

Greater North Park Community Plan Update



North Park Community Plan Update Advisory Committee Meeting
Garfield Elementary Auditorium
April 21st , 2010



City Planning & Community Investment Department

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
CPUAC Questions & Comment
 - Conservation Element
Community Questions & Comment
CPUAC Questions & Comment
- 7:00pm Community Mapping Exercise
 - Initial identification of Areas of Stability and Transition
 - Report outs
- 8:00pm Adjournment

Project Schedule 2010

March

Cluster 1

- Historic Preservation Element
- Urban Design Element
- March 20th

April

CPUAC 4

- Land Use Element
- Conservation Element
- Initial identification of Areas of Transition /Stability

“Open Mic”

- Hear from various community organizations
- April 26th

May

CPUAC 5

- Public Facilities, Services & Safety Element
- Recreation Element
- Economic Data
- Summarize existing planning documents

June

Cluster 2

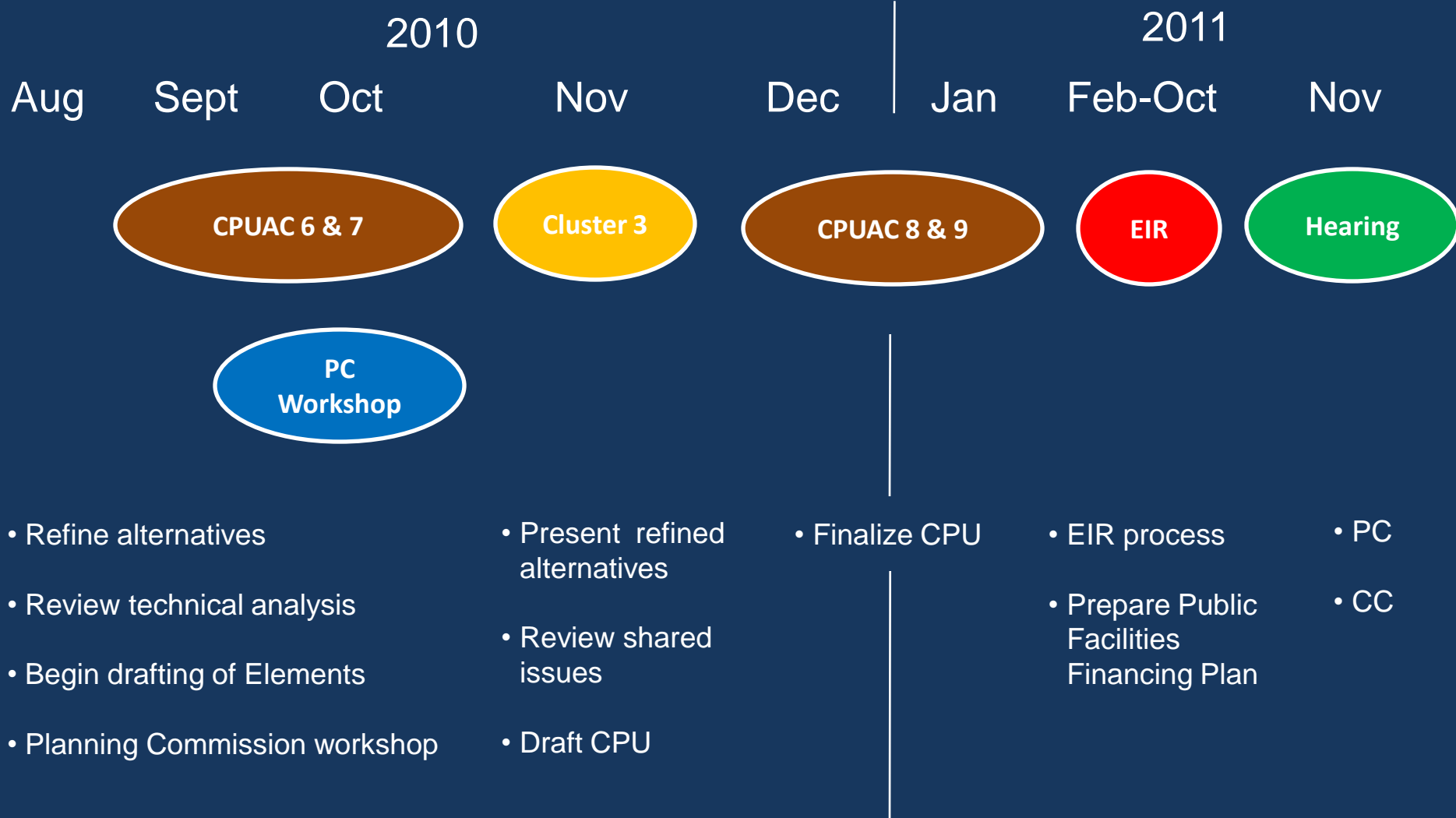
- Mobility Element
- Shared Issues
- June 23

July

Charrette

- Refine areas of Transition/Stability
- Identify village types/sites
- Identify opportunity areas
- Development of Plan Alternatives

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

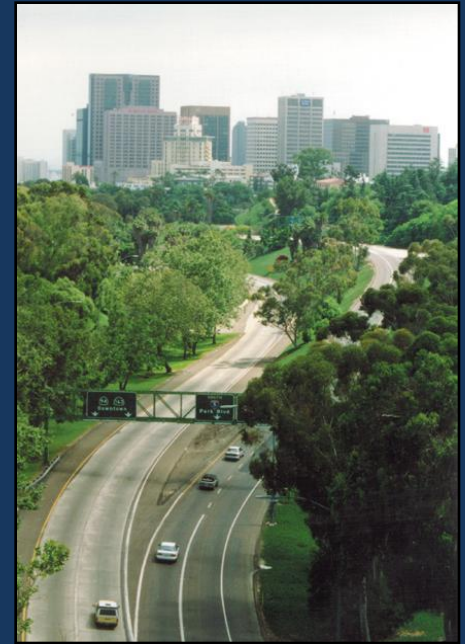
- Draws upon strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers
- Focuses on long-term economic, environmental, and social health of the City and its many communities
- Recognizes distinctive neighborhoods and open spaces



City of Villages Strategy

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

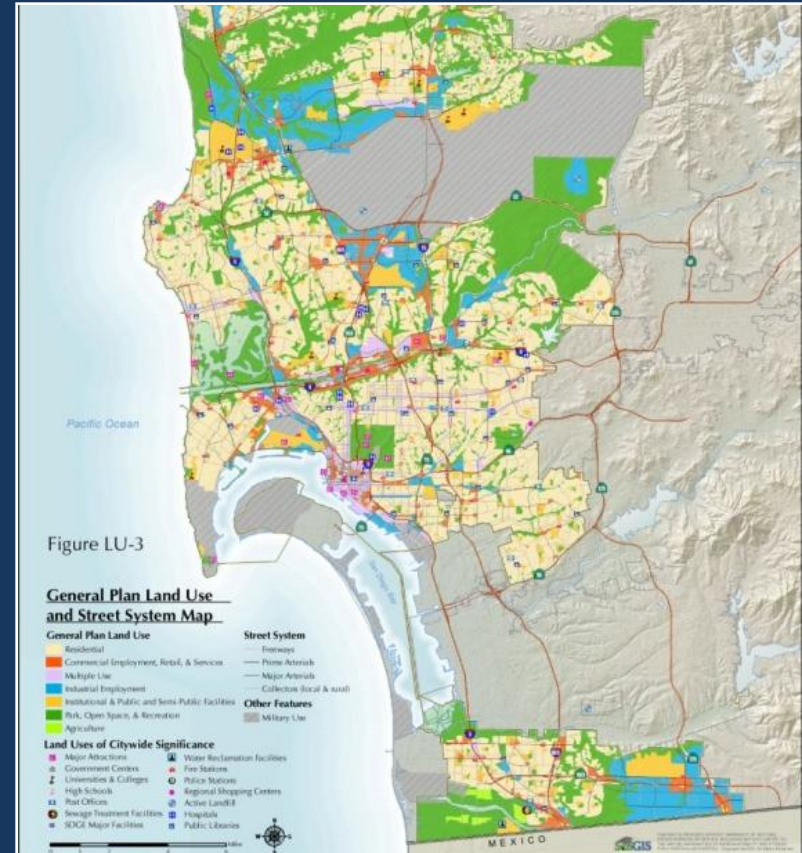
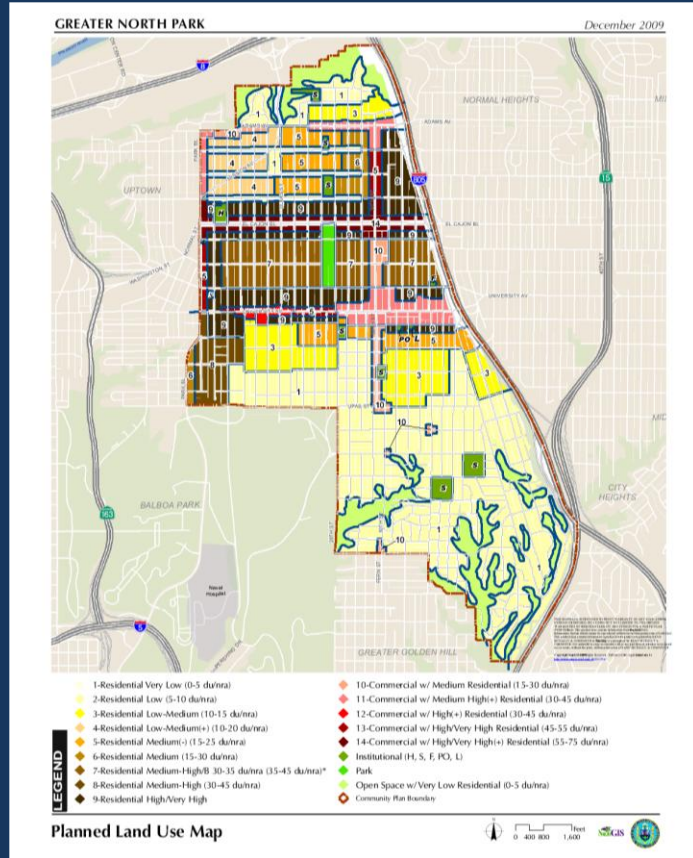
Update-specific direction:

- Identify villages and suitable mixed-use village development sites 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)



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

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)



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)

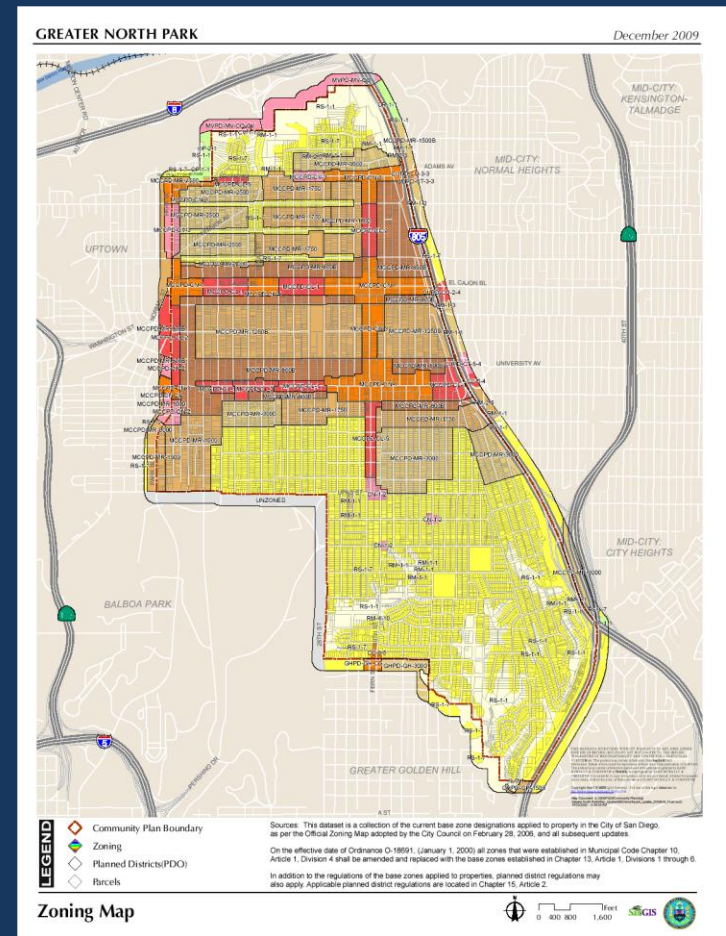
General Plan Land Use	Recommended Community Plan Designation	Use Considerations	Description	General Plan Density Range (du/ac) ¹
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, 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

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 :

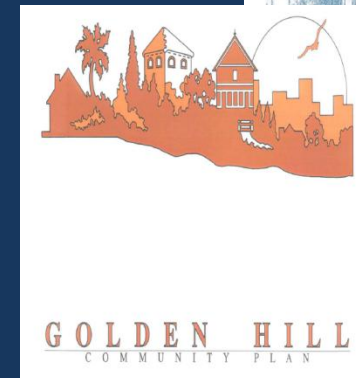
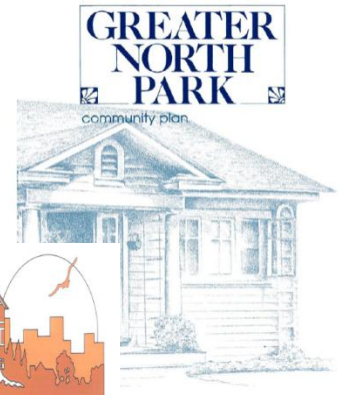
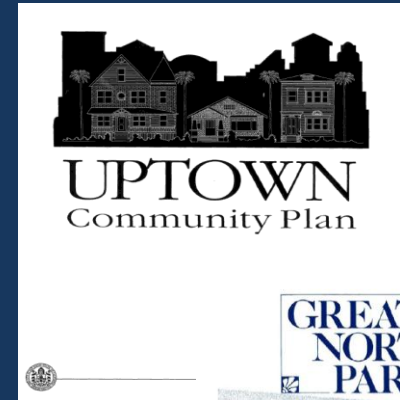
- Apply new Land Development Code zone packages to better implement policies recommendations in the General Plan and community plan (LU-F.1)
- Create and apply incentive zoning measures to achieve the desired mix of land uses and public benefits (LU-F.3)

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)

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



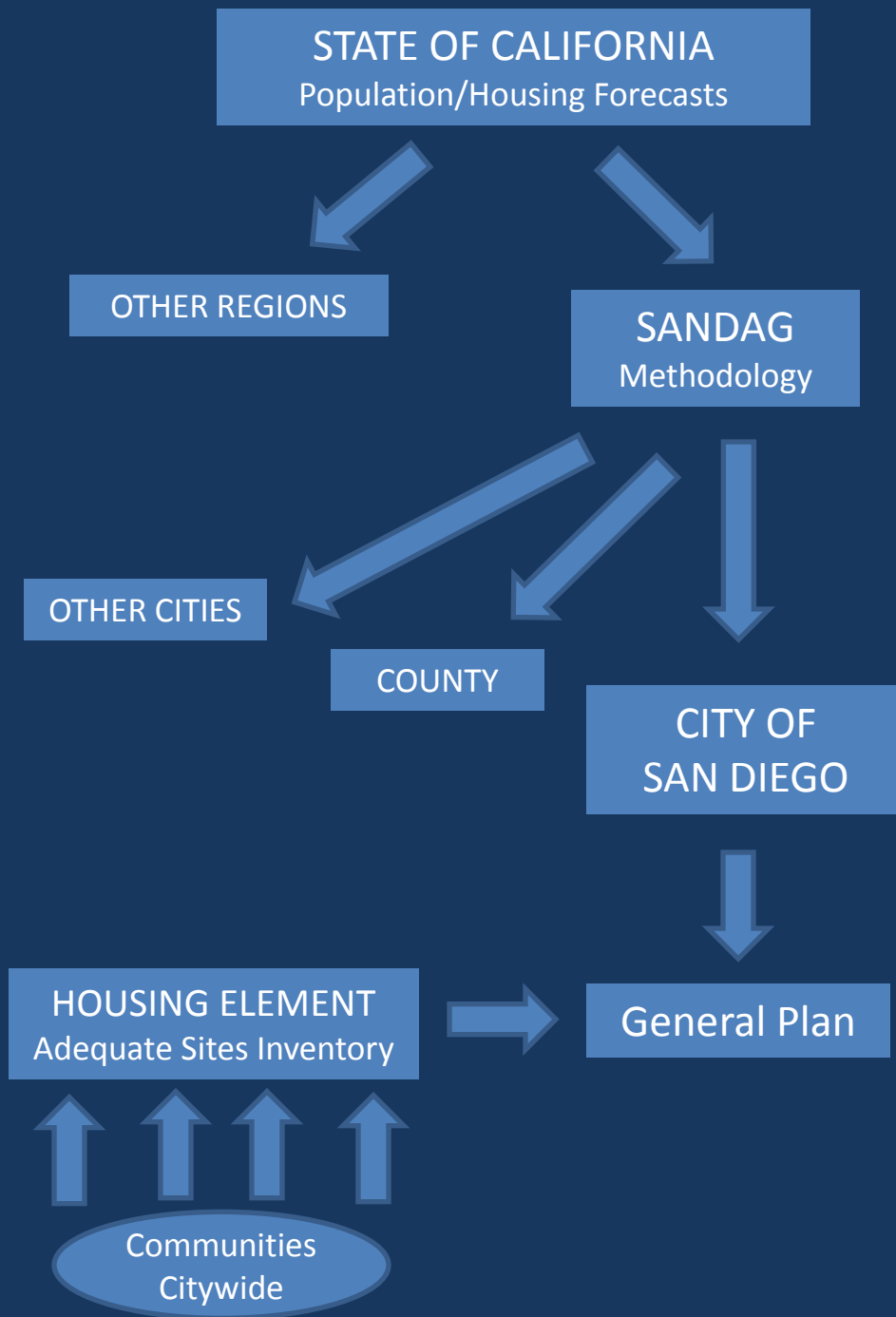
Community Planning

Policies cover:

- 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 plans are prepared, updated, and amended (LU-C.3)
- Review existing and apply new zoning during updates to ensure implementation of policies (LU-C.6)



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 .

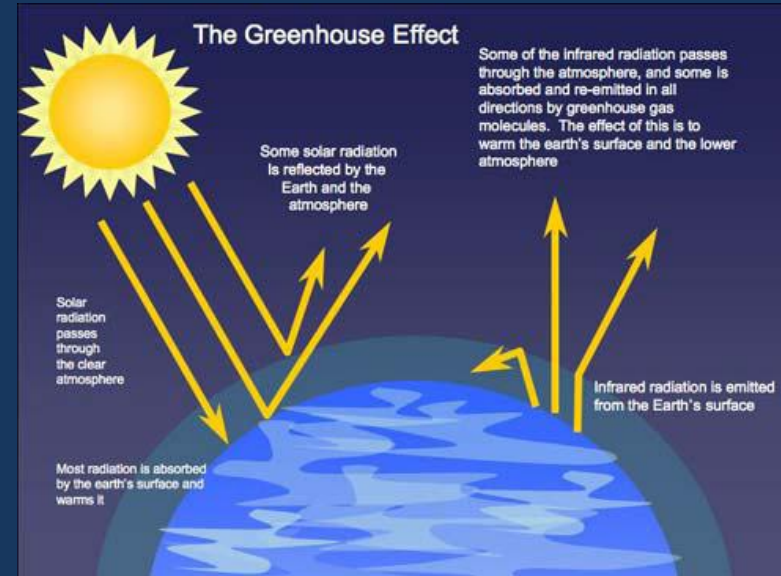
State Mandates

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





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.

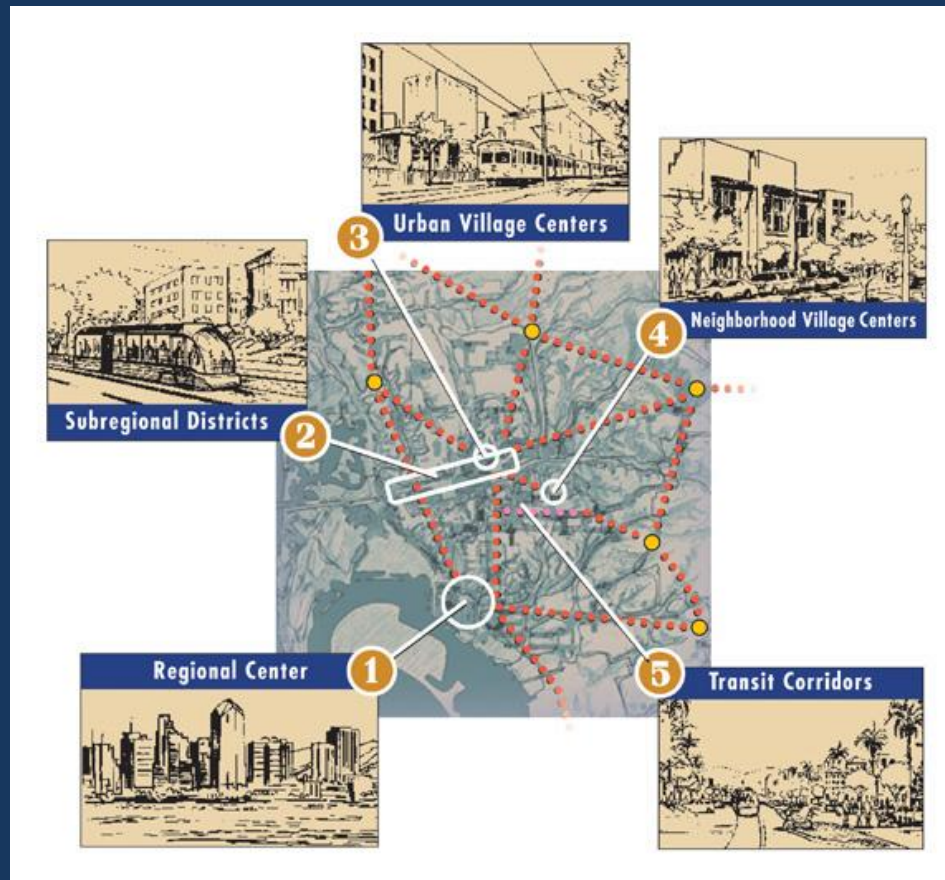
Climate Protection Action Plan (2005)

Update currently in progress

Policies

Climate Change & Sustainable Development

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



Policies

Climate Change & Sustainable Development

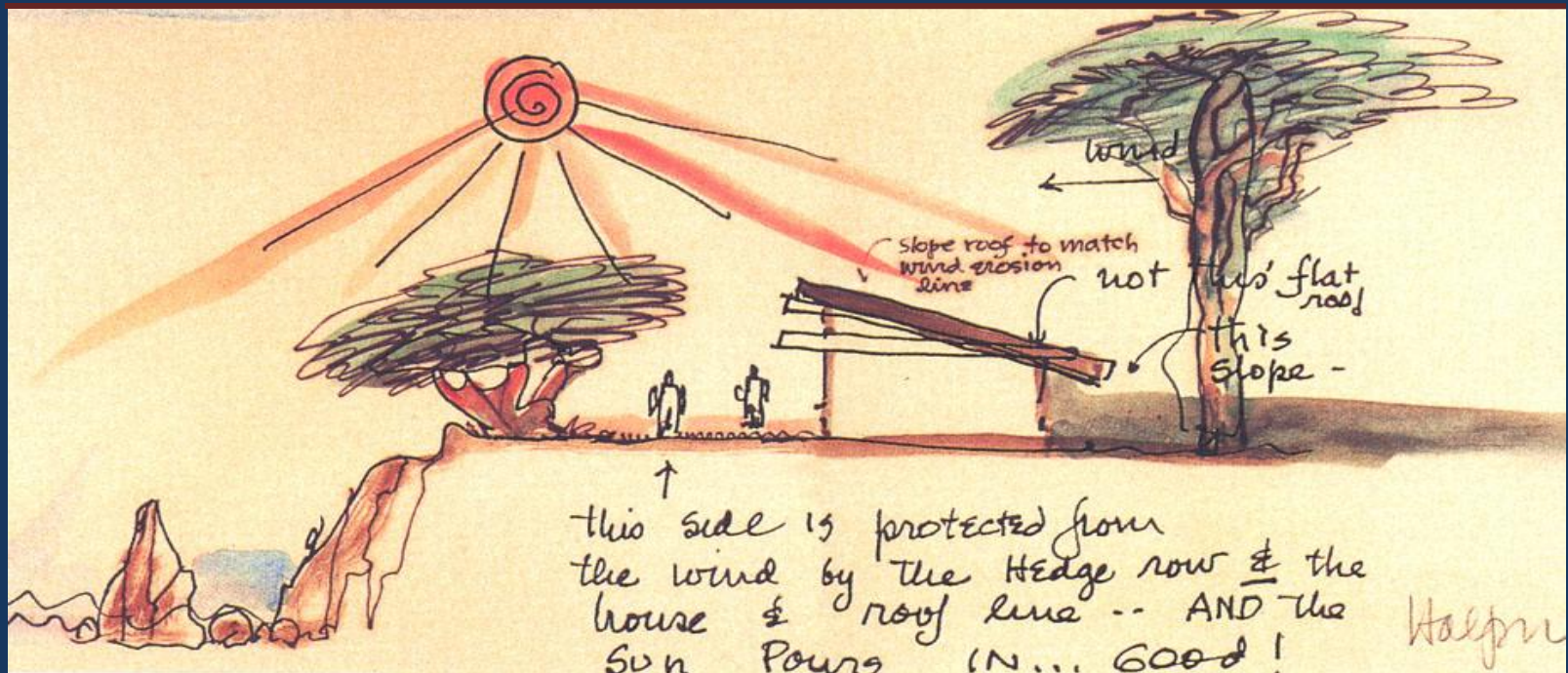
Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I-2, or by renovating or adding on to existing buildings, rather than constructing new buildings where feasible [CE-A.8].



Policies

Climate Change & Sustainable Development

Design and build energy efficient buildings where feasible using “green” technology and principles such as...innovative site design & building orientation that address es sun-shade patterns, prevailing winds, landscape, and sunscreens and; use of energy self-generation w/renewable technologies [CE-A.6].



Policies

Climate Change & Sustainable Development

Reduce the San Diego Urban Heat Island, through actions such as:

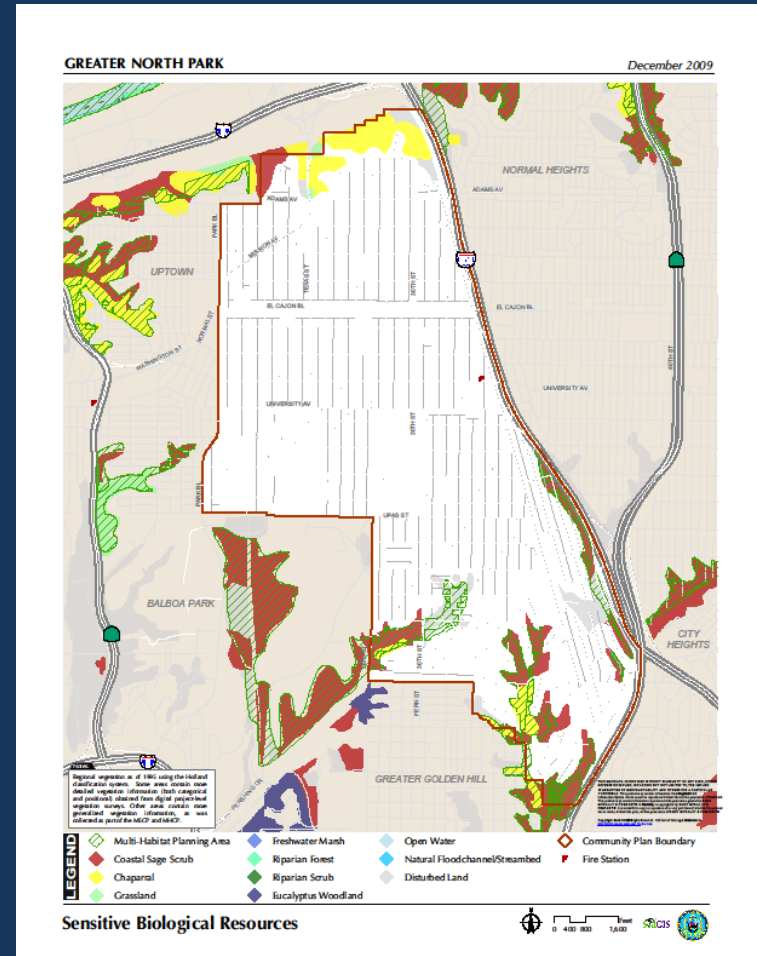
- Planting trees and other vegetation, to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots; and
- Reducing heat build up in parking lots through increased shading or use of cool paving materials [CE-A.129].



Policies

Biological Diversity

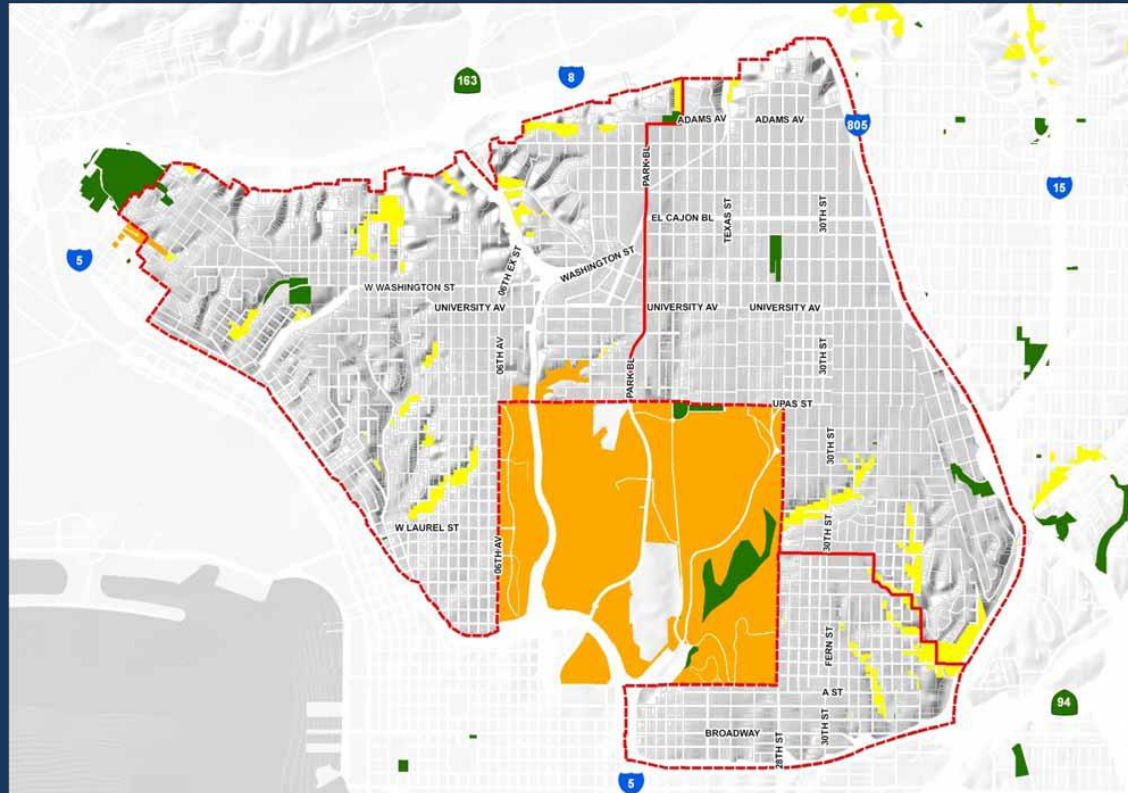
Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability [CE-G.1].



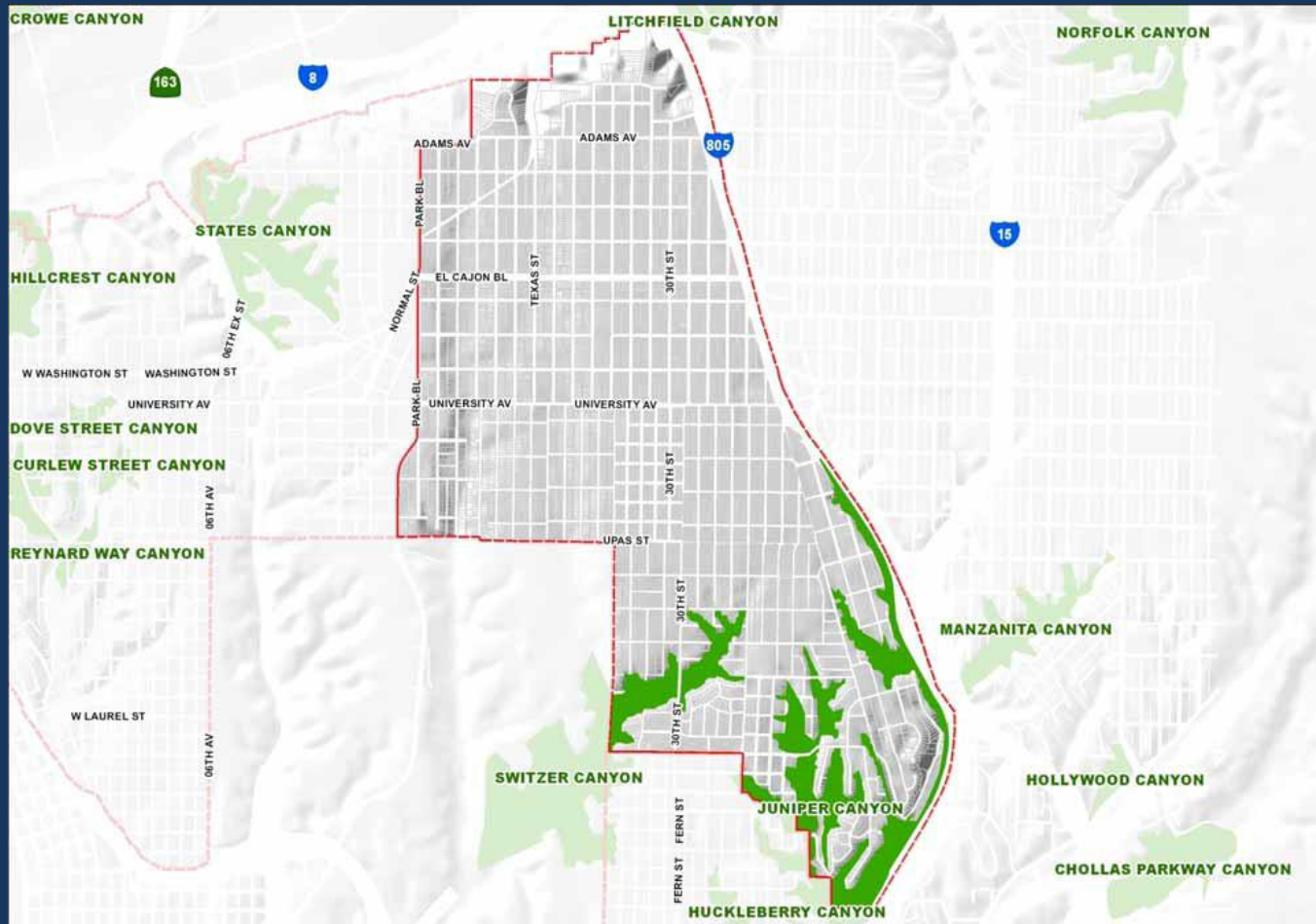
Policies

Open Space & Landform Preservation

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.1].



Open Space & Landform Preservation



Policies

Open Space & Landform Preservation

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



Policies

Coastal Resources

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

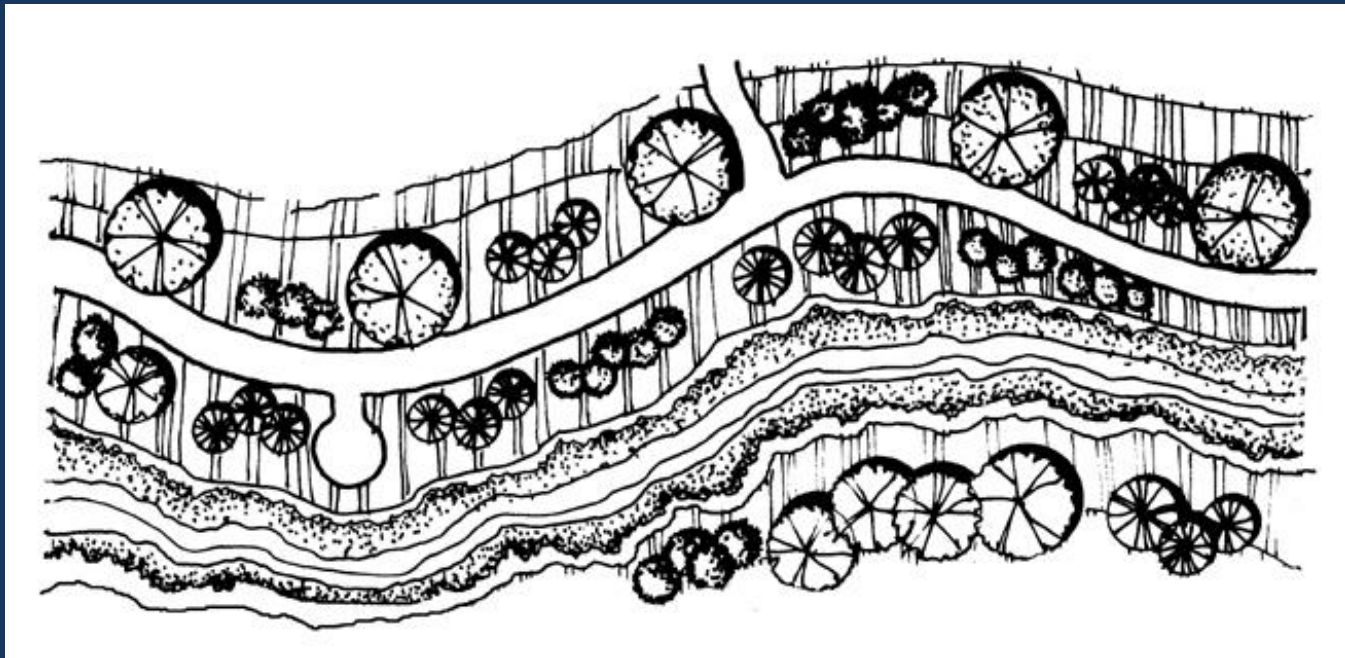
Encourage conservation measures and water recycling programs that eliminate or discourage wasteful uses of water [CE-C.7].



Policies

Urban Runoff Management

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 [CE-E.7].



Policies

Urban Runoff Management



Policies

Urban Runoff Management

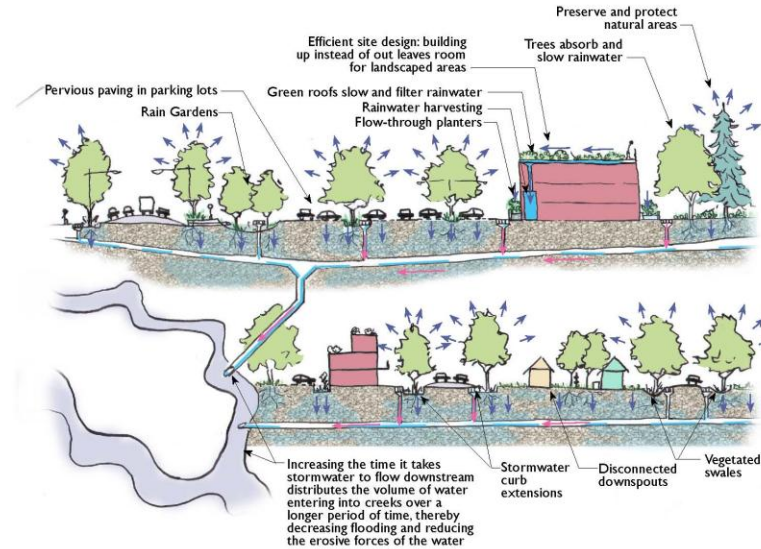
BALANCED DEVELOPMENT: A Greener Approach

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: PEAV, ROBERT FERRY - CITY OF PORTLAND

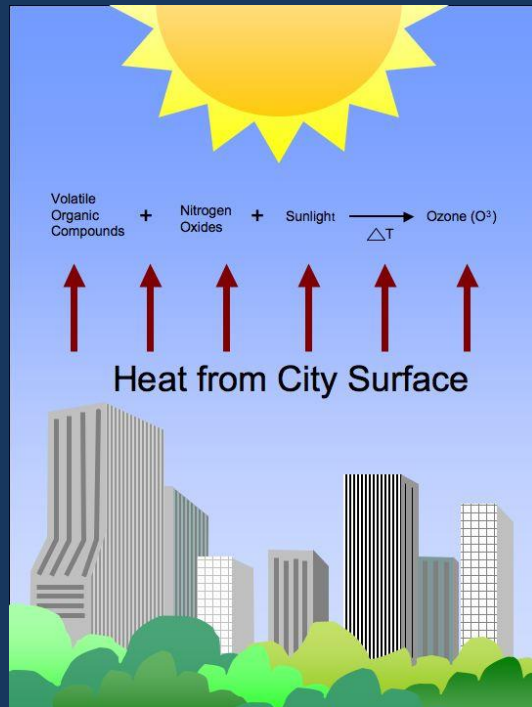
Figure 1-7: Infrastructure can help protect creeks and streams by capturing, slowing, and absorbing stormwater and filtering pollutants.



Policies

Air Quality

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



Policies

Urban Forestry

Develop, nurture, and protect a sustainable urban/community forest.

[CE-J.1]

Include community street tree master plans in community plans .

[CE-J.2]



Policies

Water Resources Management

Implement a balanced, water conservation strategy as an effective way to manage demand by...maximizing the efficiency ...through conservation measures/programs...[CE-D.1].



Some things to do

- Identify walking and bicycling improvements as alternatives to the automobile
- Identify historic resources to promote retrofitting and reuse of existing buildings.
- Develop a trails plan
- Identify view corridors
- Develop a street tree master plan
- Identify measures to capture and improve the quality of urban runoff

Tonight's Group Exercise:

Map & Describe Areas of Stability and Transition

This is an initial look at areas of stability and transition

These topics will come up again at the Public Charrette

Take a community-wide perspective to map and describe stability and transition for these aspects:

- Demographics
- Built Environment
- Economic Activity
- Cultural
- Other

Tonight's Group Exercise:

Map & Describe Areas of Stability and Transition

- 5 minutes Introduce exercise
Create separate work areas blending
Advisory Committee Members and Public
- 15 minutes: 1st Map & Describe: Areas of Stability
- 15 minutes: 2nd Map & Describe: Areas of Transition
- 20 minutes: Report Out
- 10 minutes Discussion/Comment