



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 4, 2015

REPORT NO. PC-15-062

ATTENTION: Planning Commission
Agenda of June 11, 2015

SUBJECT: Status of Community Plan Updates

SUMMARY

This is an information item on the status of community plan updates currently underway.

BACKGROUND

The City's General Plan (2008) sets the long-range vision and comprehensive policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. The General Plan incorporates the City of Villages strategy to direct growth into mixed-use activity centers connected by the regional transit system, while also valuing San Diego's varied topography and distinctive neighborhoods. The General Plan has ten elements: Land Use & Community Planning (Land Use Element); Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; Noise; Historic Preservation; and Housing.

The City has 52 community planning areas and 48 community plans. These community plans are an integral part of the General Plan as they provide parcel-level land use designations, focused policies, and implementation recommendations that work to further implement citywide and community goals. In addition, as a part of the community plan update process, anticipated public facilities are identified and an "Impact Fee Study" (formerly known as Public Facilities Financing Plans) is prepared to account for facilities needs resulting from changes in future land use, and to update costs associated with new public facilities.

DISCUSSION

Each community plan is a unique reflection of the issues and trends facing the community. Community plans help shape the future of the community by guiding future growth, protecting neighborhood character, addressing sustainability, creating new economic opportunity, and enhancing the quality of life. Since the General Plan was updated in 2008, the City Council has adopted new community plans for Barrio Logan, Otay Mesa and Ocean Beach. The Otay Mesa update is currently in effect, the Ocean Beach Community Plan is awaiting California Coastal Commission certification, and the Barrio Logan Community Plan was repealed by voter referendum.

The Planning Department is currently updating ten community plans as shown on Attachment 1 and further described in Attachment 2. Key milestones are summarized in the following table.

	Community Plan	Milestone	Adoption Hearings	FY
1	Grantville Focused Plan Amendment	Final Environmental Impact Report (FEIR) – April 2015	May 2015	15
2	Southeastern	Draft EIR – June 2015	Nov. 2015	16
3	Encanto	Draft EIR – June 2015	Nov. 2015	16
4	San Ysidro	Public Review Draft Plan – April 2015	May 2016	16
5	Uptown	Public Review Draft Plan – June 2015	June 2016	16
6	North Park	Public Review Draft Plan – June 2015	June 2016	16
7	Golden Hill	Public Review Draft Plan – June 2015	June 2016	16
8	Old Town	Discussion Draft Plan – June 2015	Sept. 2016	17
9	Midway - Pacific Highway	Public Review Draft Plan – June 2015	Sept. 2016	17
10	Mission Valley	Consultant contract – June 2015	April 2018	18
	Clairemont	Proposed FY 2016 Initiation		
	Kearny Mesa	Proposed FY 2016 Initiation		

Lessons Learned

Several of the updates have taken longer than anticipated to complete. Staff has identified key obstacles to plan preparation and instituted changes as described below:

- Project management. Focus on a team approach and ensure adequate multi-disciplinary resources are available to proceed on schedule. Starting in FY 16, a new Senior Management Analyst position will provide administrative oversight and contract management assistance.
- Consultant selection. Community plan updates were often delayed due to a lengthy consultant contracting process. In response, the Planning Department conducted a competitive process and recently secured City Council approval of four, as-needed, five-year consultant contracts. These contracts will allow the department to issue task orders that can be processed in 2-3 weeks when consultant work is needed.
- Environmental and traffic studies scope of work. Establish a scope of work for travel modeling, forecasting and California Environmental Quality Act review that strikes an acceptable balance between project-level and program-level results.
- Identification of different types of updates. Recognize that not all updates require the same scope of work and budget. Classify updates as: comprehensive, focused, or clean-up efforts. Comprehensive updates would cover the full range of update issues. Focused updates would emphasize specific areas of change and targeted issues. Clean-up updates could involve re-formatting of community plans, updating baseline information, and addressing limited new issues with minimal or no land use changes.

- Public outreach efforts. Continue to work through community planning groups as the primary point of contact with communities. Reach out to additional stakeholders through workshops, design charrettes, walk audits, surveys or other means. Include web-based and social media outreach opportunities. Set clear expectations for the number of community meetings to be held, and the length of time allocated to review draft documents.

These improvements will help ensure future updates consistently meet schedule and budget expectations. It is also important to note that after many years of budget cuts the Planning Department was restored as its own department and staffing levels and budget allocations for community plan updates have been increased. The increased staffing adds additional depth to the department and helps make it possible to more consistently meet schedules. Future comprehensive updates, beginning with Mission Valley, are anticipated to be completed within a three-year timeframe.

Work Program Evaluation Factors

As work on the plans in process concludes, there will be new staff capacity to start new updates. Over the past year, staff has developed a data-driven prioritization system to help inform the Planning Department's community plan update work program. The evaluation factors are summarized below and further described in Attachment 3.

- Age of plan. Older community plans are generally in need of an update. However, some older plans may still be largely relevant and only require a "clean-up" update.
- Community plan amendments. A high number of plan amendments may indicate that changes are needed to ensure that the community plan maintains relevance in light of development pressures; that cumulative issues are being addressed; and that aspects of the plan, if any, that are unnecessarily triggering plan amendments are resolved.
- Population and employment growth. Communities that have a high potential for population and employment growth may need refinements in their community plans to address public facilities needs, multi-modal mobility, urban design, sustainability and other factors. In addition, staff considered whether a community includes former redevelopment agency lands, since the City still encourages public and private investment in these areas.
- Transit Priority Area (TPA). A TPA is an area within one-half mile of a major transit stop that is existing, or planned as a part of the Regional Transportation Plan. Communities that have high TPA coverage would score higher in this category, in recognition of the policy support for transit-oriented development in the City's General Plan and at all levels of government. In addition, the City's Draft Climate Action Plan calls for increased transit, walking and biking to occur in TPAs. This factor also considered whether planned transit improvements would be implemented in the near- or long-term.
- Parks deficit (2030). Communities that have a high park acreage deficit per General Plan standards would receive a higher score in this category, in recognition of the need to identify additional park acreage and/or equivalencies as a part of a community plan update.

Additional factors that were not quantified, but are important to consider include:

- Community support. Staff works in partnership with the community planning group and other stakeholders when conducting community plan updates; and
- Ability to leverage funds. Availability of grant funding, or other sources of funding, could help influence when an update is initiated.

The 20 highest scoring communities, at this time, are shown on Attachment 4.

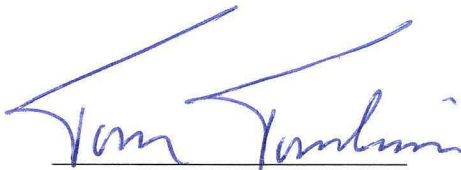
Public Outreach

At the Community Planners Committee meeting of February 24, 2015, staff presented an overview of the Long-Range Planning division work program including a community plan update status report. The draft community plan update evaluation factors were discussed at a CPC ad-hoc committee meeting on March 24, 2015, and brought to the full CPC as an action item on April 28, 2015 where it was approved by a vote of 15-0-2.

CONCLUSION

The preparation of community plan updates is a core function of the Planning Department. Staff welcomes the opportunity to provide the Commission with a status report and to hear Commission input on community plan updates underway, lessons learned to improve the update process, and the new methodology to prioritize updates. Staff will also discuss how the community plan update program fits into the overall Long-Range Planning division work program.

Respectfully submitted,



Tom Tomlinson
Interim Director
Planning Department

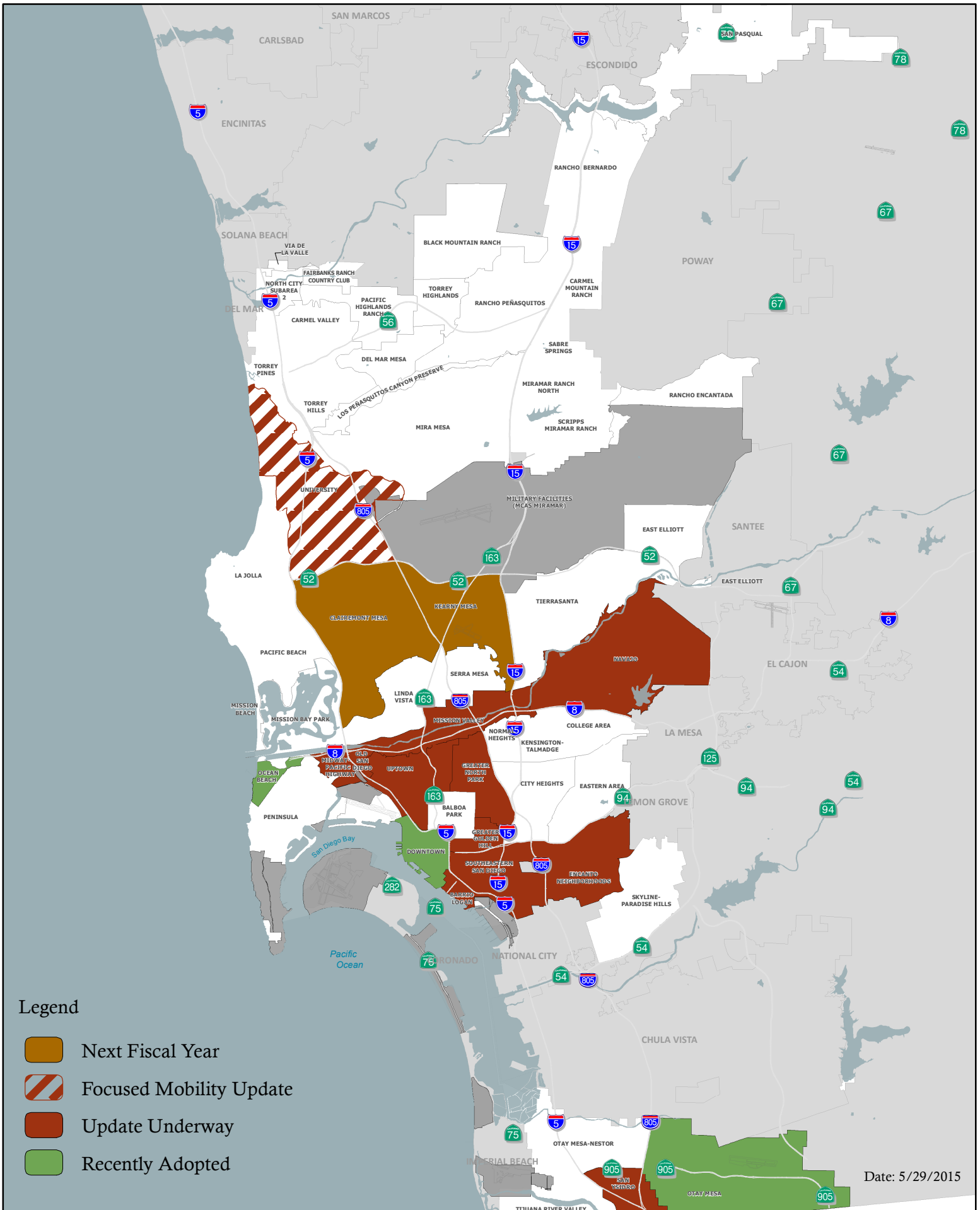


Nancy Bragado
Deputy Director
Planning Department

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Attachments:

1. Community Plan Updates Map
2. Community Plan Update Summaries
3. Prioritization Factors
4. Scoring Results



Summary of Community Plan Updates

Grantville Focused Plan Amendment – Navajo Community. The Grantville Focused Plan Amendment (FPA), developed through significant public outreach, seeks to revitalize approximately 280 acres within the Navajo Community Planning Area. The project would be consistent with and further implement the City's General Plan. The FPA proposes concentrating new housing density and commercial uses in the area around the Grantville Trolley Station, thereby supporting regional mobility goals to encourage development around Village Centers, promoting the use of public transportation, and reducing vehicle trips and infrastructure costs. Objectives of the Grantville FPA include: to promote Transit Oriented Development (TOD) within walking distance to the Grantville Trolley Station, promote revitalization of properties which are underutilized; promote a multi-modal transportation strategy including walkable and bicycle-friendly streets; provide additional market-rate and affordable housing opportunities consistent with a land use pattern that promotes infill development; and facilitate implementation of the San Diego River Park Master Plan.

Southeastern San Diego and Encanto. The City embarked on the update to the Southeastern San Diego (SESD) Community Plan in April 2013 and is scheduled to be completed in December 2015. This effort will update the 1987 SESD community plan, resulting in two distinct new community plans for the Encanto Neighborhoods and Southeastern San Diego. The update effort will create two Impact Fee studies, as well as rescind the existing Southeastern San Diego and Mount Hope Planned District Ordinances and replace it with City-wide zoning and a Community Plan Implementation Overlay Zone (CPIOZ). A comprehensive Programmatic Environmental Impact Report is in the process of being prepared to analyze impacts associated with the plan update and is scheduled to be distributed for public review by mid-June 2015. Both community plans create new village areas within a ½ mile of the trolley and 15-minute interval transit corridors. The majority of future growth and development is targeted along the transit-rich corridors while retaining the established low density neighborhoods. These villages are intended to be characterized by higher density, mixed use community-serving uses and multi-modal streets, with an emphasis on enhancing the pedestrian environment, as well as interactive and usable public open space that emphasize connections to transit and Chollas Creek.

San Ysidro. A comprehensive community plan update for San Ysidro started in June of 2010 and aims to reflect current conditions, improve mobility, and address quality of life issues. The plan update identifies village areas and promotes infill development by increasing residential and commercial opportunities through mixed use zones and higher intensities along the major corridors. Through public outreach, the community has expressed a real desire to see an implementation strategy as part of this planning effort particularly for the village areas. The community strongly and consistently advocates for better connectivity, enhanced gateways, public signage and are enthusiastic about an Intermodal Transit Center at the border and the opportunity for it to create a showcase international gateway. The update effort will rescind the

San Ysidro Planned District Ordinance and replace it with citywide zones. A Public Review Draft of the San Ysidro Community Plan was released in April 2015. This summer will begin the environmental process and outreach for the Impact Fee Study will commence this fall. It is anticipated that the adoption hearing process will begin mid-2016.

Uptown. The update to the Uptown Community Plan has been prepared concurrently with updates to the North Park and Golden Hill Community Plans as an “update cluster.” The update identifies village types within the community per the General Plan and includes recommended mobility improvements; building design policies that address building height and infill development especially commercial-residential use compatibility, and zoning incentives for the provision of public space. This update process also includes the identification of appropriate residential density and intensity, as well as, community initiated land use changes to reduce density within portions of the community to primarily address concerns over neighborhood character. To meet objectives for a more multi-modal transportation network, improvements are identified in the plan update that focus on increasing bicycle, pedestrian, and transit use including a potential streetcar line connecting Uptown with Downtown. Because of the community’s historic nature and the community residents’ concern over the preservation of historic resources and character, new potential and expanded historic districts, as well as, design guidelines for single-family and hillside neighborhoods have been formulated. The Uptown Community Plan Update utilizes park equivalencies and the identification of new potential park sites to address the issue of increasing recreational opportunities and also updates the community open space mapping associated to identify areas for conservation, boundary line corrections to the Multi-Habitat Planning Area (MHPA), and strengthen policies for development adjacent to open space. A public review draft of the community plan will be released in June 2015, with adoption of the update and Environmental Impact Report in the summer of 2016.

Greater North Park. The update for the North Park Community Plan focuses on land use and mobility issues that are very similar to the issues being addressed in the Uptown Community Plan Update. Like Uptown, North Park is one of the City’s older and historic communities. Similarly, the update identifies villages and commercial nodes, addresses issues regarding infill development compatibility and the preservation of neighborhood character, identifies potential park opportunities and equivalencies, designates new potential and expanded historic districts, and provides recommendations for multi-modal improvements especially those related to improving bicycle infrastructure. The update includes community-specific policies related to conservation and sustainability to address the community’s desire to identify North Park as a model community for sustainability. To promote the community’s interest in public art, the update includes a separate Arts and Culture Element. This Element provides policies encouraging public art in new development and promotes public art in commercial districts through partnerships with artists and the business community. A public review draft of the community plan will be released in June 2015, with adoption of the update and Environmental Impact Report in the summer of 2016.

Greater Golden Hill. The community plan update for Golden Hill also addresses similar land use and mobility issues that are prevalent in the Uptown and North Park Community Plan Updates. The community plan update for Golden Hill identifies village areas and commercial nodes, design policies for new infill development, as well addresses objectives for increasing biking and walking. Due to the lack of community and neighborhood parks, the community plan update focuses on addressing direct connections to Balboa Park, utilization of park equivalencies, and the identification of recreational opportunities such as trails, city-owned property, and pocket parks to address increasing recreational space within the community. To meet community objectives for preservation of historic resources and the preservation of established neighborhood character, new potential historic districts have been identified. A public review draft of the community plan will be released in June 2015, with adoption of the update and Environmental Impact Report in the summer of 2016.

Midway/Pacific Highway Corridor. The update to the Midway-Pacific Highway Corridor Community Plan is being developed in collaboration with the Midway Community Planning Group and other community stakeholders, seeks to update the vision for future development in the Midway-Pacific Highway Corridor community to enhance community character and livability. The vision of the community plan update is the development of a strong public realm with unique districts and villages connected through a system of landscaped streets that will link Mission Bay, the San Diego River, and San Diego Bay to traditional and nontraditional parks within the community. The guiding principles for this vision are: to create distinct districts and multi-use villages; to bolster Midway-Pacific Highway as a sub-regional employment center with supporting residential and commercial uses; to create a complete mobility system that provides options for people to walk, bicycle, and use transit to access homes, jobs, shopping, and amenities; and to connect the community to its historical and locational context to regional recreational and open space areas. The vision for districts and villages is a key feature of the update, which identifies eleven districts/villages within the community including the Sports Arena Community Village (mixed residential and commercial uses) and the Dutch Flats Urban Village (employment-focused with supporting residential uses). A revised public review draft of the community plan update will be completed by the end of June 2015, with adoption of the update and Environmental Impact Report in fall 2016.

Old Town San Diego. The update to the Old Town San Diego Community Plan is being developed with significant community involvement and input and aims to re-articulate the vision for the Old Town community as a place of outstanding historical importance for the City of San Diego. The community plan update will provide clear guidance for future development that is compatible with existing historical resources, supports a vibrant community with residential, commercial, tourism, and park uses and an excellent multi-modal transportation system. One of the City's goals for the plan update is to consolidate land use and urban design policy guidance currently spread between the existing Old Town Community Plan, the Old Town San Diego Planned District Ordinance, and the Old San Diego Architectural and Site Development

Standards and Criteria. This consolidation effort will create a community plan that provides straightforward and comprehensive direction to property owners and developers and ensures that new buildings reflect the character of pre-1871 Old Town. Another goal for the plan update is to improve linkages among the many open space, cultural, and transit resources in the community for pedestrians and bicyclists. A discussion draft of the community plan update will be completed by the end of June 2015, with adoption of the update and Environmental Impact Report in fall 2016.

Mission Valley. The City of San Diego recently began an update to the Mission Valley Community Plan to help guide future development in the area. A community workshop will be held this summer to kickoff the three year process, which includes visioning, community plan and zoning program development, public review, environmental impact assessment, and a corresponding Impact Fee Study. Throughout the planning process, community members will be asked to share their ideas and preferences for future development in Mission Valley. It is anticipated that the updated community plan will foster a more balanced regional/local character within Mission Valley including a mix of high intensity commercial and residential uses near transit stops, while confirming its role as a major activity and employment center in the City. Future growth in Mission Valley will be dependent on improvements to the existing transportation infrastructure, particularly pedestrian and bicycle connections and transit, and reinforcement of the San Diego River Park Master Plan. The updated Mission Valley Community Plan is scheduled for adoption in early 2018.

Community Plan Update Prioritization Factors

Prioritization Factors

1) *Age of the Community Plan*

- *Source of data:* Table compiled by Planning
- *Points:* 0 ~10, proportional to the ratio of the age to the max value
- *Weight:* 2

2) *No. of Community Plan Amendments*

- *Source of data:* Log maintained by Planning
- *Points:* 0~10, proportional to the ratio of no. of amendments to the max value
- *Weight:* 3

3) *Growth Potential (population & employment)*

- *Sources of data:*
 - i. SANDAG's 2050 forecast, Series 12
 - ii. Redevelopment map layer

Population Growth:

- *Points:* 0~10, proportional to the ratio of growth of units to the respective max value
- *Weight:*
 - i. Apply 1 ~2 (calculated weight) based on the ratio of the growth in the number of units within redevelopment area/s to the projected growth of the total number of units within the community

Employment Growth:

- *Points:* 0~10, proportional to the ratio of growth of employment to the respective max value
- *Weight:*
 - i. Apply 1 ~2 (calculated weight) based on the ratio of the growth in the number of employees within redevelopment area/s to the projected growth of the total number of employees within the community

4) *Transit Priority Area(TPA)*

- *Source of data:* SANDAG/Planning Department
- *Points:* 0~10, proportional to the ratio of TPA coverage to the max value
- *Weight:*
 - i. For projects \leq year 2020, apply 1.5
 - ii. For projects between 2021 and 2035, apply 1

5) *Parks Deficit (2030)*

- *Source of data:* Table compiled by Planning/GP
- *Points:* 0 ~10, proportional to the ratio of the deficiency to the max value
- *Weight:* 2



Community Plan Update - Draft Work Program Analysis High Scoring Summary - Top 20

COMMUNITY:

UNIVERSITY

MID-CITY:CITY HEIGHTS

DOWNTOWN

OTAY MESA-NESTOR

CARMEL VALLEY

PACIFIC BEACH

KEARNY MESA

SERRA MESA

MIRA MESA

TORREY HILLS

COLLEGE AREA

MID-CITY: EASTERN AREA

KENSINGTON-TALMADGE

SABRE SPRINGS

SCRIPPS MIRAMAR RANCH

LINDA VISTA

TORREY PINES

RANCHO PENASQUITOS

CLAIREMONT MESA

CARMEL MOUNTAIN RANCH