

March 2007

Making Paradise Permanent

Dear Colleague,

The November 7th 2006 general election defeated once and for all the initiative to relocate Lindbergh Field to Miramar. A looming decision in 2007 is the heated battle over the future of the Navy Broadway Complex. Both of these initiatives exemplify the ongoing debate about how San Diego should grow into the future. As former Union-Tribune columnist Neil Morgan stated, "San Diegans have trouble agreeing on what we want the region to become because we can't agree on what it is now." The extremes range from idyllic hamlet to booming metropolis.

Among the groups that have stepped in to help guide this discussion are Citizens Coordinate for Century 3 (C-3), California Independent Voter Project (CAIVP), Center City Development Corporation (CCDC), United States Navy (USN), City of San Diego, Manchester Financial Group, San Diego County Regional Airport Authority, and the Port Commission.

Key Issues: Public Access and Transportation

Public access to the waterfront and transportation form the basis for the spirited debates currently underway. Most recently CAIVP released "A Vision for San Diego's Waterfront" challenging both the currently approved plan for the development of the Navy Broadway Complex as well as the Airport Authority's Master Plan. Central to the challenges seem to be 1) encouraging the Navy to relocate its headquarters building to another location and 2) successfully delaying the Airport Authority's imminent plans to build 10 additional gates at Lindbergh Field. If . . . and it's a big if. . . San Diego's government players join together in a comprehensive planning process, this rare opportunity to reshape the future of San Diego's waterfront may be realized.

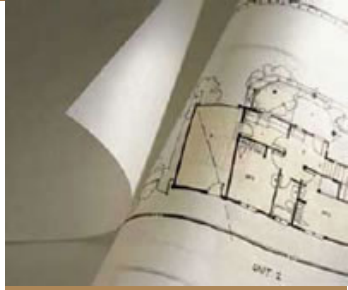
In 1908, John Nolen, a pioneer in the development of professional city planning, remarked about San Diego: "Not only the Bay, but every type of scenery, beach and promontory, mesa and canyon, unite in never ending variety to form a city that is strikingly individual in character and of great beauty. . . .now is the time to adopt a policy and actually begin work on a far-reaching scheme the result of which, I believe will surpass our fondest dreams."

Another historic choice is upon the citizens and political leaders of San Diego. Groups such as [C-3](#) and [CAIVP](#) welcome your input, as do all of us at info@snowproperties.com.

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Special Election Victorious in Restricting Home Size

On Tuesday, March 6, a special election was held in Solana Beach to vote on Proposition A, known as the "Neighborhood Preservation Ordinance." The ballot measure narrowly passed with a 67-vote margin. This ordinance will restrict the sizes of homes in six areas west of Interstate 5. It could take effect as early as 10 days after the City Council votes to certify the election results at its March 13th meeting.

Ernie Cowan, Vice President of Programs and Government Affairs for the North San Diego County Association of Realtors (NSDCAR), was one of the spokesmen for the opposition. In observing the close race he commented, "Either way this is not a mandate. The City Council has not come up with a good solution. The community is clearly divided. The task now is to find a solution that a significant majority of the people of Solana Beach find acceptable."

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