

**General Plan 2020
Interest Group Meeting Minutes
April 9, 2001**

Interest Group:

Jim Whalen	Alliance for Habitat Conservation
Michael Johnson	American Institute of Architects
Alexandra Elias	American Planning Association
Terry Barker	American Society of Landscape Architects
Bonnie Gendron	Back Country Coalition
Karen Messer	Buena Vista Audubon Society
Lee Vance	Building Industry Association (Note – unauthorized alternate at this meeting)
Diane Coombs	Citizen Coordinate for Century 3
Dan Silver	Endangered Habitats League
Bruce Tabb	Environmental Development
Eric Larson	Farm Bureau (Note - unauthorized alternate at this meeting)
Greg Lambron	Helix Land Company
Theresa Wildinson	National Wildlife Federation
Allison Rolfe	San Diego Audubon (Note - unauthorized alternate at this meeting)
Erik Bruvold	SD Economic Regional Development Corporation
Gary Piro	Save Our Land Values
Eric Bowlby	Sierra Club

Public at Large:

George S. Woodhead	P.U. 2020
Ernest Barrera	Espresso Newspaper/Alpine Herald
Joan Kearney	Ramona
Charlene Ayers	N/A
Constance Clover	Alliance
Jeanne Pagett	N/A
Almeda Starkey	N/A
David Nilson	NCCE&LS
Joseph H. Brown	Boulevard/Jacumba Community Improvement Assn.
Reed Morgan	AIA
Ali Shapouri	EHL
Troy Murphree	SWA
Terry Weiner	Desert Protective Council
Devore Smith	Sierra Club
Ron Pennock	ECCC
David Shibley	N/A
Chris Anderson	Ramona Chamber of Commerce
Pat Flanagan	N/A
Florence Sloane	SPCSD
Liz Higgins	SOA Realtors
Laura Houle	East SD County Assn. of Realtors
Todd Ingalls	Ingalls' Enterprises

County:

Karen Scarborough (DPLU, group facilitator)
Tom Harron (County Counsel)
Gary L. Pryor (DPLU)
Joan Vokac (DPLU)
Aaron Barling (DPLU)
Michelle Yip (DPLU)
Gisela Hernandez (DPLU)

DISCUSSION ITEMS:

General

Meeting times have now been changed to every other Monday at 12:15 pm – 2:45 pm. The next meeting is scheduled for Monday, April 23, 2001 at CAC, 7th Floor Tower. The group members' e-mail addresses will become public unless there are individual concerns.

Goals and Policies Issues –

The goals and policies will remain on the agenda until the Land Use Distribution map is complete. All Points of concerns are to be given to the Chair at the end of the meeting.

Concept Criteria Discussion –

Dan Silver (EHL) had submitted a version of the concepts criteria which he described as a pure concept. Ali Shapouri (consultant to EHL) explained the concepts in further detail. Their version of the concepts criteria is derived from a visionary standpoint that places the population capacity and transit aside. There would be a demand for population in the core in which the carrying capacity of the core will define. Open space land will define the edge.

In response to the opposition that was met with regards to the reality of these concepts, it was stated that the idea was to try to come to a consensus for the land use model to do the general plan. It was understood that these were to be individualized by community and not one concept for all.

Concerns:

- Implications of dramatic changes to communities due to the need to increase and decrease density
- Viability in the core area and the provision of services
- Fundamental conflict between Goals and Policy statements that talk about community character
- Retaining the population number if going to increase the density in the core support area – a need for a corresponding decrease in density outside of the country town
- Since we do not have 26 town centers, we do not want to intensify all the towns and rather, think of the unincorporated area as one in its entirety
- Notion of fallacy if it is not market driven
- Notion of the rings beginning within the cities and growing out into the unincorporated area
- Clustering
- Redevelopment
- Employment centers
- Property value – need to discuss transferring development rights
- Definition and distinction for semi-rural

Dan Silver proposed establishing 5 principles:

- 1) Establish a goal to work with the communities to obtain central, livable districts that involve intensification,
- 2) Move in the direction of fundamental design elements,
- 3) Attempt to create real open space in order to create edges to show where the town starts,

- 4) Surround open space with very low densities in order to preserve character, and
- 5) Limit the semi-rural category to established areas as much as possible.
 - a. Coalesce the number of density categories.
 - b. Legalize clustering.
 - c. Find a way to deal with existing parcelization .

Handouts –

Gary Piro handed out his “Smart Growth” document to the group members – would like further discussion at the next meeting after the group has had a chance to read it.

Future Agenda Topics –

- Models
- Environmental constraints
- Redevelopment
- Concepts A, B, and C on the ground
- Decision- making process post-criteria
- Field trips
- Principles
- Community parcelization maps

Requests –

Eric Bowlby (Sierra Club) requested that a parcelization map by community be created with overlays.

Public Comments –

- Request to move public comments to the beginning of the meeting in order for the group to address public issues
- Gentrification – mixed uses do not work
- Opposition to Alt. 3 – free enterprise and the preservation of property rights