

GENERAL PLAN UPDATE: Ad Hoc Committee

Report # 1



City of Solana Beach
Community Development Department

City of Solana Beach General Plan Update

- Ad Hoc Committee Report #1
 - Overview/Process
 - Current Plan
 - City Data Background Report Prep.
 - Staff and Consultant Team Approach
 - Consultant RFQ/RFP Process
 - Public Involvement
- Next Steps



City of Solana Beach General Plan Update

•What is a General Plan? - Overview

- Cities are required to adopt a General Plan by State of California law.
- General Plans are a city's "blueprint" for guiding future development and the foundation for all local government land use decisions, which must be consistent with the General Plan.
- General Plan "Elements" describe community goals and objectives.
- City of Solana Beach General Plan was originally adopted in 1988.
 - Element:
 - Land Use (Amended 1991)
 - Housing (Amended 2006)
 - Circulation (Amended 1999)
 - Noise
 - Safety
 - Open Space/Conservation
 - Economic Development



City of Solana Beach General Plan Update

- The General Plan Update will provide a comprehensive resource that more accurately reflects changes in the City and prepares for:
 - The Impact of local and regional growth,
 - Resource protection regulations,
 - Policies to meet requirements of State law: regulations and mandates,
 - Future land use patterns based on population, employment, resource availability and housing forecasts; and
 - Preparation of policies to sustain and enhance the Community's quality of life, community character and resilience for community and Council consideration.



General Plan Update Process

Policy Decisions

• Policy Decisions / Local and State Regulations –

- General Plan Update must address new State Mandates and Regional Plans such as:
 - AB 32 / SB 375 Greenhouse Gas Reduction Targets
 - And be consistent with Regional Comprehensive Plan and Regional Transportation Plan



City of Solana Beach General Plan Update

•The General Plan Process includes:

- Assessing and measuring current conditions
- Forecasting future trends, challenges and opportunities

It is a comprehensive process by which the community builds consensus on a variety of community goals such as:

- Community/Neighborhood Character (Quality of Life)
- Mobility
- Conservation/Environmental/Sustainability
- Public Services
- Recreation
- Safety
- Conservation

To develop policies for a long range plan to guide future development.

City of Solana Beach General Plan Update

- GPU Ad Hoc Committee formed July 2010
 - Councilmembers Campbell and Nichols
 - 5 meetings held
 - 3 day in depth Staff and Council GPU Class/Training held

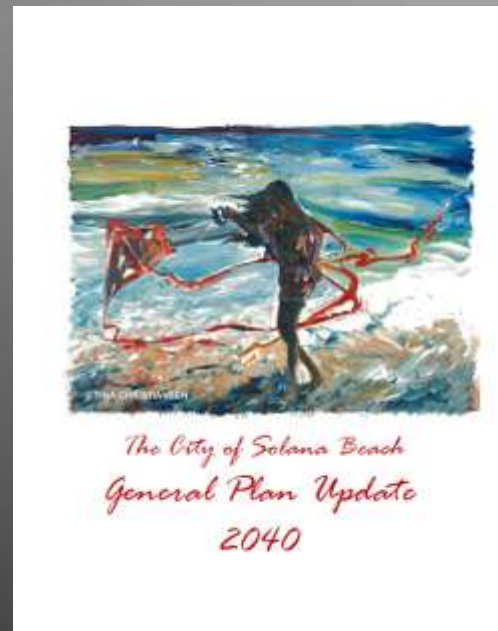
Recommended process for the GPU includes a Staff led team:

- David Ott, City Manager
- Tina Christiansen, GPU Project Manager
- Mo Sammak, Circulation Element Project Leader
- Johanna Canlas, City Attorney

- Consultants to be selected using RFQ/RFP process by May, assigned as needed during the three year project.
- Land Use Consultant (Technical Specialists; Noise, Bio, Geo.
- Housing Consultant
- Circulation and Traffic Consultants
- CEQA Consultant

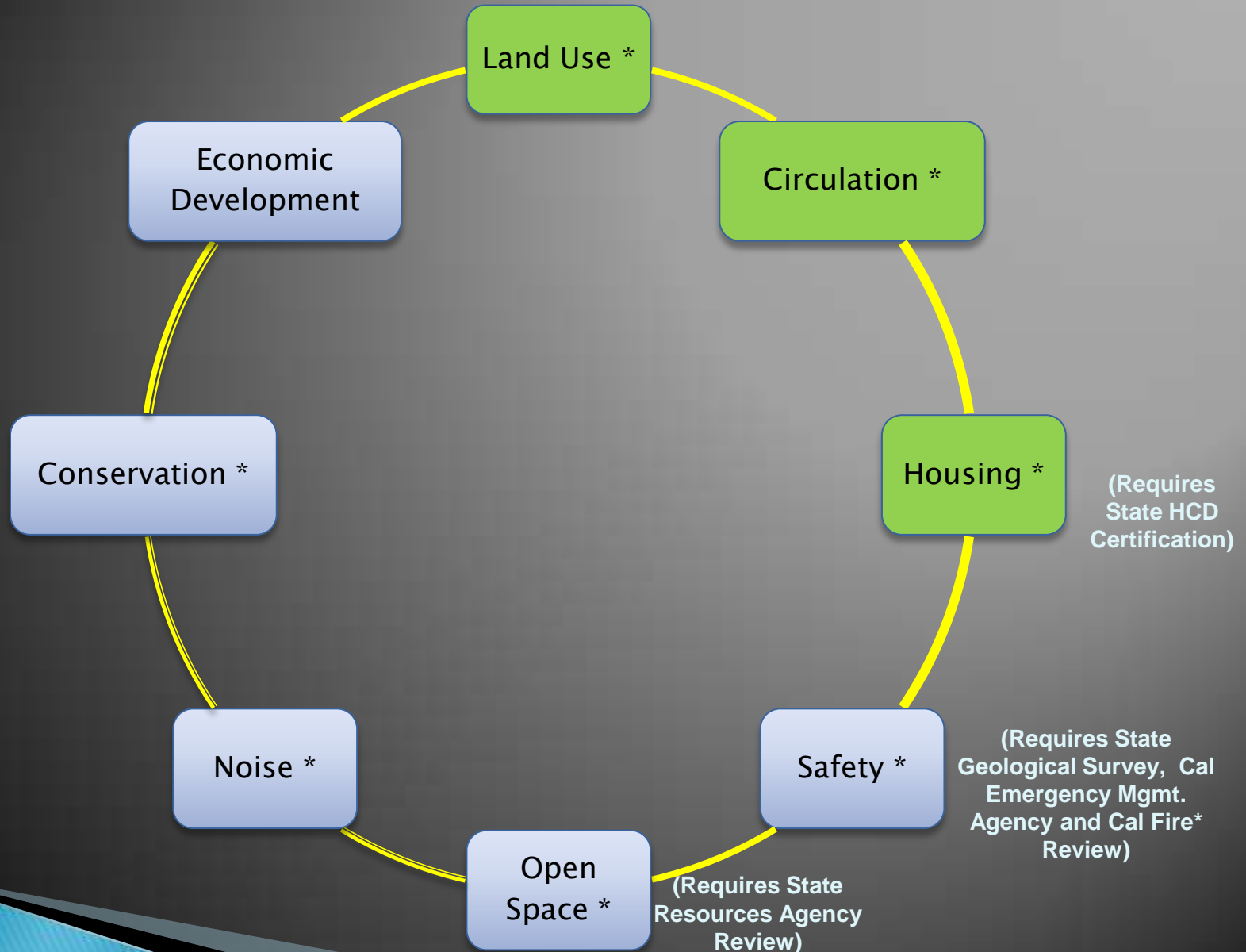
•1988 General Plan Introduction-

“This general plan evaluates defines and sets goals for development preservation and rehabilitation of distinct neighborhoods and commercial areas. Furthermore, it is the spirit and intent of this plan to achieve and sustain a high quality of life for citizens and visitors alike through harmonious integration of pedestrians and vehicles, social and civic activities, recreational and economic opportunities and by the preservation of the city’s natural beauty, now and in the future.”



General Plan Update Process

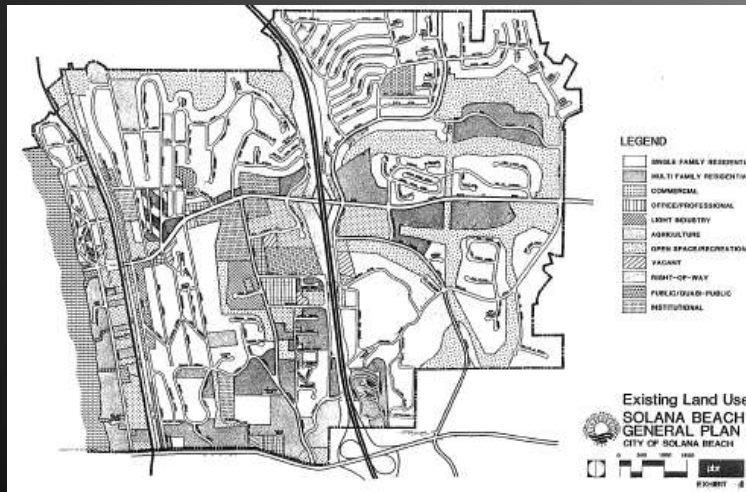
Solana Beach Current General Plan Elements (Required Elements *)



Staff has begun work on the Background Report and existing conditions assessment ...

1988

Existing land use



2011

Existing Land Use



New 2010 Census Data Available this Summer

City Data

- Land Area
 - 2,190 Acres
 - 3.4 Square Miles

- Population
 - 1990 = 12,962
 - 2000 = 12,979
 - 2009 est.= 13,547

- Housing Units
 - 2000 = 6,456



•2030 Forecast

Year	Total Population	Total Households	Total Housing Units	Total Employment
2000	12979	5754	6456	8870
2010	13807	5975	6539	9968
2020	14839	6286	6697	10107
2030	15761	6446	6728	10185

Source:
SANDAG
2009

General Plan Update Process

• Issues and environmental impacts to be evaluated through a Program Environmental Impact Report (EIR) –

- Infrastructure
- Noise
- Air Quality
- Water Supply
- Demographics
- Public Safety
- Traffic
- Adequate Housing
- Open Space
- Habitat Conservation
- Shoreline Management
- Sea Rise



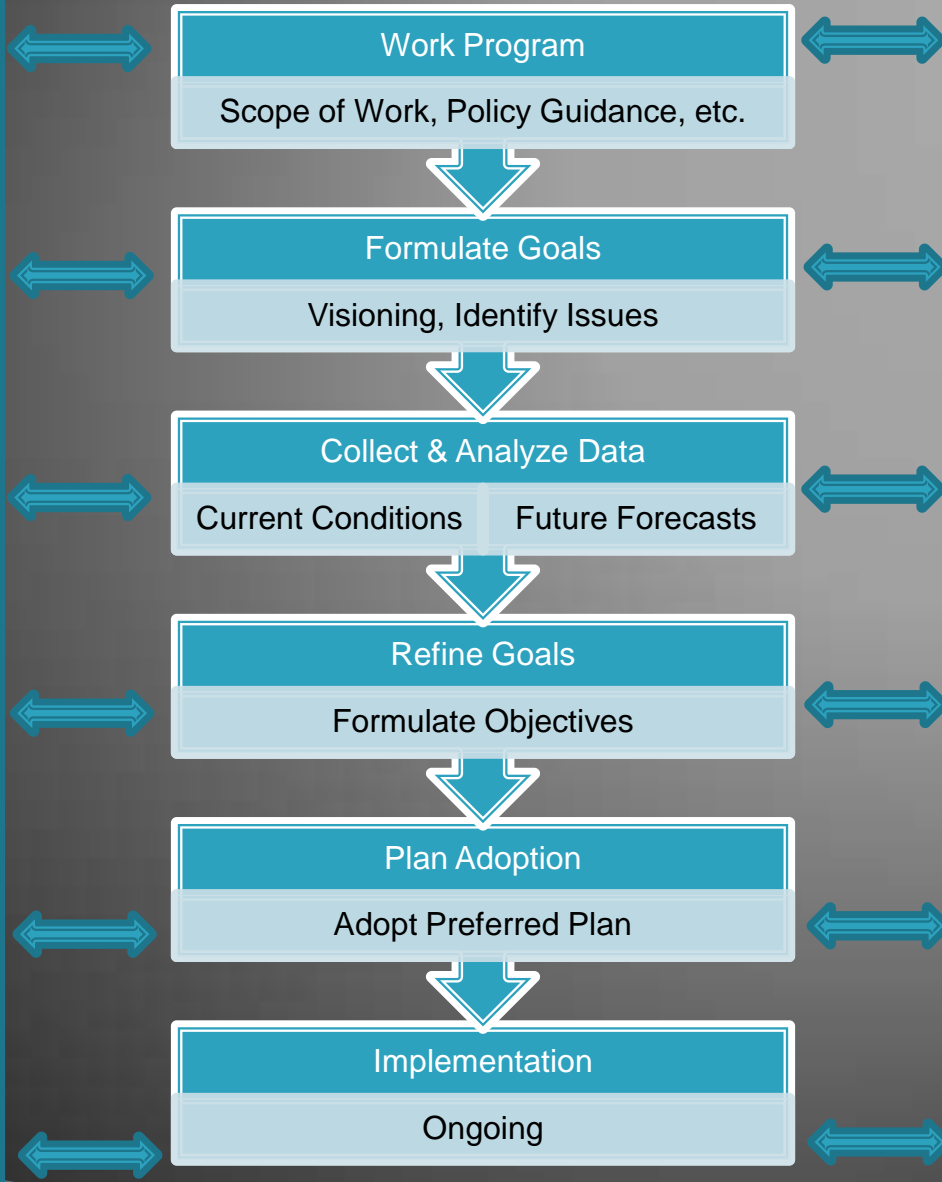
Note: some mapping and draft policies prepared for the LCP/LUP may also be utilized for GPU

General Plan Update & CEQA Process

City Council/Ad-Hoc Meetings

Stakeholders & Issues

- Residents
- Quality of Life
- Economic Dev.
- Redevelopment
- Traffic Mgmt.
- Shoreline Mgmt.
- Environmental Conservation
- Wildland Urban Interface
- Fire Protection
- Infrastructure
- Energy Supply
- Water Supply



Governing Influence

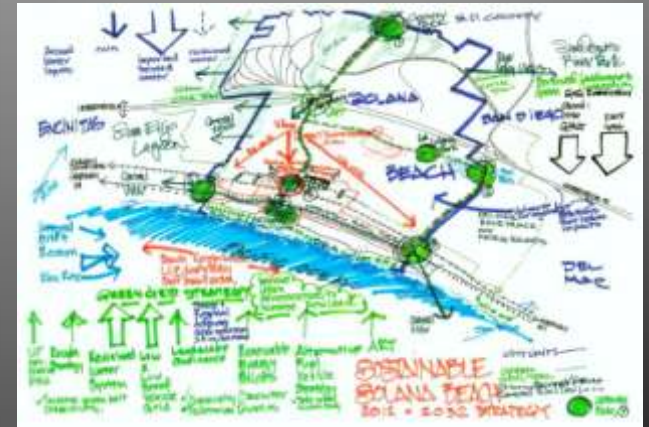
- State
 - AB 32
 - SB 375
 - SB575
 - Attorney General
 - Legislature
 - HCD
 - OPR
- Regional
 - SANDAG
 - RCP
 - RTP
 - RHNA
 - RWQCB
 - SDWA
 - SFID

General Plan Update Process Next Steps

•Process

- Consultant RFQ/RFP March/April 2011
- Council Meeting/ May 2011 Contract Award/Proposals
- Ad-Hoc Committee meetings continue
- Public Outreach Program Community Workshops Summer/Fall 2011
- Website launch Summer 2011

- 3 year process FY 10/11 – FY 13/14



General Plan Update Process Staff Recommendation

- Staff recommends that City Council proceed with the General Plan Update Workplan described in the report.

