

REGIONAL PLANNING COMMITTEE

February 6, 2004

AGENDA ITEM NO.: **1**

Action Requested: APPROVE

REGIONAL PLANNING COMMITTEE DISCUSSION AND ACTIONS

Meeting of Friday, November 14, 2003

The Regional Planning Committee meeting was called to order by Committee Chair Lori Holt Pfeiler. The attending Committee members, alternates, and advisory members were as follows: Lori Holt Pfeiler (North County Inland); Judy Ritter (North County Inland); Patty Davis (South County); Patricia McCoy (South County); Jack Feller (North County Coastal); Maggie Houlihan (North County Coastal); Ron Roberts (San Diego County); Bill Figge (Caltrans); James Bond (San Diego County Water Authority); Leon Williams (MTDB); David Druker (NCTD); Gail Goldberg (Regional Planning Technical Working Group); and Carol Bonomo (Regional Planning Stakeholders Working Group).

CONSENT AGENDA (Items 1 and 2)

1. MINUTES FROM OCTOBER 3, 2003 REGIONAL PLANNING COMMITTEE MEETING
2. MINUTES FROM OCTOBER 24, 2003 JOINT MEETING OF THE REGIONAL PLANNING AND TRANSPORTATION COMMITTEES

Action: The Consent Agenda was approved by the Committee.

3. PUBLIC COMMENTS/COMMUNICATIONS/MEMBERS COMMENTS

There was no public comment.

REPORTS

4. STATUS REPORT ON COUNTY OF SAN DIEGO GENERAL PLAN 2020 (GP2020)

Supervisor Ron Roberts (County of San Diego) introduced Ivan Holler, County Staff, who gave a presentation on the status of the General Plan 2020 (GP2020) effort, especially as it relates to the Regional Comprehensive Plan (RCP). He outlined GP2020's nine primary objectives as follows:

1. Develop a legally defensible general plan
2. Meet growth targets
3. Reduce public costs
4. Improve housing affordability
5. Balance competing interests

6. Locate growth near infrastructure, services and jobs
7. Base densities on characteristics of land
8. Create model for community development
9. Obtain broad consensus

Mr. Holler also presented the County's updated maps detailing land use and development, stating that the County has considerably improved the accuracy of the data used to develop GP2020. Improved data accuracy enables the County to better predict where growth will occur and helps target infrastructure expenditures.

Mr. Holler pointed out that GP2020 is based on smart growth principles consistent with the Regional Comprehensive Plan (RCP), but that the RCP, as currently written, would not allow the County to qualify for transportation incentive funds in unincorporated town centers, even those that have the potential for smart growth development.

Committee member comments included:

- How far apart are the RCP and GP2020 with regard to treatment of Smart Growth Opportunity Areas? *The plan is still evolving. SANDAG and County staff are working to add more detail to the Urban Form chapter of the RCP on opportunity area definitions and County characteristics.*
- Both Plans need to be kept at adequate levels, not overestimating future needs; planners need to maintain a sense of reality about what the future holds.
- Does the GP2020 allow for less housing than the County's current general plan? *Yes, it reduces potential housing units, particularly in the backcountry, but is much more realistic than the existing general plan.*
- If unincorporated communities such as Fallbrook and Ramona wish to incorporate, what would happen with regard to their facilities and utilities? *They can accept GP2020 as their general plan, or create their own general plan.*
- Planners look at numbers when planning, and planning can never be exact or perfectly precise. Planning needs to be a dynamic process, not frozen in place. The old general plan was extremely unrealistic.

5. REVIEW OF PRELIMINARY WORKING DRAFT OF THE REGIONAL COMPREHENSIVE PLAN (RCP)

The Regional Planning Committee reviewed the preliminary working draft chapters of the Regional Comprehensive Plan. The following were general comments made by the Committee, with more specific comments related to each chapter listed further below.

General comments:

- Chapters are well-integrated and are going in the right direction.
- It is apparent that staff is listening to suggestions from the public and policy makers.
- It is good that the RCP is characterized as a "guidance document" versus a "regulatory document."
- Good that it includes an economic prosperity chapter.
- Good staff work, but very little buy-in so far from policymakers to make it work.
- Staff should try to remove value-laden language; there is too much of it.

- This document should excite the public.
- Very readable; good job.
- Implementation actions might be best if included in each chapter.
- The Executive Summary should focus on links between transportation and land use.

Chapter 1: Introduction

- Clarify the term "stakeholders."

Chapter 2: Vision

- Circa 2030 Section – Write it as if the reader is reading it in the year 2030, not what we anticipate now for the year 2030.
- Promote sustainability and ensure economic vitality / prosperity so that everyone has an outstanding quality of life. Should emphasize that every citizen has a good job, with good purchasing power, as the quality of life objective.
- The chapter should set forth the vision, and then describe *how* we are going to get there, and *why*. The chapter is missing the "why."

Chapter 3: Overview

- Illegal immigration is not mentioned. This chapter should acknowledge it as an issue in our region.

Chapter 4: Regional Policy and Planning Framework

- No comments.

Chapter 4a: Urban Form

- Even in smart growth areas, cars don't go away. Need to ensure sufficient parking availability. Evaluate linking parking to trip generation rates.
- Planning directors are concerned about description of smart growth opportunity areas. For example, City of San Diego uses the "blue line" transit system as the basis for much of its transit overlay zones, which are not currently included as potential smart growth opportunity areas. These are high quality transit lines, which if left out, would remove the opportunity for intensification around those areas.
- Smart growth opportunity areas should include the beaches, Balboa Park, and other regional attractions, in terms of how we allocate funds.

Chapter 4b: Transportation

- Transportation chapter places too much emphasis on biking and walking.
- The "new airport" is outside the purview of this group, but good public transportation is needed to the airport.

Chapter 4c: Housing

- In the San Diego region, *everyone* pays more than 30% of their income on housing (low, moderate, and upper income families). The chapter should reflect this reality.
- Page 8 – Government regulations and fees: conclusions on community opposition may not be accurate.

Chapter 4d: Healthy Environment

- Why is there such a large emphasis on water quality? Natural habitat is the most significant core of a healthy environment.
- In the shoreline section, the text should be more explicit in terms of which kinds of seawalls reduce sand on the beach. There are two kinds of seawalls; those that protect houses, and those that protect bluffs or extend into the ocean.

Chapter 4e: Economic Prosperity

- No comments.

Chapter 4f: Public Facilities

- No comments.

Chapter 5: Borders

- Homeland Security Policy Objective Number 2 – Examine whether this policy objective, which addresses illegal immigration, could be made more positive by incorporating flexibility into this issue. We will always have political refugees. Since we have new rules and regulations from 9/11, things will change. However, we will always have tunnels because people are trying to get here. We should stress the economics behind illegal immigration and the legal flow of goods. We should look at illegal immigration as something that can be resolved. For instance, finding a way to make agricultural workers legal, or working with NAFTA and WTO to equilibrate economies to keep people in their own countries.
- We should not reduce parking requirements adjacent to transit stations and mixed use centers. We don't want to discourage the use of transit, and reducing parking could result in less transit use.

Chapter 6: Social Equity and Environmental Justice Assessment

- Need an action addressing the policy objective regarding gentrification.

Chapter 7: Implementation

- Provide a summary of implementation mechanisms in each chapter.
- This chapter needs to emphasize the "baby steps" that will get us to 2030. It needs to lay out the interim steps between now and 2030 – we shouldn't wait until 2029. The chapter could spell out 5 year plans; 10 year plans. How will we know we are on

track? For example, should SANDAG review and comment on development projects that have regional impacts?

- Could spell out short-term, mid-term, and long-term actions.
- The policy objectives need to be measurable. They need to have timeframes attached. This could be part of the next document and would help SANDAG measure the progress and give out the "carrots."

Chapter 8: IRIS

- No comments.

Chapter 9: Performance Monitoring Framework

- No comments.

Committee members were asked to forward any "wordsmithing" suggestions to staff.

Action: The Committee directed staff to review the suggestions and apply them where feasible, and approved a motion to submit the Draft RCP to the SANDAG Board of Directors at the December 19, 2003 Board Meeting.

6. ADJOURNMENT

Chair Pfeiler adjourned the meeting at 2:05 P.M.

BOB LEITER
Director of Land Use and Transportation

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