

**General Plan 2020
Interest Group Meeting Minutes
October 2, 2000**

Attendees:

Allison Rolfe	Audubon Society
Ann Clark	League of Women Voters
Dan Friedlander	Stephenson Worley
Dan Silver	Endangered Habitats League
Diane Coombs	Citizen Coordinate for Century 3
Eric Larson	Farm Bureau
Florence Sloane	Sporting Dog Counsel
Gerald Walson	BARC
Gregory Lambron	Helly Co's
Keith Behner	Rancho Santa Fe Association
Laurie Simon	Lennard Communities
Paul Gebert	SDCWA
Scott C. Molloy	Alliance for Habitat Conservation
Steve Silverman	American Planning Association
Troy Murphee	Sweetwater Authority
Viviana Ibañez	SD Regional Chamber of Commerce

County:

Gary L. Pryor (DPLU)
LeAnn Carmichael (DPLU)
Aaron Barling (DPLU)
Gisela Hernández (DPLU)

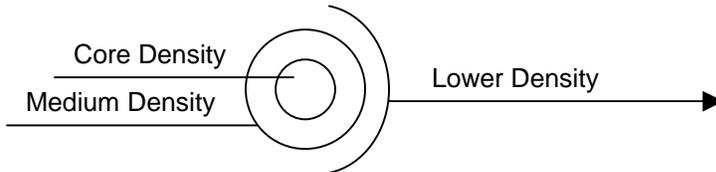
Introduction- An overview of the Planning Commission Hearing was provided. At the hearing, park standards that were recommended by the interest group were adopted. The Standards and Glossary of Planning terms will go before the Board of Supervisors at their November hearing. Additionally, there was a reminder of the November 13th and 27th Planning Commission workshops that will address the General Plan 2020.

Moratorium - One major request at the Planning Commission Hearing came from the community. It was requested that a Moratorium be placed on the General Plan 2020 process. The moratorium was requested because some felt that there was a lack of citizen representation in the GP2020 update process. Additionally, the Steering Committee has discussed and acted on the issue of building moratoriums for the county's communities. The Steering Committee is supporting individual community's option to place a building moratorium on their own community. It is anticipated that some communities might ask for a moratorium within their communities.

Current General Plan - The County of San Diego is still operating under the current General Plan rules and regulations. Builders and developers are being cautioned of the risk of being affected by GP2020. GP2020 can affect current projects if they are not vested by the time the new plan is adopted.

Testing Analysis- Testing results indicate that the proposed Alternative 3 Land Use designation is more efficient than the Existing Land Use designations. Currently, there is no analysis on individual communities.

Density - Alternative 3 density was designed after this “greenbelt”/density model:



Some groups support this model, but are concerned with the design’s achievability. Additionally, there is concern regarding group consensus. Because of the Interest Group’s wide range of members, it will be difficult for the group to agree on recommendation regarding this model.

This model is of concern because of the low densities at the periphery. The low densities at the periphery suggest that there will be a perceived devaluation of properties in those areas. Can this reduced density be substituted with density transfers? Density transfers can lead to exceeding the desired population and can imbalance the infrastructure. The current density model (alternative 3) works with the target populations created by the community representatives. Alternative 3 is still a work-in-progress, therefore the data by which models are being analyzed can change.

Alternative 3 – Individual concerns related to the work-in-progress of Alternative 3 should be directed to the community planning or sponsor groups. These community groups are continuing to lead the alternative 3 work-in-progress process. At this point in the GP2020 update process, DPLU has not heavily influenced alternative 3’s design. The planning department will weigh-in on the process if they determine that the community group’s design for alternative 3 needs additional professional influence.

The work-in-progress alternative 3 does include some up-zoned areas. Although there is not many up-zones in the alternative 3, most of the existing ones are located in the village core areas.

Roads are a primary issue in the GP2020 process. Without planning for roads, problems continue to increase and create major circulation problems county-wide.

Next Meeting- Interest group meetings will now be scheduled for every third Tuesday of every month. This will ensure that members of the group can attend these meetings. The next meeting is tentatively scheduled for November 21st, 2:00 pm – 4:00pm.