
GENERAL PLAN CONSISTENCY ELEMENT

I. INTRODUCTION

As part of the update of the Plan, specific recommendations have been included to implement the goals and objectives of the General Plan.

This Plan contains a number of recommendations which help to meet General Plan goals in the areas of industrial development, commercial development, transportation, housing, urban design and conservation. Outlined below are proposed actions which help to implement or otherwise affect General Plan goals:

II. INDUSTRIAL DEVELOPMENT

This Plan proposes two types of industrial development, scientific research and restricted industrial. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect a reserve of manufacturing land from non-manufacturing uses. The restricted industrial designations would permit light manufacturing uses, thereby providing additional land suitable for manufacturing activities. In particular, the restricted industrial area, which is covered by Navy easements, would be protected from encroachment because of the limited permitted uses. The General Plan encourages the development of industrial land that is zoned and provides a full range of community services and facilities. The development of scientific research (SR zone) uses in the North Torrey Pines mesa area, Campus Point and Eastgate Technology Park is consistent with the Plan by providing support services to the University and community.

III. COMMERCIAL DEVELOPMENT

The General Plan recognizes the importance of new shopping centers which combine a mixture of uses such as: housing, retail, offices, and recreation. The high-density mixture of uses proposed for the core areas of the community (University Towne Centre and La Jolla Village Square area) are consistent with the General Plan recommendation. This Plan limits the location of commercial uses in designated industrial and scientific research areas, with the exception of support commercial uses, consistent with the General Plan recommendation regarding preemption of industrial development by non-industrial uses. Proposed neighborhood commercial development to serve the increasing residential population, and additional visitor commercial uses in the community are supportive of the General Plan recommendation to develop a balance of commercial facilities which complement existing commercial areas. This plan provides a range of commercial services including regional, community and neighborhood commercial, visitor commercial and commercial office to serve the community and city.

IV. TRANSPORTATION

As part of the update of this Plan the proposed street and freeway circulation system was evaluated for functional and operational improvements to increase efficiency and support citywide mass transit service, consistent with the General Plan recommendations for transportation planning. San Diego Transit Corporation's Short Range Transit Plan, and the North University Shuttle Loop and Mid-Coast Light Rail Transit systems provide and propose community and regional transportation services which are consistent with the General Plan objective of upgraded transit through the City. This plan recommends engineering feasibility and financing studies for the community shuttle loop and alignment studies for the Mid-Coast light rail corridor as identified in the General Plan by MTDB. Existing and proposed community bicycle and pedestrian path systems are consistent with the General Plan goal of a coordinated non-motorized transportation system.

V. RESIDENTIAL DEVELOPMENT

Residential development in the University community is characterized by two types: the urbanized South University area and the planned urbanizing North University area. The existing, stable residential neighborhoods of South University City have been conserved in accordance with the General Plan goal to discourage changes to existing, well-maintained residential communities. Even though North University City is characterized by a high concentration of attached housing, the variety of housing stock supports the General Plan goal to provide affordable housing units in a balanced community. Because of the proximity to UCSD, this Plan contains density bonus incentives to assist the student housing needs, consistent with the General Plan which identifies the existence of "Special Populations" requiring housing assistance.

VI. URBAN DESIGN

As one of three urban cores in the city, the University community offers a unique opportunity by promoting high-density, innovative development with a mixture of uses. Development of the community is designed with two relatively high density cores located at University Towne Centre and La Jolla Village Square, with less development intensity proposed further from the core areas. This pattern of development is consistent with the General Plan goal to emphasize community activity centers and focal points through building design and location. Included in the elements of this Plan are guidelines for building location, size and design and special opportunities, including the preservation of view corridors and open space unique to the city. An Urban Design Element is also included in the Plan. The guidelines in the various plan elements will help implement the goals of the General Plan when used in the review of discretionary actions relating to the built environment.

VII. CONSERVATION

This Plan requires hillside properties with steep slopes and natural vegetation to process development permits to ensure these areas are not developed. Also, the **Open Space and Recreation Element** of this Plan contains development guidelines for the preservation of important canyon systems in the community. This will help implement the General Plan goal to preserve the City's unique landforms.