

VIII. Progress Guide and General Plan Relationship to this Project

One of the functions of the Specific Plan is to provide a systematic means for implementing the Progress Guide and General Plan of The City of San Diego. This section describes how the goals of the Progress Guide and General Plan will be implemented by the Specific Plan.

A. HOUSING

The Housing Element of the General Plan contains several goals to maximize individual choice in terms of housing. These goals include 1) to foster economically, racially and socially balanced communities while providing adequate public services, 2) to increase the City's participation in the provision of housing to all economic segments, and 3) to facilitate rehabilitation and increase the efficiency of existing services and facilities while making efficient use of developable lands, thereby minimizing urban sprawl.

The Private Improvement Element of the Specific Plan will foster an economically, racially, and socially balanced community by providing a wide variety of attached residential dwellings ranging from flats and townhouses to high-rises. The form of ownership of the attached residential dwellings within Mission Valley West/MBM Development, Hazard Center, Park in the Valley and Rio Vista West will be a mix of for-sale condominium units, for-rent condominium units and for-rent apartment units. Where possible, the residential development of the Private Improvement Element will utilize federal and state funds and programs for housing assistance.

The essence of the Specific Plan is to rehabilitate the San Diego River and its floodway thereby increasing the efficiency of the existing and improved services and facilities. This will allow for the maximum and most efficient use of the Specific Plan area wherein property would not be developable but for the flood control channel of the River Improvement Element. The mixed use and intense development of the Specific Plan will minimize urban sprawl.

B. TRANSPORTATION

A transportation goal of the General Plan is to provide a network of transportation systems that are integrated and compatible with other city-wide and regional goals. This network should take into account the physical, social and economic conditions of the environment, both present and future. Transit facilities and services should link and

efficiently serve existing and planned major activity centers and surrounding neighborhoods. The City recommends improved bus service to encourage the evolution of a fixed guideway mass transit system. In addition, bicycle use should be planned as part of a transportation network.

The Private Improvement Element and the Public Facilities and Services Element provide for a street addition, and a number of street and intersection improvements. In particular, the improvements of the Camino de la Reina undercrossing at SR-163, Mission Center Road and Stadium Way to accommodate 10-year frequency storms will improve transportation problems associated with flooding. A new river crossing, Camino del Este, will also be constructed. The private development will be permitted only in association with local and regional traffic improvements, thereby meeting other City goals associated with the provision of facilities concurrent with need and the improvement of air quality.

The future right-of-way reservation for a Light Rail Transit line has been provided as described in Section IV. The LRT would link several major activity centers within Mission Valley and the region. Furthermore, a bicycle and pedestrian network with pedestrian bridges has been provided to encourage non-vehicular circulation. The bicycle/pedestrian path is a major link in a proposed continuous path from Mission Trails Park to the ocean, which is a major regional goal.

C. COMMERCIAL

One goal of the City is to develop an integrated system of commercial facilities that effectively meets the needs of residents and visitors as well as assuring that new development does not impede the economic vitality of other existing commercial areas.

The Private Improvement Element's main objective is to develop an integrated system of commercial facilities. The residential developments of the Private Improvement Element could provide housing for those working in the Specific Plan area. The hotels and specialty retail commercial center will provide accommodations, shopping, and recreational activities for visitors and will also provide many of those same services to San Diego residents. A goal of the Specific Plan is to enhance Mission Valley as a regional commercial center of The City of San Diego and therefore work to complement the existing economic viability of the present commercial uses in Mission Valley.

D. PUBLIC FACILITIES, SERVICES AND SAFETY

The public facilities and services identified in the General Plan are those that are publicly managed and which have a direct influence on the location and allocation of land use. These services include schools, libraries, police, fire, water, sanitation and flood control. The guiding goal in allocating services is to program these public facilities at a time and level to complement accompanying development. The General Plan states it is "enormously important that the quality and quantity of the services and facilities provided be geared to the nature and intensity of development that is prevailing and/or projected."

Schools. The Progress Guide and General Plan includes two primary goals for the provision of public schools. These goals are: 1) the provision of a public school system that enables all students to realize their highest potentials, and 2) to actively pursue the implementation of the balanced community concept, thereby causing integrated schools through integrated residential neighborhoods.

The City of San Diego through Council Policy 600-10 requires that schools as well as other public facilities be available concurrent with need in the development. In addition, City Council Policy 600-22 requires basic information of the school districts pertaining to school availability and the impact on schools by proposed rezoning changes and new housing developments. To implement the City of San Diego Council policies, enrollment capacities for each school are updated on an annual basis. Under the City's policies, developers are responsible for the cost of incremental facilities required to house students expected to reside in the proposed development.

Although the Specific Plan area is in an urbanized area and does not require a letter of school availability according to Council Policy 600-22, the school districts must supply school data pertinent to the proposed development. The Mission Valley community is unique in that it is lacking any public schools within its boundaries. This fact and the geographic features of the valley itself could make adjacent schools more difficult to access. Furthermore, Juarez Elementary School is now operating at capacity. For these reasons, the distances of the existing schools from the proposed residential development and the availability of schools in general are of concern.

Both the issues of school availability and access are provided for in this plan, thereby meeting the goals of the

Progress Guide and General Plan and Council Policies 600-10 and 600-22. The developers will reach an agreement with the school district on the provision of school facilities or access to these facilities, as considered necessary by the school district. Submittal of this agreement to the City will be made a condition of approval for future development plans or Subdivision Maps.

Other Public Facilities and Services. There are no public libraries, police stations or fire stations within the Mission Valley community and none are proposed for the Specific Plan area. Residents will be adequately served by the Linda Vista, Mission Hills and University Heights branch libraries. The Specific Plan area is served by a police station at 5480 Gaines Street and a fire station at 4676 Felton Street and 3880 Kearny Villa Road.

The City of San Diego provides water and sewer service to the Specific Plan area. The project would replace a 54-inch sewer line between Mission Center Road and Stadium Way with a 66-inch pipe, with the cost split equitably between the project proponents and the city. A private sewer main in Mission Center Road will be replaced with a public main. These and other utilities improvements will provide sufficient facilities to serve the Specific Plan area.

Drainage and Flood Control. A General Plan goal is "to preserve as much as possible the natural attributes of both the floodplain and floodway without endangering loss of life and property." The flood control channel of the River Improvement Element is designed to control the 100-year, 49,000 c.f.s. flood, and is also designed as a natural-appearing channel. Natural attributes of the river will be retained by the winding design and replacement of native habitats.

E. OPEN SPACE AND RECREATION

A goal of the City's General Plan is to establish an open space system that provides, among other things, for the preservation of natural resources and the provision of outdoor recreation. Recreational goals include the provision of a range of opportunities for active and passive recreation, educational activities and neighborhood identification, adopted to the needs and desires of each community. Neighborhood parks should serve a resident population of 3500 to 5000 persons within approximately a ½ mile radius, with a minimum of 10 usable acres. Resource parks are located at the site of distinctive scenic or natural features and are intended for City-wide use.

The General Plan identifies the San Diego River in Mission Valley as one of the key open space areas in The City of San Diego for development as a natural park and recreational area in conjunction with flood protection considerations.

A main objective of the River Improvement Element is to qualitatively improve the native habitats which exist in the San Diego River and its floodway. The Revegetation Plan provides for the revegetation of areas disturbed by floodway construction. Passive recreation facilities will be provided within and along the river floodway, including picnic areas, view areas and a nature trail. The floodway will be placed in an open space easement, providing a greenbelt along this section of the river.

The General Plan standards for the provision of neighborhood parks will be met by the provision of private open space and recreation areas within the private developments. The residential developments will include patios, swimming pools and tennis, basketball and volleyball courts. Planning Director review of private development plans will include an evaluation of how the plans conform with General Plan standards for neighborhood parks.

F. REDEVELOPMENT

A General Plan goal is to redevelop and rehabilitate deteriorated and underutilized areas of the City to a condition of social, economic and physical vitality. The Specific Plan will redevelop some property now developed as Mission Valley Center West, replacing a hodgepodge of low structures and signs and an extensive parking lot with a high-rise tower surrounded by a park-like landscaped area. The Specific Plan will control flooding and enable the urban use of an underutilized area, located in the geographic center of the City. Disturbed sections of the floodway will be replaced by well-vegetated and maintained open space.

G. CONSERVATION

The wise management and use of the City's remaining land resources is a goal of the City. Wildlife and vegetation should be protected when it does not endanger man. The San Diego River through Mission Valley is identified in the General Plan as a natural resource preservation area because of its river and wetland habitats. Another goal is to protect major mineral resources against encroachment by land uses which would make their extraction undesirable or impossible.

The Specific Plan meets these goals by providing for a natural-appearing floodway and the replacement and enhancement of native riparian and wetland habitats. Furthermore, the River Improvement Element will provide limited public access and recreational use of the river. The development agreement will allow for the existing sand and gravel activities within the plan area to continue for several years until commercial and residential uses are appropriate.

H. URBAN DESIGN

The Urban Design Element of the Progress Guide and General Plan contains many goals, guidelines and standards, which are implemented by the Private Development Element of the Specific Plan. The Specific Plan has been designed as a whole, thereby achieving a compatible sensory and functional relationship between each private development and between the private development and the river element. The written criteria and conceptual figures included in the Urban Design and Development Guidelines Element as well as the Private Development Element will be utilized by the Planning Director during the review of development plans.