



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED:

REPORT NO. 10-144

ATTENTION:

SUBJECT: General Plan Monitoring Report & Minor General Plan  
Amendments

REQUESTED ACTION:

Accept the General Plan Monitoring Report and Approve the General Plan amendments.

STAFF RECOMMENDATION:

Recommend approval of the requested actions.

SUMMARY:

**General Plan and General Plan Action Plan**

On March 10, 2008, the City Council adopted an update to the General Plan, which sets out a 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 Action Plan was adopted on July 7, 2009 to provide a comprehensive implementation program for the General Plan and outline the strategies and tools needed to bring together policy and action. The General Plan Action Plan was intended to be used to assess and monitor progress in implementing the General Plan.

**General Plan Monitoring Report**

In an effort to continually monitor the implementation of the General Plan, the first General Plan Monitoring Report (Monitoring Report) has been prepared (Attachment 1). The Monitoring Report provides updates on the eight key implementation actions identified in the General Plan Action Plan as well as a status update of the Action Plan matrix (General Plan Action Plan available at <http://www.sandiego.gov/planning/genplan/>). The Action Plan designated ongoing, short-, mid-, and long-term actions to implement the goals and policies of the General Plan. Many of the short-term actions, which have a timeframe of 0-3 years for implementation, are underway and some have been completed in the past year. Modest progress has been made on the mid-term (3-5 years) and long-term (5-10 years) actions.

The General Plan is being implemented through a wide variety of actions and programs throughout the City’s many departments. As part of the process of preparing the Monitoring Report, staff from various departments provided their feedback on the status of actions within their department’s work program.

Many of the action items are currently being implemented through the community plan update program. Updates to community plans covering nearly a third of the city are either recently completed or in process. These plans implement General Plan smart growth strategies at the community level. Community plan updates are the essential link to translating General Plan policy into community-specific recommendations.

**Minor General Plan Amendments**

Staff has identified the need for minor amendments to the General Plan to correct errors, to ensure consistency with other adopted City documents and programs, and to refine trails policies. The adopted General Plan contains several policies relating to trails, but relies on an anticipated Trails Master Plan to provide additional guidance. Given that budget constraints have delayed preparation and adoption of such a master plan, staff has proposed that more specific citywide trails policies and definitions be included directly in the General Plan. In addition, the proposed amendments include modifications to existing policies that recommend preparation of both a citywide Trails Master Plan and a citywide Parks Master Plan, to instead allow for trails to be addressed as a part of a comprehensive Parks Master Plan. This modification is recommended as the content that would be addressed in a Trails Master Plan could be more efficiently incorporated into the future Parks Master Plan, than prepared as a separate document. The full package of amendments are summarized below and identified in track-changes formatting in Attachment 2.

Element	Proposed General Plan Amendment	Page
Cover	Remove “2008” from the cover at the time of the next printing, as adoption date is included on the title page.	Cover (not shown in track changes)
Land Use Element	Update Land Use Map to reflect community plan amendments	See attachment 3
	Delete some of the text within Policy LU-A.7.b. that is duplicated on page LU-12 and within Policy LU-B.1.a.4.	pp. LU-10, 11.
	Reflect accurate number of land use designations	p. LU-11, 12
Public Facilities, Services and Safety	Edit risk assessment criteria to reflect the factors that were used to develop the Fire Master Plan.	p. PF-20
Recreation Element	Several edits addressing trails, given the absence of a Trails Master Plan.	pp. RE-15, 26, 27, 29, 30, 34, 35
Glossary	Revise “Public Art” definition to reflect the Municipal Code definition	p. GL-21
	Add definition for “Trails” to complement revised policies	pp. GL-27, 28

In addition, the General Plan Land Use Map is proposed to be updated in order to reflect community plan land use amendments that have occurred since adoption of the General Plan (see Attachment 3). The General Plan Land Use Map depicts generalized land uses within the City of San Diego. It is based upon a composite of the more detailed land use maps adopted for each community.

### **Environmental Analysis**

The proposed General Plan amendments are adequately addressed in the Program Environmental Impact Report (EIR) No. 104495 prepared for the General Plan and certified on March 10, 2008. As such, there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, no new or amended environmental document is required for this activity, pursuant to Section 15162 of the State CEQA Guidelines.

### FISCAL CONSIDERATION:

None.

### PREVIOUS COUNCIL and/or COMMITTEE ACTION:

The Land Use & Housing Committee on October 6, 2010 unanimously recommended that the City Council accept the General Plan Monitoring Report and approve the General Plan Amendments. During the course of the committee meeting, council members had inquiries and requests for further information that are addressed below.

Councilmember Young requested a status update on community gardens. Development Services Department (DSD) staff prepared Information Bulletin 550, which is available on DSD's website. The Bulletin describes what to look for when selecting a site for a community garden, what permit processes may be required, and what information must be submitted for a permit. No applications for community gardens have been received since the information bulletin was released in the spring of this year.

Councilmember Lightner requested information pertaining to the implementation of Historic Preservation Action Nos. 16 and 20. Per implementation Action No. 16, Historic Preservation staff is currently posting information from the Community Plan historic surveys as it becomes available and will continue to post new information as it is developed. Per Action No. 20, staff is currently posting HRB meeting agendas, staff reports and approved minutes; the Register of Designated Historical Resources; survey information; announcements; guidelines; and other information for the public to access.

Councilmember Lightner also asked whether there was a definition for the term "Market and Fiscal Analysis" used in General Plan Policy EP-L.3 and Economic Prosperity implementation Action No. 23. There are brief definitions for "Fiscal Impact Analysis" and "Market Analysis," but there is not a specific definition of "Market and Fiscal Analysis" in the General Plan. A description of what may be included in a Market and Fiscal Analysis for a discretionary project involving a retail establishment over 100,000 sq. ft. has been provided as Attachment 6. The City Council could consider adding this to the General Plan Glossary as a definition.

Councilmember Lightner requested background on the Quimby Act Ordinance. The Quimby Act allows local jurisdictions to adopt an ordinance to require developers proposing residential subdivisions to dedicate land, pay a fee or a combination of thereof, to be used for the purpose of developing community park and recreational facilities to serve the residents of the subdivision. Prior to 2000, the City had in place several ordinances that allowed the City to exact land and collect fees for park and recreation purposes. The Municipal Code sections were inadvertently deleted during the Land Development Code Update which went into effect in 2000. Without a Quimby-based ordinance, the City cannot exact land for park purposes from a subdivider. Staff has endeavored to reestablish the ordinance, but due to other work program priorities and staff reductions, the proposed ordinance has been delayed. Staff anticipates that the ordinance will be brought forward to City Council in the next year.

Councilmember Gloria also requested a schedule for the 7<sup>th</sup> update to the Land Development Code. A draft of the 7<sup>th</sup> update is currently available for public review. The Development Services Department anticipates beginning the hearing process early next year. The item is anticipated to be heard at City Council in spring 2011.

#### COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

The Planning Commission on June 24<sup>th</sup>, 2010 unanimously recommended that City Council accept the General Plan Monitoring Report and approve the General Plan Amendments (Attachment 4).

The General Plan Monitoring Report and proposed General Plan amendments were presented to the Community Planners Committee (CPC) in March and April of 2010. On April 27, 2010, the CPC recommended approval of the General Plan amendments and the General Plan Monitoring Report, with a recommendation that the General Plan address context-sensitive trail design (Attachment 5). This edit was made and is reflected in Policy RE-F.7.d. Since the CPC meeting, staff has also made additional refinements to the proposed Glossary definition of trails. CPC has been notified of these changes.

The Park and Recreation Board recommended approval of the proposed trail policy amendments and Glossary definition of trails at their meeting of March 18, 2010. Since then, staff has made additional refinements to the proposed Policies RE-F.7.d and RE-F.7.e, and to the Glossary definition of trails. The edits were provided to the Park and Recreation Board.

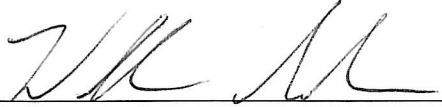
California state law requires that local governments offer consultation to California Native American tribes prior to amending or adopting a general plan (Government Code §65300 et seq.). A series of notices commencing ninety days prior to approval of the general plan amendments have been sent. No tribes have requested consultation for the General Plan amendments. One additional notice will be sent ten days prior to the City Council hearing.

#### KEY STAKEHOLDERS and PROJECTED IMPACTS (if applicable):

The General Plan is a citywide plan for the future vision of San Diego. The General Plan Monitoring Report provides an assessment of General Plan implementation needed to ensure that the vision of the General Plan continues to guide the City's actions and programs.

Continued progress is being made to realize the goals of the General Plan through short-, mid- and long-term actions. The proposed General Plan amendments are part of the continued effort to maintain a current and effective General Plan.

Respectfully submitted,



William Anderson, FAICP  
Director  
City Planning & Community Investment



Jay M. Goldstone  
Chief Operating Officer

ANDERSON/WRIGHT/MCD

Attachment(s):

1. General Plan Monitoring Report
2. Strike-Out Underline Draft General Plan Amendments
3. Summary of Changes and Updated General Plan Land Use Map
4. June 24, 2010 Planning Commission Meeting Minutes
5. April 27, 2010 Community Planners Committee Meeting Minutes
6. Market and Fiscal Analysis Definition