

**Help Shape the Future of Bird Rock
Council President Scott Peters, First District
La Jolla Village News, October 2006**

On September 19, the Bird Rock community held the first in a series of community meetings to shape the way Bird Rock will look and feel in the future. As part of the Form-Based Code workshop process, consultants Michael Stepner and Howard Blackson of Stepner Design Group led a meeting of approximately 80 residents to talk about what a Form-Based Code is, how it works, and the central role of community members.

After I asked the La Jolla Community Planning Association in May to shelve certain proposed amendments to the Bird Rock Planned District Ordinance, we brought in Mr. Stepner and Mr. Blackson to facilitate the community process. These well-respected designers are leading a series of community meetings to review and possibly revise land-use regulations. This community-oriented process is similar to the community meetings that designed the Bird Rock traffic calming plan and the La Jolla Boulevard roundabouts.

Form-Based Codes describe what a community does want, as opposed to what it doesn't. It is a visual map, as opposed to a written code, that makes it accessible to a lay audience as well as design and planning professionals. These community-oriented codes are used across the country with positive and predictable results for newer projects in established communities.

One of the techniques being used to gather feedback on how people see Bird Rock is a walking tour which asks participants to rate "exceptional," "acceptable," and "regrettable" places along La Jolla Boulevard. This allows the code to focus in on the areas where improvements are needed, and avoid unnecessary changes to areas that are perfect the way they are.

There are two more community meetings in October that I encourage you to attend. On Wednesday, October 4, Mr. Stepner and Mr. Blackson will review the walking tour results with the community. On Wednesday, October 18, members of the City of San Diego Planning Staff will meet with the community to discuss how the Form-Based Code can be implemented and what regulations will guide that process. Both of those meetings will be held at 6:00 P.M. at the La Jolla Masonic Lodge, 5565 La Jolla Boulevard.

Mr. Stepner and Mr. Blackson will convene a consecutive four-day design workshop on November 3-6 at the La Jolla Masonic Lodge, at which the public can comment on proposed maps of the retail design and landscape for La Jolla Boulevard. Each evening at 6:00 P.M., a map reflecting the input of the project consultants and the public will be posted for review.

Finally, on November 14, a final draft of the Form-Based Code will come before the Bird Rock Community Council for consideration. I hope you will participate in this important and historic community process.

For more information on this and other La Jolla projects, visit my website
www.sandiego.gov/cd1