

OFFICE OF THE INDEPENDENT BUDGET ANALYST REPORT

Date Issued: March 14, 2007

IBA Report Number: 07-32

City Council Docket Date: March 20, 2007

Item Number: 53

Subject: Phase I Reformat of Planned District Ordinances

OVERVIEW

This item is adopting the Phase I reformat of the City's Planned District Ordinances (PDOs) that were introduced on February 20, 2007. Phase I includes reformatting the City's PDOs from Chapter 10 into Chapter 15 of the Municipal Code to be consistent with the format and philosophy of the Land Development Code.

The IBA supports Phase I of the Planned District Ordinances reformat project which improves efficiency by organizing the existing PDO regulations into a more user friendly format.

FISCAL/POLICY DISCUSSION

The Land Development Code applies to all premises within the City of San Diego. The 19 PDOs and General Provisions are an additional layer of regulations that apply to approximately one-third of communities throughout the City. The two-phase PDO project will consolidate the City's duplicative mini-codes (PDOs) into a single regulatory framework within the Land Development Code.

Since Phase I of the PDOs reformat project is improving the use of the existing regulations by reorganizing the PDOs into a new format consistent with the Land Development Code and no substantive changes are being made in Phase I, the IBA supports adopting this item.

Phase II will be an extensive process. Each PDO will be analyzed for consistency with citywide policies such as the General Plan Update, potential consolidation to citywide Land Development Code regulations, potential economic or redevelopment opportunities, and other potential streamlining improvements.

Each PDO will include community involvement and will be processed in conjunction with the Community Plan Updates. There are 46 Community Plans in the City of San Diego that require updating. Community input is an integral step in the process as it allows for all community concerns and/or suggestions to be addressed. Although the community participated during the Phase I process, nearly six years have passed since citizen involvement occurred in 2001. The IBA suggests that community participation continue throughout the entire process.

CONCLUSION

The IBA supports Phase I Planned District Ordinances reformat project which improves efficiency by organizing the existing PDO regulations into a more user friendly format. We want to stress the importance of community involvement in Phase II. Including the community will ensure that citizens participate in the decision-making process.

[SIGNED]

Angela Means
Fiscal & Policy Analyst

[SIGNED]

APPROVED: Andrea Tevlin
Independent Budget Analyst