

GENERAL PLAN UPDATE ISSUES MEETING

January 21, 2010

City Hall Mitchell Room

6:00 pm – 9:00 pm

WELCOME!

- **Introductory Comments**
- **Continued Review of Quality of Life Standards, Growth Management, Proposition S Recommended Policy Direction**
- **Additional Committee Discussion Topics**



OPEN SPACE

A system of open-space corridors, easement and acquisition programs and trails shall be established in the open-space, conservation and community facilities elements. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland and habitat or habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land-use designation.

OPEN SPACE STATUS

- **City exceeds Open Space QOL Standard**
- **Facility Totals:**
 - 265.6 Community Park acres
 - 31.4 Neighborhood Park acres
 - 297.0 Total Park acres**
(20.2 acres over QOL Standard)
 - 4,808.0 Total Open Space acres**
(4,437 acres over QOL Standard)
 - 1 Community Center**
(Meets QOL Standard)
- Adopted Parks, Trails & Open Space Master Plan further refines park requirements and recommends 29.5 acres of additional Neighborhood Parks.
- **City and Wildlife** Departments in concert with area agencies are coordinating a multi-jurisdictional habitat plan



OPEN SPACE QOL

- Recommendation
Maintain current language



Municipal Services & Growth Management Policies

Committee Discussion Issues

Growth Management Objective

- Schedule and construct necessary facility improvements concurrent with growth
- Manage short-term gaps of service between facility improvements
- Ensure fees are in place to off-set impacts from new development.
- Implementation Techniques:
 - Local CEQA Thresholds
 - Critical Infrastructure Deficiency Areas
 - Facility Master Plans
 - Capital Improvement Programs
 - Citywide Master Plans



GROWTH MANAGEMENT

Committee Discussion Issue #6:

ISSUE FOR DISCUSSION:

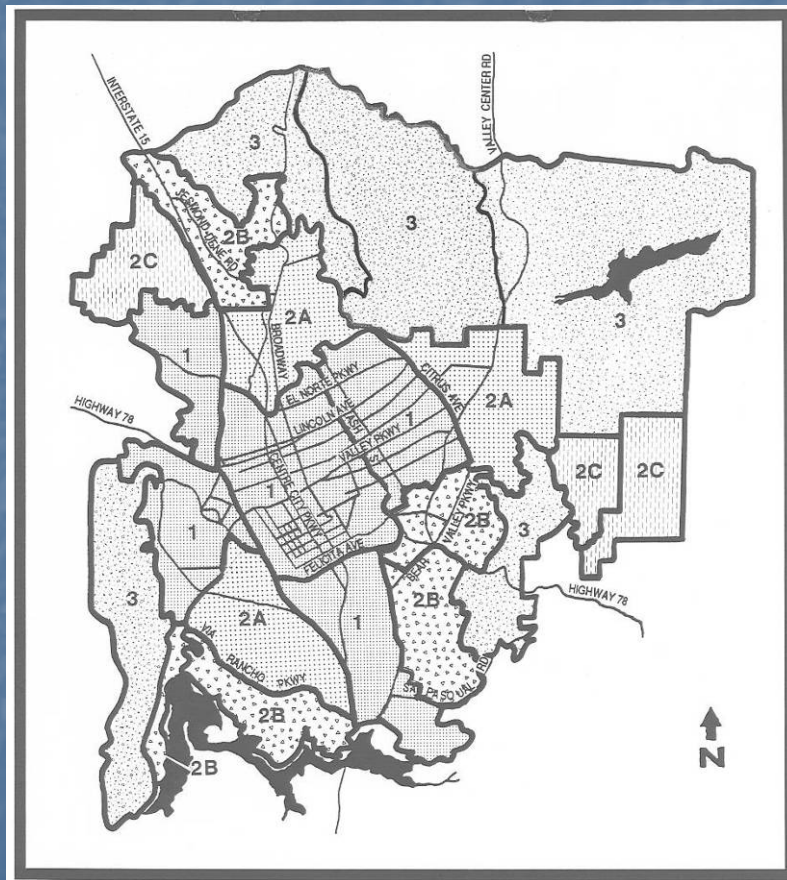
- Whether the General Plan's growth management system should ensure minimum service levels are maintained but provide for some level of development to proceed even to the extent that some, non-critical, infrastructure deficiencies exist.



GROWTH MANAGEMENT

Committee Discussion Issue #6:

RECOMMENDATION:



- Reevaluate the Growth Management to address the following:
 - Simplifying existing “tier” system by replacing with policies calling for a more functional application identifying deficiencies in specific geographic areas.
 - Incorporating policies relating development approvals / permits to remaining capacities.
 - Incorporating policies providing guidance for when and how critical deficiency areas should be established.
 - Maintaining policies allowing projects to advance in critical deficiency areas subject to Development Agreements that correct deficiencies.

WATER SUPPLY

Committee Discussion Issue #7:

ISSUE FOR DISCUSSION:

- Whether in light of the issues with long-term water supply, the General Plan Update should establish some water use parameters to constrain planning efforts. One example would be to stay within the water use projections of the current General Plan.

RECOMMENDATION:

- The previously recommended 540 GPD Quality of Life Standard would serve as a maximum. The Water Master Plan would be the tool for establishing water use parameters that do not exceed the QOL Standard.
- Ensure that the mix of land uses coupled with reasonable conservation measures stay within our forecasted water-need envelope identified in the Water Service Analysis.



Additional Topics Requested for Committee Discussion

- Status of Specific Planning Areas
- Density reductions in outlying areas in exchange for increasing Smart Growth Densities
- Annexation Policies
- Clustering Policies
- Smart Growth in relation to setbacks, open space, and recreational amenities

Specific Planning Areas

- **Recommendation**

All Specific Planning Areas will be reviewed and updated to reflect their current status, including but not limited to:

- SPAs #1, 3, 6 should reflect buildout
- SPA #7, 11 are designated as open space

Density Reductions in Outlying Areas in Exchange for Increasing Smart Growth Densities

Recommendation

- Smart Growth areas should be evaluated for feasible and desirable density increases without regard to any potential density reductions elsewhere in the General Plan

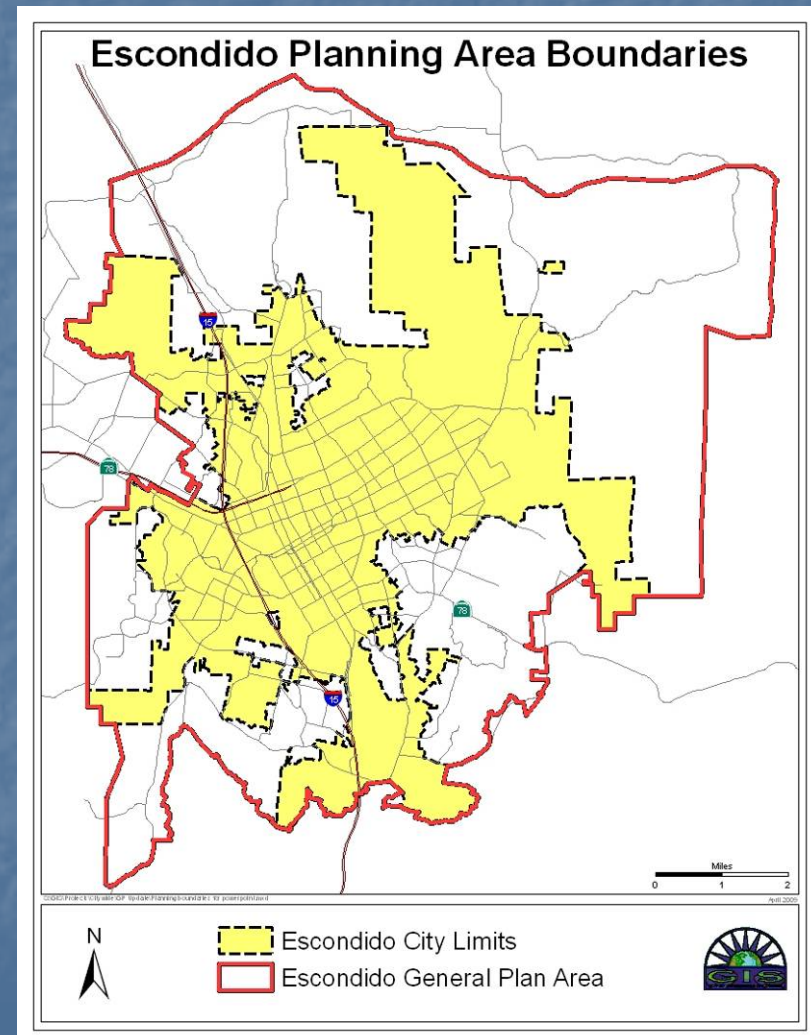
Annexation Policies

Highlights:

- The City will not actively seek to annex unincorporated lands
- Infrastructure deficiencies in unincorporated areas are financed by property owners
- Municipal services shall not be provided to unincorporated areas unless city is reimbursed for services

Recommendation:

- Amend policies to promote the orderly expansion of Escondido's corporate boundaries to facilitate the efficient provision of municipal services.



Clustering Policies

Highlights:

- Minimum lot size standards established
- Approved in conjunction with Planned Development or Specific Plan
- Not intended to maximize density or yield
- Maximum yield “derived by applying maximum permitted density in each applicable residential land use category, subject to applicable slope density categories adjusted for natural floodways.”
- Lot widths, setbacks, building separations and unit bulk consistent with zoning policies
- Reduction in lot sizes shall not exceed open space areas, minimum 50 percent of all residential lots must back up to open space areas
- Clustering shall not have an adverse visual impact or significantly change the character of surrounding area

Recommendation:

- Eliminate language pertaining to maximizing the density or yield of clustered projects
- Clarify provisions regarding minimum lot widths, setbacks, building separations, and unit bulk

Smart Growth Policies in Relation to Setbacks, Open Space, and Recreational Amenities

Recommendation:

- Issues related to setbacks, streetscape appearance, open space and recreational amenities should be resolved with design guidelines and specific project conditions.