

Greater North Park Community Plan Update

Meeting #4

Wednesday, April 21, 2010

Overview

On Wednesday, April 21, 2010, the Community Plan Update Advisory Committee (CPUAC) held its fourth meeting. The following information summarizes the:

1. Meeting process
2. Meeting agenda
3. Meeting comments

1. Meeting Process

Per the Brown Act (open meetings), the meeting was publicly noticed and open to public attendance and comment. Fourteen CPUAC members attended; in total, the CPUAC has 25 members. Eleven members of the community at-large attended. The room was arranged so that the CPUAC members were seated at rows of tables. The community at-large was seated at rows of chairs. The room arrangement recognized the formal role of the CPUAC to sustain the public discussion throughout the community plan update process.

City Staff began the meeting with a review of the agenda and a recap of the CPUAC Meeting #3. Then, two city staff members presented on the Land Use Element and Conservation Element. Throughout the meeting, comments were charted on large sheets of paper that were displayed on easels. These charted comments summarized the ideas that were shared during the meeting and are summarized in this document.

2. Meeting Agenda

The meeting was organized into these parts:

- Welcome and Introduction
- Review of agenda
- General Announcements
- Recap of CPUAC Meeting #3
- Presentation & Discussion of General Plan Topics (Land Use Element and Conservation Element)
- Community Mapping Exercise to Identify Areas of Stability and Transition

The bulk of the meeting was dedicated to the presentations on the Land Use Element and Conservation Element and the community mapping exercise to identify areas of stability and transition. The community members reported out at the end of the meeting about their mapping exercise.

3. Meeting Comments:

Throughout the meeting, participants were able to comment on the meeting's agenda topics. Their comments were charted by 1 outreach team member. The following pages provide a summary of the comments received as well as the requests or action items that City Staff will track and add throughout the CPUAC process and are provided in the following order:

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- a. Welcome and Introduction
- b. Non-agenda public comment
- c. Land Use Element
 - 1. Presentation
 - 2. Public discussion
- d. Conservation Element
 - 1. Presentation
 - 2. Public Discussion
- e. Community Mapping Exercise and Report Out

A. Welcome and Introduction

- 1) Introduction of team members and new member
- 2) Review agenda
- 3) Marlon Pangilinan, Project Manager
 - a. Project Schedule review
 - i. We had our cluster #1 meeting in March – historic preservation and design. Our consultants presented existing conditions and best practices. We did a mapping exercise of shared issues in the community regarding built form, mobility and land form. We'll be synthesizing that information.
 - ii. We're now in April and we're holding our 4th advisory committee meeting
 - iii. In April also we'll be having our first «Open Mic» event on April 26th. We'll be hearing from organizations; it's a bit of a show and tell night.
 - iv. In May we'll be going over public facilities, recreation element, economic data, and summarize some of the existing planning documents
 - v. In June, we have a Cluster Meeting scheduled for June 23rd on the topic of mobility and possibly going into more of the recreation element and the issue of equivalencies. That's a big topic to talk about.
 - vi. In July is when we are scheduling our charrette. That meeting has a design orientation. We'll be refining the areas of transition and stability, defining village types in the community. The result is plan alternatives.
 - vii. The next half of the schedule is a little more generalized.
 - viii. No meeting in August – staff time to refine alternatives and technical analyses.
 - ix. September/October advisory committee meetings will be during that time 6 and 7. As well, we'll be hosting a Planning Commission workshop regarding status of alternatives.
 - x. November, we'll be holding our 3rd Cluster Meeting to present refined alternatives and draft of CPU
 - xi. December and January, we'll be holding our Advisory Committee meetings #8 and #9.

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- xii. After January, the environmental review process will start and during that time we'll be preparing a public facilities financing plan as well.
- xiii. November 2011- planning commission and city council hearings

B. Non-agenda Public Comment

- 1) Question 1 from the public: Are you open to having any other additional information added to these maps?
 - a. Answer: Certainly, yes. Forward the information to us. The maps are on the website.
- 2) Question 2 from the public: I'm a little unclear how the committee was assembled, but if there are vacancies in the future I think it would be good in city staff could outreach to neighborhoods that aren't represented on the committee. I don't think there's anybody who lives between El Cajon Blvd and Adam's Avenue on the committee for example between Texas and 805. That would be a good area to target to recruit.
 - a. Answer: There was a set process to recruit and we will follow up with you about that.
- 3) Question 3 from the public: Is there some way that the comments that people make at these cluster meetings can get posted on the website so that people don't have to reinvent the wheel. They can see what's been suggested. I think that would be very helpful. Another thing that would be helpful would be a map of the area from the city of the improvements over time versus areas that haven't gotten any improvements. So that we can see the areas where maybe it's time for them to get some help.
 - a. Answer: We can follow up on that.

C. 1. Land Use Element Presentation - Marlon Pangilinan

- 1) Why are we going through this presentation?
 - a. The main reason is that when the General Plan was adopted they did come up with new policies and new directions that we want to trickle down in to the community plans. So we want the community plans to be consistent with the direction in the General Plan.
- 2) City of Villages Strategy
 - a. This is our strategy for dealing with future growth
 - b. It focuses growth into mixed use activity centers that are pedestrian friendly and that are centers of community and linked by regional transit
 - c. Focus growth where there is transit, goods and services within close proximity
 - d. Specific policies in the strategy include: identifying villages and using villages as vehicle for dealing with growth
 - e. Some of these villages are already existing; for example North Park identified general district as urban village. That's something that is already kind of established.
 - f. So, the villages will be identified with public input and tested with the environmental process
 - g. These villages come in different scales and sizes

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- i. Downtown
 - ii. Subregional employment areas
 - iii. Urban Village Centers
 - iv. Community and neighborhood village centers (more in line with the character of North Park)
 - v. Transit Corridors (more in line with the character of North Park)
- 3) General Plan Land Use Categories
 - a. When we put together the land use element, we looked at all the existing land use designations; there were 160 community plan land use designations. We wanted to bring consistency and a uniform nomenclature. So, we distilled the 160 land use designations into 30 general designations
 - b. New residential densities that the committee comes up with in the update we would have to reconcile those with what's in the general plan
 - c. Residential versus non-residential – we will further refine these in community plan update process
- 4) Consistency
 - a. This item ensures that zoning and land use policies recommendations are consistent and that the zoning enforces the land use policies. That is important because we've been hearing of a lot about projects coming through that are contrary to community plan. So this effort is going to try to reconcile that by having zoning that implements the land use policies in the community plan update.
 - b. So part of the process will be looking at a rezoning program that looks at existing zoning and determines if new zoning could better implement policies
 - c. Two zones in this community:
 - i. Mid City Plan District Ordinance
 - ii. City-wide zoning
 - d. As part of our update effort, we will be looking at the Mid-City Plan District Ordinance
 - i. We want to maintain and preserve intent of it, but see how that converts into city-wide zoning.
 - ii. Back when the Mid City PDO was put into place there were a lot of issues with community character, a lot of intent there for specific types of development and regulation pertaining to the community. The current zoning at the time didn't accommodate that.
 - iii. With the Land development Code update in 2000, it kind of became more sophisticated and included more community-orientated type zoning. A lot of that will be covered through the existing city wide zoning. Also we have the opportunity to come up with new zoning packages that better implement the policies. such as using the community plan overlay zone.
- 5) Community Planning
 - a. Obviously this is a a main facet in general plan land use element.
 - b. Community Plans are now integral parts of General Plan

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- c. In 1979 General Plan, there was nothing there for community plans
 - d. Now, we are making sure city-wide policies in General Plan are pervasive through community plan updates
 - e. We are going to be looking at how we interpret General Plan policies in context of the community and to preserve the diversity of the communities
- 6) So, we are going to establish land use community plan update as components with clear links to policies in General Plan so keep those in mind. We are going to require new development to meet minimum densities in community plan to maintain and meet housing goals.
- 7) We are going to be preparing community plans to address certain aspects of communities
- 8) We are going to be reviewing existing zoning and applying new zones as we move forward with the update.
- 9) Lastly, we are looking at maintaining or increasing city's supply of land designated for various residential densities in community plans
- a. Densities in communities regarding capacity
 - b. We are not going to be supporting massive down zoning in communities
 - c. General Plan policies deal with maintaining, shifting or increasing residential density in the community. That is because Community Plans are vehicles for implementing housing required by state law for the city to meet share of region's housing demand
 - d. We are going to be talking about how that capacity is developed and how the state plays a role in identifying what our regional goals are for housing demand. So I'm going to introduce Susan Baldwin at SANDAG to discuss the Regional Housing Needs Assessment Process.

Regional Housing Needs Assessment - Susan Baldwin, Regional Housing Planner with SANDAG

- 1) My primary responsibility has been to be the housing planner for San Diego region at SANDAG
- 2) There are two state mandates to be aware of as you are preparing the Community Plan for North Park.
 - a. Regional Housing Needs Assessment: This assessment affects/informs the city's housing element, which is a required element of General Plan. The goal of that is to make sure the region is meeting housing needs on jurisdiction-by-jurisdiction basis and in four income categories: very low, low, moderate and above moderate.
 - b. AB 32 and SB 375 which are two bills that are adopted by the state and address global warming and climate change. Those laws are calling for more walkable communities, reducing Vehicle Miles Transit in cars and light trucks and creating communities that are more supportive of transit, transit oriented development
 - c. Both state mandates work together to provide more housing types in communities some at higher densities, some at lower densities, more mixed use, more development near transit then we have a greater ability to deal with greenhouse gas issues and climate change issues

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- 3) Regional Housing Needs Assessment Process
 - a. SANDAG works with the state
 - b. State sends down target settings to the regions from the housing standpoint and SB 375 greenhouse gas reduction targets
 - c. From the housing standpoint, the state Department of Housing and Community Development work with the Department of Finance which projects population in all regions and jurisdictions of the state
 - d. Two state agencies work with SANDAG on growth forecasts to come up with region's housing need during housing element cycle.
 - i. The housing element cycle is not as lengthy as growth forecast
 - ii. The growth forecast goes out to 2050.
 - iii. Housing cycle only covers about a 10-year timeframe
 - iv. Numbers we are going to get from the state cover 2010 to 2020
 - v. State will give us a number after we had this consultation, then SANDAG's responsibility – this is part of state law - to allocate overall regional housing need number down to the jurisdictions
 - vi. SANDAG has a process with committees and people who have an interest in housing needs and we allocate it down to the city level in 4 income categories:
 1. Very low
 2. Low
 3. Moderate
 4. Above moderate
 - vii. Each jurisdiction gets four numbers they have to plan for in housing elements
 - viii. Jurisdictions then need to identify enough sites to accommodate the housing need number in 4 different income categories that are allocated by SANDAG
 - ix. The SANDAG Board of Directors, which has representatives from each of the jurisdictions, approves that allocation down to local level
 - x. The part of the process that is probably the most is the part where local jurisdictions need to do for the very low and low income households housing needs
 - xi. State says you have to identify sites that are 30 dwelling units per acre or more to deal with very low and low income housing numbers
 - xii. The city has interest in finding sites throughout the entire city to accommodate all the income levels, but particularly the very low
 - xiii. Last housing element, the city didn't have any problems identifying – the city had enough sites that they could identify to take care of low and very low numbers
 - xiv. We don't think the city will have a problem in meeting regional housing needs number
- 4) AB 32 and SB 375 laws
 - a. AB 32 is the underlying law called Global Warming Solutions Act
 - i. It's the nation's first law to limit greenhouse gas emissions

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- ii. It calls for reducing carbon emissions in California to 1990 levels by 2020.
- b. SB 375: This is one of the major implementation tool to reach AB 32 goals.
 - i. There are many of components that go into generating greenhouse gas: such as generating electricity to heat and cook
 - ii. This law focuses on land use and Vehicle Miles Traveled by light trucks and cars. So, the State is going to provide targets for regions to try and meet as we develop regional transportation plan
 - iii. As part of that, we are creating a Sustainable Communities Strategy (SCS). The purpose of the SCS is to reduce sprawl in region, and create communities with more walkability and ability to use transit to get to jobs and do errands

C. 2. Public Comment: City of Villages Strategy Section in Presentation slides 6, 7, 8, 9

- Public Question 1: North Park was selected as a City of Villages. We jumped through a bunch of hoops to get that designation. I'm wondering since North Park already has a lot of (word) housing than other parts of the city especially if you compare it per acre. Are we going to be forced to accept much more? It seems like city-wide they should average everything out, so we don't get stuck with 10 times our share because we're already leading the pack, I'm happy to say.
- a. Answer: That's been a question that's been consistent throughout the process as we'll be continuing to mull through.
 - b. Answer: Bill: Each community has an option to add more or reshape the unit count that they have in the plan, but you don't necessarily have to take on more. If it's something you wanted to do or wanted to do in a certain context or location or consider the movement of some of the density from one location to another that might be more appropriate. Those are the types of things under consideration.
- 2) Public Question 2: With these mandates, are people in other areas of the City for example, NTC, where they built very little of moderate housing. Is the city going to say you need to start building some of them here? Or are they going to get to build them somewhere else?
- a. Answer: Bill: We have 40 something communities, so we have a lot flexibility as to how we approach it as a whole. Our obligation is as a city as a whole to the state. Susan mentioned, we have a fair amount of capacity for the next housing element cycle for the next ten years and probably the following ten years. After that we start getting into a tighter situation, but we'll also be doing other community plan updates as well. If we don't meet our state obligations then:
 - i. It's a factor for getting state money for infrastructure and grants
 - ii. The state could force us to re-zone
 - iii. We want to be ahead of that game and shape our communities and city.

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- 3) Public Question 3: I'm getting a conflicting impression. I get the impression that the state has the mandate of each area has to take on so much of all of this. I'm getting the impression the city can pass it on [inaudible]
 - a. Answer: Bill: No, that's not what I'm saying. We can choose where we do it within the city and how we do it. We do have to meet state mandates. It looks like our current land use designations meet the state mandates at least for the next housing cycle, 20-year cycle. Up to 2050, it's going to be tight. We are not in the same situation as say a Poway would be in where they are going to have trouble meeting their state requirements. We have more flexibility.
- 4) Public Question 4: Does the city consider the City of Villages concept as a means to implement compliance with AB 32?
 - a. Answer: Bill: Yes.
- 5) Catherine: AC member, any questions or comments on the Villages section?
- 6) AC Member Question 1: Robert: The current housing cycle is 10 years. And we are in conformance up to 2020. Is the next housing cycle going to be 10 years or 5 years?
 - a. Answer: Susan Baldwin: The next housing cycle is from 2013 through 2020. It's actually an 8-year cycle. It's kind of confusing but we get numbers for a longer period of time, but essentially it would be easier to talk about it as a 10-year cycle. In the past that was one of things that we wanted to change the length of the housing cycle from a 5-year cycle to an 8-year cycle. That's what I was saying the information that we developed in conjunction with the City of San Diego shows that the City of San Diego has sufficient sites to deal with what might be assigned to them for the allocation in the next cycle. We don't know what that's going to be yet, but they didn't have any trouble meeting the last allocation.
 - b. Answer: Bill: The other thing that all jurisdictions have to demonstrate to the state is not just that we have the sites, but that we are able to deliver the sites affordably. That gets into the regulations.
- 7) AC Member Question 2: Robert: The reason I asked that question is with the anticipation that the community plans are going to be updated more frequently. And we are in conformance with the current cycle and presumably the next cycle, is it this community plan update that is going to deal with the zoning to accommodate these numbers or do you see it as the next iteration of community plan updates.
 - a. Answer: Bill: It varies on which community. Right now we are focused on urban communities, people of two communities and down by the border. Otay Mesa is adding units. The next round starting a few years from now will be the communities that were post-World War II suburb north of Mission Valley. And then Mission Valley. We'll be working on these communities and looking at how we accommodate state mandates each time. You see the life cycle community plans become a couple years and then we update it again. This will have to be updated around 2030.
- 8) AC Member Question 3: Susan: One of the concerns that I meant specifically to North Park in the last 6 or 7 years that I've been on North Park planning committee, there's a ton of new projects, a lot of new projects. Some have been

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- low income but most have been market rate either sale or rent. Because of the recession and unavailability of funding, the only availability of funding is low-income housing. And so, suddenly we went from 200 units probably over a 1000. It's been in progress. It's been impossible for any of our community planning groups to get a count of what is low income, moderate income, specialized, low income seniors. We get a number from the PAC which I also serve on. We get a number from the Housing Commission, which I don't serve on. But just to get a handle on what's going on is really, really difficult. Any time you represent the need to develop low-income work force housing, you need to give us a rolling number of what's in progress. Otherwise it's really hard to get our hands around it.
- a. Answer: Bill: We have hard counts of what we call deed-restricted affordable housing, subsidized. It is what keeps them affordable for 55 years. Those are easy numbers for us to produce. The hard part is market-rate affordable. The censuses won't get a snapshot every ten years and the community surveys of what that might be but because that can change and we don't regulate the prices. That can vary in any given year. The state law presumes that anything 30 units or more density is potentially affordable even though people have a lot of market rate units.
 - b. Answer: The state doesn't accept that 30 dwelling units per acre equates to affordability, it just provides the foundation for the subsidies that are out there to be used.
- 9) AC Member Question 4: Can I suggest since we are on a 10 to 20 year horizon that at our next meeting you give us that data if you have it available. Because I know a hell of a lot of processes for you. It's getting to be a tough thing to be.
 - 10) Catherine: One last question on this topic.
 - 11) AC Member Question 5: I'm new to this. Something that would help me is an understanding of what our total obligation is to this and what the distribution is. Have we reached those numbers that we're supposed to have? In addition to that, I would like to see if there is some way possible to see a map of where these locations are. I have no idea where these locations are.
 - 12) Answer: Bill: It's in our housing element, which is online, but we'll bring that to the next meeting. I think countywide, what's the projected growth? SANDAG projects about one million people countywide in the next 40 years and the city's share of that is about 40 percent citywide.
 - 13) Catherine: Going back to members of the public, on the general plan land use category and consistency topics, any comments on those topics?
 - 14) Public Comment: Don: On slides 16 and 17, who decides enough is enough? How are they going to equitably change the density numbers so that equally all over the city, not just transportation corridors which is the new word for shoving it in one certain area and withdrawing it in others rather than building it in certain places and providing transportation to those new places.
 - 15) Catherine: That's a bit like your first question about how are we going to distribute the density across the city. What we'll do is note that question and make sure it's part of the meeting minutes and something that gets carried forward into all the exercises. Don: Slide 17 density minimums.

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- 16) Public Question: Slide 12 land use category 4 lanes of zoning designations. And what they are equivalent to?
 - a. Marlon: Do correlate to the existing zoning and development code.
 - b. Public: Where do we find that?
 - c. You can look in the land development starting in Chapter 10 to Chapter 15.
 - d. Bill: This is actually something we are working on right now as we're doing the community plan updates. So in some of the communities, in order to implement the policies we're introducing these zones to implement it. For example in the General Plan we have the industrial called International Business and Trade for Otay Mesa coming up with a new zone for that. It's a bit of a work in progress for these updates.
- 17) Catherine: Any AC members?
- 18) AC member: Sounds like what Bill just said there will be some changes to zoning that come out of this community plan update process. They will be recommended by the planning department not by the advisory group. I just want some clarification about how that's going to happen.
 - a. Answer: Bill: It's all a package and so when we go to hearing we have a plan which is the land use policy and we'll also have the zoning to implement that policy. That's part of the decision making process. Some of the zones for example in Barrio Logan introduce opportunities for more affordable walkable ownership housing, so we're looking at row housing there. The land development code for row housing doesn't work well for Barrio Logan so we're looking at introducing some revisions and new tools in the land development code to implement that policy. That new zone would be available to any of the communities to be considered. Our approach to zoning is that it be an implementing tool to implement policy, not the other way around.
- 19) AC Member Question: Ask for one more clarification? So the policy is the big picture, broader focused? Zoning comes down to block by block, parcel by parcel, based on the policy then the planning department staff makes decisions on parcel by parcel what zoning changes happen?
 - a. Answer: The land use policy at the community plan level is parcel by parcel. What's the zone to implement that. There are aspects to that: land use and design. You could have the same land use but different design.
- 20) AC Member Question: Slide 17 which talks about maintaining or increasing the City supply of land designated for various residential densities as planned are prepared, updated or amended. The current community plan for North Park has a density bonus. Why is this something that I hear so much about?
 - a. Answer: Not everyone agrees that density that is bad. That's part of your discussion. Sometimes it's good, sometimes it's bad. It has to do with the context. Also more affordable housing, more workforce housing versus land cost. It depends on other things to: employment, parking, design, location, schools, parks, etc.
- 21) AC Member Question: We have a state mandate that we have to densify. Is there any state mandate that says that we have to provide the infrastructure to support that increased density with increased parks and community services?

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- a. That's why we are in the dilemma we're in and every other local jurisdiction is in. There's not state mandate for it. It's the local responsibility. One thing we are seeing in the state is more grant money waiting on infrastructure dollars for consideration. So, it might for example see more transportation dollars [inaudible] for a mandate that states it is for workforce housing, walkable, bicycling nearby, parks nearby scoring higher to get those dollars.
- 22) Just a comment: I agree, if we want economic growth, density is a way to achieve that. We need to decide how we're going to embrace it. Since we more or less support it and (inaudible) embrace it. Want to use all the tools. Design focus on transportation stuff [inaudible] Are we going to be able to use things like a form based code, things like that...? There are some limitation and restrictions.
 - a. Answer: We're exploring form based codes in LDC structure.
- 23) Catherine: To wrap up this piece of the conversation are there any comments from the public on the last two slides?
- 24) Public Question: Don: There are certain city restrictions on parking every 72 hours you have to move your car. So they have to start their car to move it around the block. How is SANDAG going to convince the city to change this antiquated, I call it stupid because what they basically do is create pollution.
 - a. Answer: Susan: It's a local law, requirement. The City of San Diego is the agency that would have to change that law. Whether that's a law in other cities, too and maybe that could be a policy or recommendation that comes back from some of the planning. There are multiple ways to reduce greenhouse gases. That would be something that ultimately the City of San Diego would have to make that decision. SANDAG is not in the position to impose [inaudible].
- 25) Public Question: Don: What's the follow up? Looking down the road in the future a lot. What is being made for electric mobility scooters, bicycles even motorcycles in the future and where we are going to park these things. Now they are offering rebates for them. Down they way we are going to see a lot more of that type of thing. Right now [inaudible] cars and trucks. Cars like trucks are gasoline powered. There's going to need to be a whole new designation of vehicles in the future and often there are bonus to embrace it.
 - a. Answer: Susan: We do have a climate action plan that was just prepared that has a number of recommendations in it that address that kind of issue.. We also have a regional energy plan. We are working on a lot of these issues. Now that RHNA/RTP must work together, laws working on concert.
 - b. [inaudible]
- 26) Public Question: [inaudible]
 - a. Susan: One of the things that the state law requires us to do is our regional public needs assessment that we are doing as part of the housing element, we have to do that in conjunction now with our regional transportation plan and as part of our regional transportation plan we have to have a land use plan. So, it's all starting to work together. People working on looking at locations throughout the region where it makes sense to have higher densities throughout the region. And we work with

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each jurisdictions to identify locations, most of which are in proximity to transit, light rail heavy rail, bus routes. These laws are working in concert with one another.

- 27) Do any of these plans address infrastructure?
 - a. Part of CPU process. New development can't fix existing problems. Will review through facilities finance plan. A lot of the infrastructure problems in the older communities, under state law [inaudible]. A lot of the infrastructure problems in the older communities, you can't charge for an existing deficit. So if anyone in this room owns a house that was built before the 1980s that home was built without paying for its infrastructure. It was just the practice of the time that these homes were put in by developers.
- 28) Catherine: Transition to AC members to talk before conservation presentation, any comments you would like us to get down?
- 29) No comments

D. 1. Conservation Element Presentation (Bernie Turgeon)

Bernie Turgeon, Conservation Element

- 1) The element has 12 sections
- 2) Emphasis: a lot of shared goals between sections
- 3) Purpose of conservation: long term conservation and sustainable management of the rich natural resources
- 4) Conservation: is the planned management, preservation and wise utilization of natural resources and landscapes
- 5) Sustainable development: is development which respects the balance and relationship between economy, ecology and equity
- 6) Why? Over the long term, conservation is the most effective strategy to ensure that there will be a reliable supply of the resources that are needed now and in the future
- 7) What resources? Water, land, air, biodiversity, minerals, natural materials, recyclables, topography, views, and energy
- 8) Benefits all people and future generations = equity
- 9) Local/Regional Initiatives and Strategies
 - a. Climate Change Action Strategy
 - i. SANDAG guide on climate change policy
 - b. Energy Policy Initiative Center (USD School of Law)
 - i. Greenhouse gas inventory and policy guide
 - c. City of Villages
 - i. 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 auto travel.
 - ii. Reducing dependence on automobiles reduces vehicle miles traveled which in turn, lowers greenhouse gas emissions
 - d. Community Plan Updates

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- i. Land use planning is key role of jurisdictions
 - e. Climate Protection Action Plan (2005)
 - i. Update currently in progress
- 10) Policies from the element
 - a. Climate change and sustainable development
 - i. Reduce City's carbon footprint
 - ii. Jurisdiction control over land use
 - 1. City of Village strategy
 - 2. Reduction of VMT
 - a. Getting people into alternative modes
 - iii. Reduce construction and demolition waste in accordance with Public Facilities Element
 - 1. Many energy inputs along entire supply chain for new construction
 - 2. Retrofitting existing buildings to modern standards can have a benefit for energy use
 - 3. Examples of buildings in North Park: condo conversions, historic designations
 - iv. Design and build energy efficiency
 - 1. Innovative design and building orientation
 - 2. Site planning and design
 - 3. Sun control
 - v. Reduce San Diego urban heat island
 - 1. Planting trees
 - 2. Reducing heat build up
 - b. Biological diversity
 - 1. Region's Multiple Species Conservation Plan
 - a. Local law
 - b. Protects biodiversity
 - 2. Some canyons in North park
 - c. Open Space and Land Form
 - 1. Policy on protection of land forms
 - a. Identifies open space inclusive of many factors
 - 2. Existing open spaces in North Park communities map (see presentation)
 - a. Florida Street canyon land form
 - b. Identification of significant view corridors in community
 - c. Compatibility of development along canyons
 - d. Interface with Balboa Park
 - 3. Maximize incorporation of trails and greenways linkages to open space and recreation areas
 - a. Need for greenways in North Park particularly northern part
 - b. Community has talked about Upas Street Texas street

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- c. Potential to “green up” Florida Canyon / Florida Street
 - d. Photos illustrate healthy, contiguous street scene makes difference with urban trees
 - d. Coastal Resources
 - i. Watershed management practices designed to reduce runoff and improve quality of runoff
 - ii. Any water from rainfall landscape irrigation has the potential to reach the bay
 - iii. Regulated by state and federal agencies
 - iv. May look at community-specific solutions to water quality in community plan update
 - e. Urban Runoff Management
 - i. Policy objective to manage floodplains
 - ii. Quantity and quality of runoff
 - iii. Photo shows street trees with permeable pavement
 - 1. Improves runoff
 - 2. Improves aesthetics
 - a. Graphic showing hydrology cycle and how it relates to the built environment
 - f. Air Quality
 - i. Preserve and plant trees and vegetation
 - ii. Graphic showing air pollution forming
 - 1. Urban heat island
 - 2. Chemicals in the air
 - 3. Sunlight as catalyst
 - 4. Carcinogenic pollutant is regulated
 - iii. Trees sequester carbon and ozone = benefit
 - g. Urban Forestry
 - i. Develop, nurture and protect a sustainable urban/community forest
 - ii. Include community street tree master plan in community plans
 - 1. Look more critically on street trees that are used
 - 2. How to improve health of street trees
 - iii. Aesthetic of street trees
 - 1. Palm trees are historic trees
 - 2. Add architectural element
 - iv. Benefits of urban forestry – shading
 - 1. Combine the two in certain streetscapes
 - h. Water Resources
 - i. Water conservation is citywide issue
 - ii. Ex: drought resistant median landscaping
 - 1. Aesthetic benefits
- 11) Some things to do
 - a. Identify walking and bicycling improvements as alternatives to the automobile

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- b. Identify historic resources to promote retrofitting and reuse of existing buildings
- c. Develop a trails plan
- d. Identify view corridors
- e. Develop a street tree master plan
- f. Identify measures to capture and improve quality of urban runoff

D. 2. Public Comment on Conservation Policies

- 1) Public Comment: Don: The push now to reduce water equal to conserving. My neighbors put in xeroscaping, but in reality what they are doing when they put in gravel or sand, they are increasing need flow. The cost of putting in the xeroscape would pay for maintenance on a decent pond for many years in the future, so there's some equality there. The pictures you show nice lush parkways by the sidewalks and green lawns. People are very happy to walk down those streets with their dogs or whatever. Not so much the other. We have a hard time in North Park getting the city to plant palm trees because the city arborist doesn't want to plant palm trees because they have to pay some money to trim them. Even though palm trees are historic for our area.

AC Members Comments on Conservation Policies

- 1) AC Member Question: Street trees and if the city thought about maintaining them
 - a. Answer: New landscape ordinance an the emphasis is on drought tolerant so the tree doesn't take much water. It's a big issue right now for what department is responsible for the money for maintenance of what we think are very important design features especially of park. [inaudible] There are mechanisms to go beyond city standard [inaudible]. Mature trees don't take much water. Probably reduce grass parkways. Maintenance is a big issue.
- 2) AC Member Question: Related to that. All the things that everyone is just talking about is that message permeating now through the City to DSD, engineering and other departments. This is apropos of something that came up at the planning committee meeting. The city is doing mitigation on Texas Street they told us the city said they can't do any landscaping. This is great and I'm glad we're going in this direction, but can we go a little quicker and get the rest of the city on board?
 - a. Answer: Bill: Yes. Frankly it's a conversation we're having right now. I can't say this is how it's going to be resolved. [[inaudible] Keep talking to your decisionmakers
- 3) AC Member Question: My follow up on this is how is this happening? Are you being invited to sell this to DSD? How are you integrating this throughout the city?
 - a. Answer: It's the operating department that has to maintain it and they don't have the budget to do it. It's a question of budget priorities.
- 4) AC Member Question: Develop the trails plan. I hope that is being done in the same understanding of preserving the habitat areas that are already designated. I know the canyons are looked at as opportunities for recreation and trails open

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- space, but that is the first thing that drives the habitat out, animals out. The trail plan should be separate from the habitat plan. Rather than be seen as an opportunity for a trail, the habitat preservation should be a priority.
- 5) AC Member Question: To follow up on trails and conservation element: Also incorporate some sort of policy to try to remove and not install any additional utilities in habitat corridors. The ones that are existing having them removed at some point and not installing anymore.
 - 6) AC Member Question: I just want to say thank you to Bernie for putting retrofit and adaptive reuse first as a methodology. The greenest building is the one that is standing. We really would like to see some green buildings and we don't want to see them sacrificed as a justification because they happen to be on a transit corridor.

E. Community Mapping Exercise and Report Out

- 1) Design of Exercise:
 - a. Blend everybody into 4 working areas
 - b. Pass out 2 maps to each group
 - i. Stability map
 - ii. Transition map
 - c. Identify what's changing in these different areas or what is staying the same.
 - d. Use the same colors. Blue pen and focus on the first category: demographics (stable or changing) of stability and areas of transition
 - e. Collect maps at end
- 2) Clarification on stability and transition
 - a. Write in the notes why you think it's an area of transition or stability. It might be a transition you don't like or market pressure or opportunities. Areas of stability are areas that are stable for certain areas. Because building stock is not changing. Use notes to say if you like the change or stability.
- 3) Group exercise
- 4) Wrap Up: Bill: We'll be coming back to this exercise during the charrette in July. Thought it would be helpful to get a head start on this through the meeting. We stole this from Denver – the idea of identifying areas of stability and areas of transition. With the City of Villages there's a fear that we're looking to blanket the city with high rises like mid-town Manhattan, which is not the case. We want to identify in all the communities, areas you think are stable and pretty good the way they are or you don't like the way it is. Areas in transition either for good or bad reasons, areas that need the focused attention of planning. These older areas, the policies are in place and confirming the policies. Then there's areas that need to be some focused attention. Whether that focused attention is facilities, economic, urban design, land use. Charrette process is more productive because you can focus on those areas.
- 5) Report out: Themes, ideas we can start thinking about areas of stability and transition
 - a. Group 1: (Refer to map) Transit corridors and impacts that will be felt. We think that along the major road there's going to be lots of impacts.

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- Impacts to traffic depending on mobility plan. New areas of motorists to use north and south, east and west that will drastically affect our neighborhoods. If the economy gets worse then a lot of the housing that's stable right now will become group housing real easily change the whole flavor of certain neighborhood. More building on Park Boulevard, Florida Avenue and around water tower.
- b. Group 2: Our transition was very similar. What is in transition. There's a lot on 30th Street, University restaurants, bars. We also noticed transportation corridors are pretty much going where the transition areas. Our stability areas have older presence. Western part, southern parts are more stable. The park here (refer to map) is in transition, not in a positive way. Culturally we are seeing culture changes along corridors.
 - c. Group 3: We identified that we have built environment stability areas along these canyon roads at the north end of North Park and along this canyonlands in the south land of North Park. Looking at demographic changes, more families with kids moving into north end of North Park. Built environment is stable but the demographics are changing in a way we hadn't seen in a decade or so. Looking at economic changes. Seeing that this 30th Street corridor and University Avenue changes are driving economic improvements both ways from 30th and University. We are seeing an increase in demographics where people are doubling up. More people living per apartment buildings. Florida Canyon, great increase in low-income housing. Three different projects in this area. Densification and lower income. The Florida Canyon, Myrtle. This area of University kind of adjacent, stable with nothing happening, no economic driver. Ripe for better redevelopment. Identified these two parks: water tower and near the water tower are declining, economic decline. This park, Bird Park, remaining stable and positive. Any park space we get we use. (Refer to map). Southeast area of North Park.
 - d. Group 4: Stability areas are similar to everyone else, single-family homes in northern part and southern part. Transition going on in transit corridor and commercial corridor. Focused more on transition maps. Pressure on University corridor in addition to the changes that are going on connecting to 30th all the way to Upas. A lot of the new cultural changes to surrounding areas. The new developments, Boulevard, Renaissance changes to demographics. Affordable housing, mobility issues between Park Boulevard and I-805 are ongoing. The other transitions that are going on: narrower streets in residential streets. Parking on both sides, pedestrian hazard impeding flow of traffic. University Avenue is area of changes while Park is stable for variety of reasons. Transitional impacts on existing residents in those new commercial areas. Increased nightlife.
- 6) Summary: As we go forward to charrette we'll be doing more with these.
- a. [inaudible]
 - b. Community and all of us are concerned with reducing carbon footprint
- 7) What's coming up

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- a. Open mic presentation: Next Monday night in Santa Fe room at Balboa Park from 6 to 9. 15 groups confirmed and presenting. This will not be an official advisory committee meeting. [inaudible]