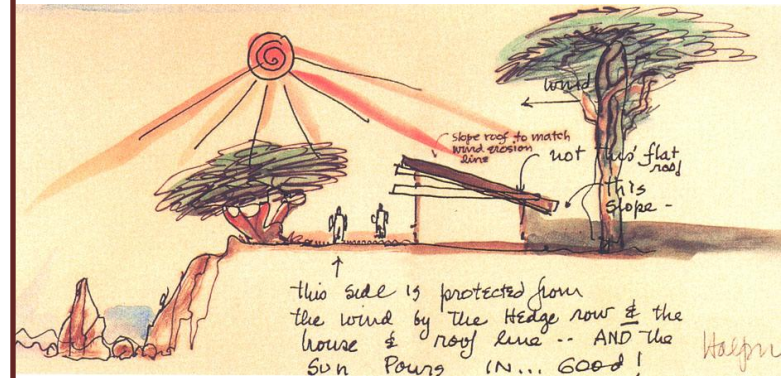


Key Concepts | Sustainable Design

Sustainable Design

Sustainable Design is a strategy for making buildings and places that respect our natural resources, improve energy efficiency and provide high quality living environments

- Conserve Natural Resources
- Design for Energy Efficiency
- Improve Indoor Environmental Quality



Sustainable Design *Conserve Natural Resources*



Las Chollas Creek Restoration

Plant Native Landscape

Encourage Water Conservation & Improve Water Quality

Recycle

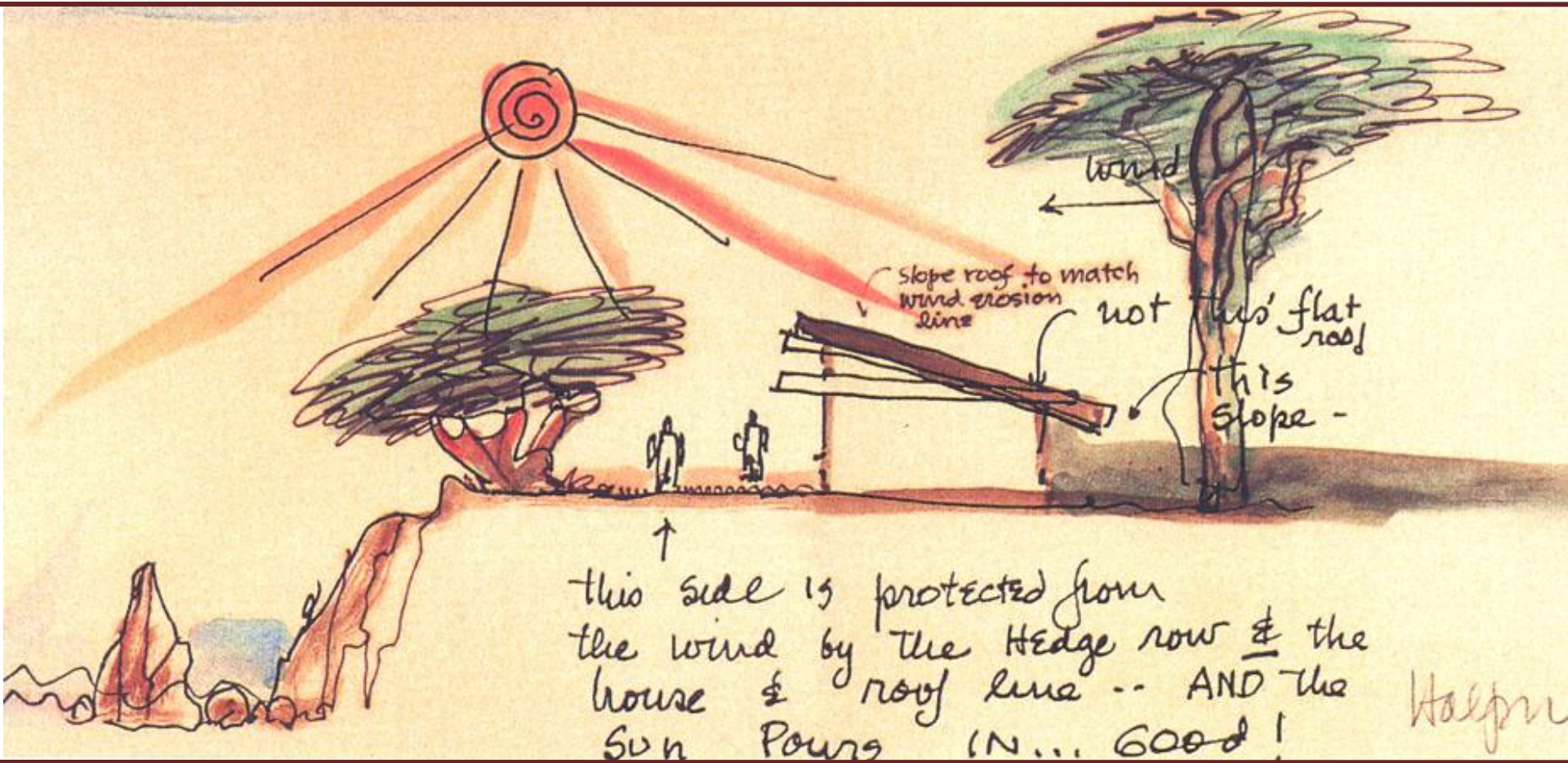
Select Local, Renewable, & Recycled Building Materials

Provide & Maximize Open Spaces

Limit Site Disturbance to Respect Natural Features of the Site



Sustainable Design *Design for Energy Efficiency*



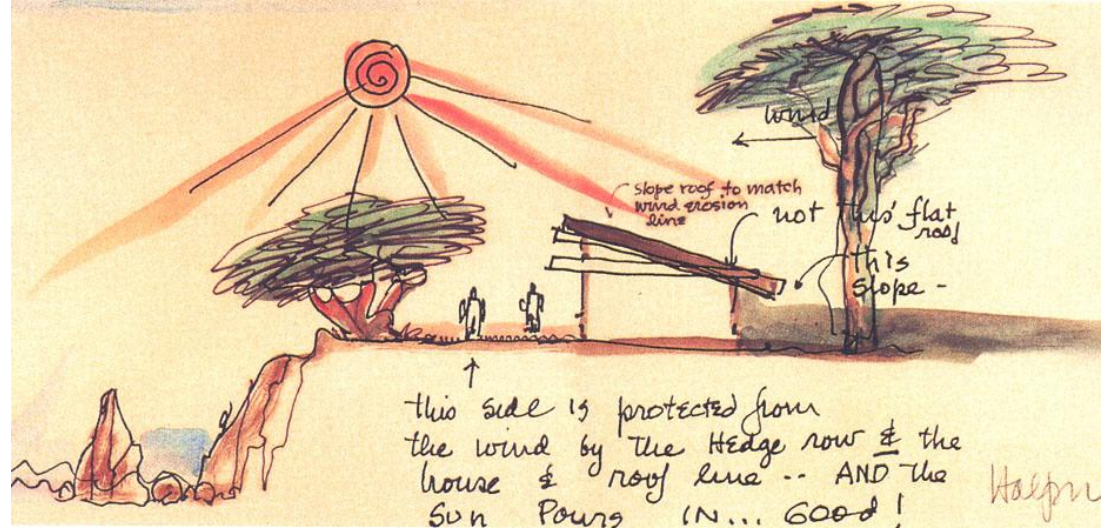
Orient and design buildings to receive natural light and ventilation

Control light pollution

Reduce paving and provide shade

Provide insulating materials

Employ renewable energy sources



Develop an “Urban Forest”

**Introduce better storm
water management**



Develop an “Urban Forest”

**Introduce better storm
water management**



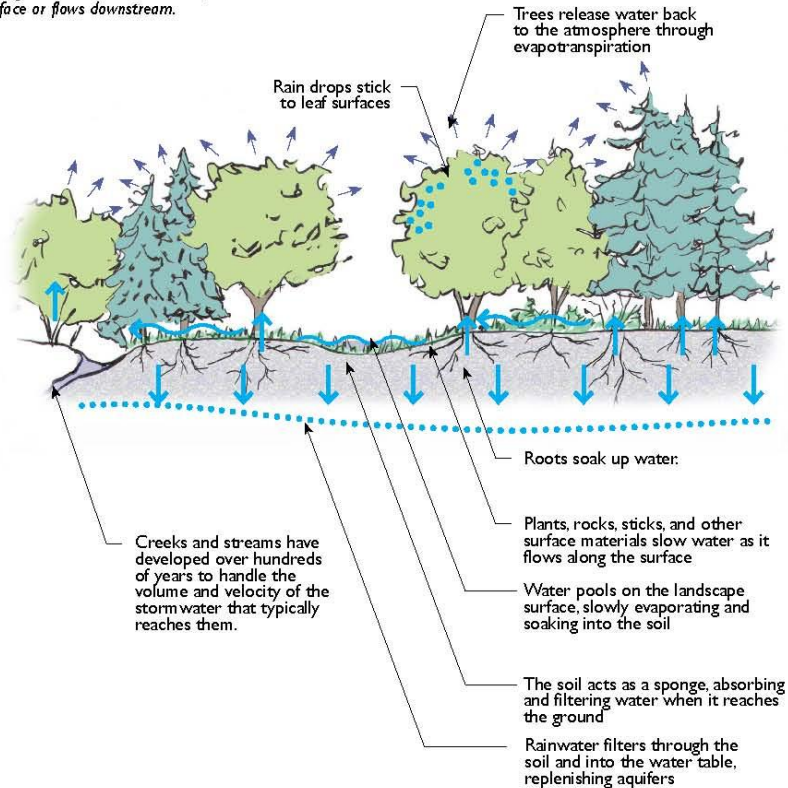
PRE-URBAN DEVELOPMENT: A Healthy Landscape



SOURCE: IMAA.VLOR.COM, DEARON

Figure 1-5: A thick layer of trees, shrubs, groundcovers, and grasses absorbs water before it reaches the soil surface or flows downstream.

A healthy, undisturbed landscape acts like a sponge by capturing, absorbing, and slowing the flow of water from the moment a raindrop lands on the ground. Urban development, though, has dramatically impacted natural hydrologic systems by reducing the landscape's absorptive capacity and introducing pollutants.



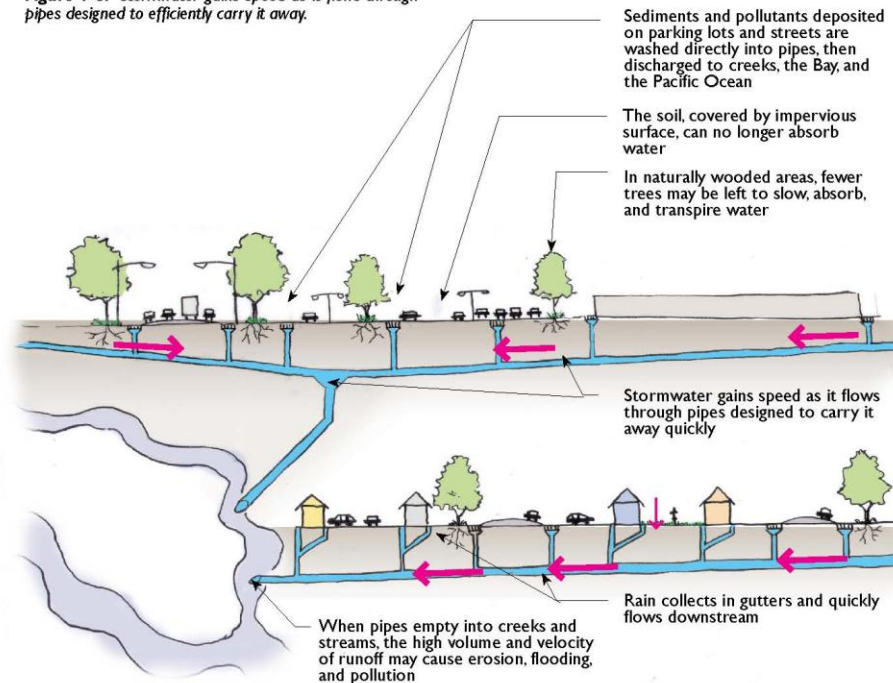
URBAN DEVELOPMENT: The Effects of Impervious Area



SOURCE: NEVLE NGAN ASSOCIATES

Figure 1-6: Stormwater gains speed as it flows through pipes designed to efficiently carry it away.

When the natural landscape is urbanized, impervious surface is created that prevents water from being absorbed at the source. Sediments and pollutants from streets, parking lots, homes, yards, and other sources are washed into pipes and water bodies. Stormwater runoff increases as more and more impervious surface is created. The high volume and velocity of stormwater runoff emptying into creeks and streams may cause flooding and erosion, destroying natural habitat. There is a better approach.



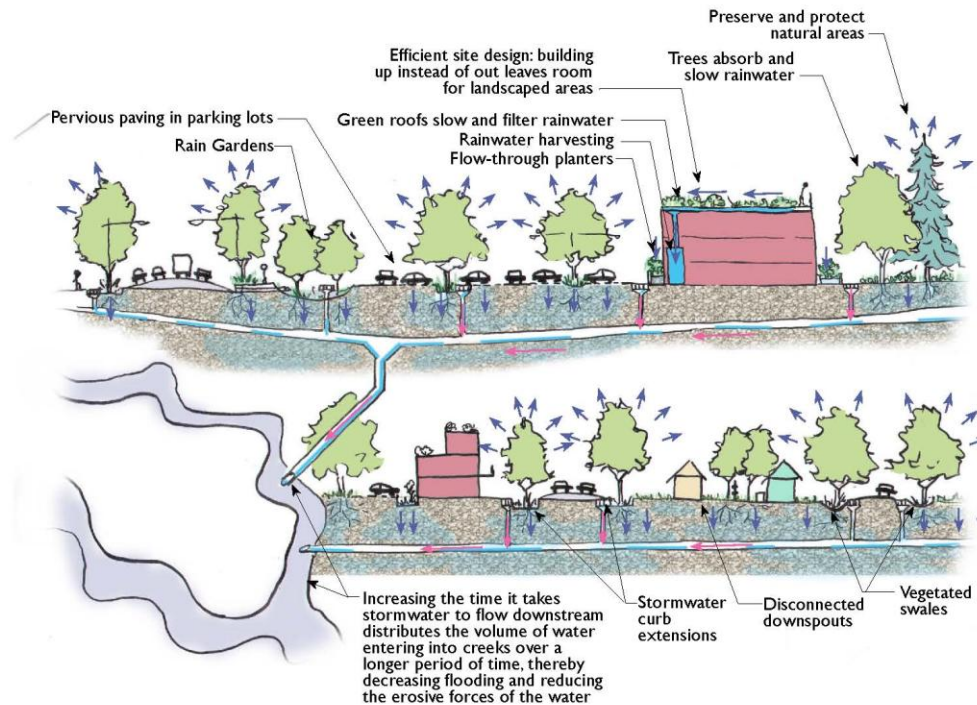
BALANCED DEVELOPMENT: A Greener Approach

Infrastructure can be designed to minimize its impact on natural drainage systems. Our infrastructure can help maintain the balance of natural drainage systems by capturing, slowing, and absorbing stormwater, as well as filtering the pollutants that urban development introduces.



SOURCE: KEVIN ROBERT PERRY - CITY OF PORTLAND

Figure 1-7: Infrastructure can help protect creeks and streams by capturing, slowing, and absorbing stormwater and filtering pollutants.



Sustainable Design *Improve Indoor Environmental Quality*



**Maximize daylight
and views**

**Provide adequate and
high-quality lighting
and ventilation**

**Control the sources of
pollutants at building
entry points**

**Encourage social
interaction**

**Use non-toxic and high-
quality materials that
increase building comfort**

Limit noise pollution



Questions or comments
at this point?