
SOCIAL NEEDS ELEMENT

OBJECTIVE

TO ESTABLISH AN ATMOSPHERE THAT ALLOWS OPPORTUNITY FOR HUMAN DEVELOPMENT AND INTERACTION BETWEEN ALL SEGMENTS AND AGES OF THE COMMUNITY, AND PROVIDES SERVICES, OFFERS PROGRAMMING AND GUIDANCE FOR THOSE IN NEED.

PROPOSALS

1. Religious Groups and Facilities

Building sites for religious institutions will be made available through negotiations between the interested groups and the developers. Specific sites are not herein designated to avoid pre-determination of how many, or how few, denominations are welcome. The flexibility of a policy of negotiation with groups seeking sites in the community is preferred. A community goal in these negotiations will be to meet the needs of the greatest number of residents with the least amount of service duplication. An effort will be made to achieve shared usage in buildings and facilities. Multi-sharing by time use differences will be strongly encouraged.

The City of San Diego Zoning Ordinance permits churches in the A-l-10 zone and all multifamily residential zones as an allowable use; a conditional use permit (CUP) is necessary to site churches in single-family residential zones. Churches are not permitted in the industrial and commercial zones proposed within the community.

Religious facilities will be encouraged to offer meeting rooms, childcare facilities and social programs that maximize their use and meet the social needs of the community. Siting of these facilities on a community-wide level will assure compatibility with adjacent land uses, traffic circulation patterns, and parking concerns.

2. Community Programs

Several community associations exist in Carmel Mountain Ranch. These include the Carmel Mountain Ranch Community Council, which advises the City of San Diego on land use and planning issues. In addition, there is a master business and homeowners association and a landscape maintenance advisory board. These groups are instrumental in setting up lines of communication between societal segments through the formation of subgroups that deal with problems arising within the community or between the community and its neighbors.