

“Complete Communities” Position Paper

La Jolla Community Planning Association

July 2, 2020

The La Jolla Community Planning Association supports the following observations, comments and recommendations associated with the Planning Department’s Draft “Complete Communities” Housing and Transportation Elements currently undergoing public review:

Observations

- Poor Noticing of this policy initiative to Community Planning Groups and insufficient communication with individual planning groups throughout the development process has resulted in lack of coordination between existing community land use plans and proposed density changes.
- Resolution of inconsistencies are not addressed and rely on ministerial processes outside of public view.
- The public review process has been rushed to meet a mandated State deadline and election cycle interests.
- Public comments have highlighted several areas needing additional staff work.
- Coupling Housing and Transportation analysis in the Programmatic EIR has frustrated the ability to separate these issues.
- PEIR VMT analysis relies on “unachievable” housing densities in the Coastal Zone, which throws entire analysis into question.

Recommendations Citywide

- Return draft policies to Community Planning Groups for analysis and comment.
- Request State extension of time, especially due to interruptions in normal work flow due to the Covid-19 pandemic.
- Send proposal back to staff to clarify how program goals are being implemented and met, especially with quantifiable measures and timelines.
- Allow completed staff work on Transportation and VMT to move forward, while continuing to address Housing issues requiring more work.
- Adjust citywide FAR to more realistically approach achievable densities in the Coastal Zone, and to support VMT PEIR analysis.
- Establish community oversight groups to monitor program refinements and adjustments, and to participate in how new funding is spent in their communities.
- Require annual audit and report to City Council to assure program goals are being met.

Coastal Zone Recommendations

- Reduce FAR to acknowledge 30 ft. Coastal Height limit (more realistically 2.0.) or
- Remove Coastal Zone from program.
- Remove parcels currently zoned RM-1-1 to RM-3 from program.

Strategy Recommendations

- Form an Ad Hoc Committee to further study Transportation & Housing Initiatives and their impact on La Jolla and to make additional recommendations to city decision makers.
- Align CPA positions with other CPGs representing Council District 1, Coastal Communities and/or Citywide.