

EXCERPT FROM 2008 GENERAL PLAN LAND USE AND COMMUNITY PLANNING ELEMENT (pp LU 40-41)

J. Proposition A – The Managed Growth Initiative (1985)

Goal

- ◆ Future growth and development that is consistent with current land use intensity or that is subject to a “phase shift” process to approve increased intensity.

Discussion

The Managed Growth Initiative

In 1985, the electorate approved Proposition A, an initiative amending the Progress Guide and General Plan (1979 General Plan) to require approval of a majority vote of the people for shifting land from the Future Urbanizing to the Planned Urbanizing Area phase of growth or development. The ballot measure further provided that the “provision restricting development in the Future Urbanizing Area shall not be amended except by majority vote of the people, and except for amendments which are neutral or make the designation more restrictive in terms of permitting development.” The full text is included in Appendix B, LU-3.

By 2005, phase shifts, per Proposition A and the 1979 General Plan, have occurred for the land determined to be appropriate for more urban levels of development within the planning horizon of this General Plan. The City also completed planning efforts to address land use in the remainder of the Future Urbanizing Area subject to its jurisdiction. The City Council adopted a

comprehensive update to the San Pasqual Valley Plan that requires the preservation of the San Pasqual Valley for agricultural use, open space, and Multi-Habitat Planning Area (MHPA) (see Conservation Element for more detail). Additionally, the City adopted a specific plan for Del Mar Mesa that severely limits residential development to rural densities and sets aside over half of the plan area as MHPA. Furthermore, federal, state, county, and other jurisdictions have participated with the City in planning for open space and habitat preservation in the San Dieguito and Tijuana River Valley. Proposition A lands also include military and other lands not subject to the City’s jurisdiction. In the past, the City Council has chosen to follow the development intensity restrictions and the requirement for a vote of the people to approve an amendment to shift the area from Future to Planned Urbanizing Area as specified in Proposition A, upon receipt of jurisdiction over former military installations.

(continued)

As described, the phased development areas system has, for the most part, become an

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outdated system to address future growth and development. The City has grown into a jurisdiction with primarily two tiers, see Figure LU-4, Proposition A Lands Map:

- Proposition A Lands – (as previously defined) characterized by very low-density, residential, open space, natural resource-based park, and agricultural uses; and
- Urbanized Lands – characterized by older, recently developed, and developing communities at urban and suburban levels of density and intensity.

As of 2006, communities formerly known as Planned Urbanizing were largely completed according to the adopted community plan, and of that group, the oldest were beginning to experience limited redevelopment on smaller sites. For information on how the tier system was linked to public facilities financing, see the Public Facilities Element Introduction and Section A.

Policies

- LU-J.1. Identify non-phase shifted lands as Proposition A lands and no longer refer to them as Future Urbanizing Area.
- LU-J.2. Follow a public planning and voter approval process consistent with the provisions of this Land Use Element for reuse planning of additional military lands identified as Proposition A lands, and other areas if and when they become subject to the City's jurisdiction.

See Also:

- **Figure LU-4 Proposition 'A' Lands Map (Revised April 28, 2009)**
- **Appendix B, LU-3 Proposition A – The Managed Growth Initiative (1985)**