

Technical Advisory Committee Agenda
May 8, 2013
12:00 noon to 2:00 p.m.
Development Services Center / City Operations Building
1222 First Ave, San Diego, CA 92101
4th Floor Training Room

<u>Group Represented</u>	<u>Primary Member</u>	<u>Alternate</u>
Accessibility	<input type="checkbox"/> Vacant	<input type="checkbox"/> Mike Conroy
Accessibility	<input type="checkbox"/> Connie Soucy	<input type="checkbox"/> Cyndi Jones
AGC	<input type="checkbox"/> Debbie Day	<input type="checkbox"/> Brad Barnum
AIA	<input type="checkbox"/> John Ziebarth	<input type="checkbox"/> Kirk O'Brien
AIA	<input type="checkbox"/> David Pfeifer	<input type="checkbox"/> John Ziebarth
APA	<input type="checkbox"/> Dan Wery	<input type="checkbox"/> Greg Konar
ASLA	<input type="checkbox"/> Andrew Reese	
BIA	<input type="checkbox"/> Kathi Riser	
BIA	<input type="checkbox"/> Matt Adams	
BID Council	<input type="checkbox"/> Tiffany Bromfield	<input type="checkbox"/> Warren Simon
BIOCOM	<input type="checkbox"/> Faith Picking	
ACEC	<input type="checkbox"/> Rob Gehrke	<input type="checkbox"/> Jeff Barfield
Chamber of Commerce	<input type="checkbox"/> Mike Nagy	
EDC	<input type="checkbox"/> John Eardensohn	<input type="checkbox"/> Ted Shaw
In-Fill Developer		
NAIOP	<input type="checkbox"/> James Lawson	<input type="checkbox"/> Craig Benedetto
Permit Consultants	<input type="checkbox"/> Brian Longmore	<input type="checkbox"/> Barbara Harris
Small Business Advisory Bd.	<input type="checkbox"/> Gary Peterson	<input type="checkbox"/> Edward Barbat
SDAR	<input type="checkbox"/> Jordan Marks	<input type="checkbox"/> Kimberlee Theis
Sustainable Energy Advisory Bd	<input type="checkbox"/> Alison Whitelaw	
LU&H Liaison (non-voting)	<input type="checkbox"/> Leslie Perkins	

- 1) **Announcements**
- 2) **Public Comment on Non-Agenda Items**
- 3) **Discussion/Action/Informational**
 - A. Engineering Flat Fee Sub-Committee Meeting (Informational) Afsaneh Ahmadi (10 minutes)
 - B. Capital Improvements Projects (Action) Dan Normandin and Kerry Santoro (10 minutes)
 - C. General Plan Monitoring Report 2012 (Informational) Nancy Bragado) (10 minutes)
http://www.sandiego.gov/planning/genplan/pdf/gp_monitoring_report_2012.pdf
 - D. Process Subcommittee (Informational) Kathi Riser (15 minutes)
- 4) **Future Agenda Item**
 - General Plan Amendments (Nancy Bragado)
 - Quimby Ordinance Reinstatement – LDC Amendment (Deborah Sharpe-June)
 - Medical Marijuana
 - Discretionary Process Improvements-Process Committee Report
 - Mixed use and multi-family zones being developed through community plan updates (CMT and TAC)
 - Re-roof recycling (construction recycling)
- 5) **Adjourn – next meeting June 12, 2013 or July 10, 2013**

TAC Mission: “To proactively advise the Mayor and the Land Use and Housing Committee on improvements to the regulatory process through the review of policies and regulations that impact development. And to advise on improvements to the development review process through communications, technology and best business practices to reduce processing times and improve customer service. And to advocate for quality development to meet the needs of all citizens of San Diego.”

City of San Diego



2012

General Plan Monitoring Report



Mayor Bob Filner
Development Services Department

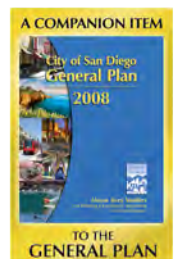


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Section 1

Overview

Overview

Introduction

The City of San Diego's General Plan (2008) sets out a long-range vision and policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. The General Plan provides direction on how to design infill development and reinvest in existing communities, as well as in the remaining new growth areas. It has a strong sustainability focus through policies addressing transit/land use coordination; climate change; healthy, walkable communities; green buildings; clean technology industries; water and energy conservation and management; and urban forestry. In addition, the General Plan features protections for prime industrial lands; strategies for providing urban parks; "toolboxes" to implement mobility strategies; and policies designed to further the preservation of San Diego's historical and cultural resources.

The General Plan includes the City of Villages smart growth strategy to focus growth into mixed-use villages that are pedestrian-friendly districts, of different scales, linked to the transit system. The General Plan provides guidance for each village to be unique to the community in which it is located, yet all villages will be pedestrian-friendly, and characterized by inviting, accessible and attractive streets and public spaces. Individual villages will offer a variety of housing types and affordability levels. The General Plan draws upon the character and strengths of San Diego's natural environment, distinctive neighborhoods, and activity centers that together form the City as a whole. Community plans are essential components of the General Plan, since they provide more detailed land use designations and site-specific policy recommendations than is possible at the citywide level.

One of the General Plan's Guiding Principles is to strive for a "Clean and Sustainable Environment" and the stated purpose of the Conservation Element is:

"To become an international model of sustainable development and conservation. To provide for the long-term conservation and sustainable management of the rich natural resources that help define the City's identity, contribute to its economy, and improve its quality of life."

One of the most important long-term steps that the General Plan takes toward achieving sustainability is to advance the City of Villages strategy for more walkable, transit-friendly communities. Villages are to be designed to allow for many local trips to be made on foot or bicycle, with easy transit access to job centers and other more distant destinations. Reducing dependence on automobiles reduces vehicle miles traveled, which, in turn, lowers greenhouse gas emissions that contribute to global climate change. There are also public health benefits associated with walkable communities since regular exercise (walking) is integrated into everyday life. San Diego already has many examples of walkable villages, such as the Hillcrest and Little Italy neighborhoods, and the Village of La Jolla. Newer developments and redeveloped areas that have village characteristics include the Civita mixed-use community in Mission Valley, Liberty Station at the former Naval Training Center, the Promenade

development surrounding the Rio Vista Trolley Station in Mission Valley, and the Village Center at the Euclid Avenue and Market Street Trolley Station.

Promotion of a balanced, multi-modal transportation system that serves pedestrians, bicyclists, transit-riders and motorists is a fundamental tenet of the San Diego General Plan’s approach to sustainability, and is to be implemented not just in villages, but throughout the city. Transit cannot serve all areas due to limited funds, but strides can be made toward reducing auto dependence through citywide investments to improve walking and cycling connections. While not listed as a separate category under “Key Implementation Actions,” substantial work has been done to improve conditions for walking and bicycling. The General Plan Mobility Element offers strong policy support for pedestrian, bicycle, and transit modes of travel and traffic calming. The General Plan Urban Design element has extensive policies for creating an active streetscape and supporting public art. Most community plans have additional sites-specific policies and guidelines supporting walkability in key locations in their communities, and multi-modal mobility plans are a part of all community plan updates. The City has prepared both a Bicycle Master Plan and Pedestrian Master Plan. Currently, the City is expanding on the work of the Pedestrian Master Plan by incrementally conducting detailed evaluations resulting in project needs lists for its community planning areas, beginning with high-need communities. In addition, staff has applied for and received multiple grants related to active transportation projects and focused multi-modal land-use/transportation studies (see Section 4).

City programs and actions addressing sustainability cross many disciplines and City departments, and are found throughout the Monitoring Report. These include:

- Preparation of a Climate Mitigation and Adaptation Plan, as described under Section 2 - Climate Change Initiatives;
- Green Building and Code innovations, including amending outdoor lighting regulations, and affordable housing parking regulations as described in Section 2 – Land Development Code. Specific items are also noted in Section 3, for example: Conservation Element (CE), Items 3, 4, 13, 14, and 18;
- Water management, conservation and reuse initiatives, highlighted in Section 2 – Water Supply & Conservation, as well as specific items noted in Section 3 – CE, such as completion of recycled water pipeline extension projects - Item No. 52, and;
- Programs for Energy Efficiency, Conservation, and Generation, including capture and reuse of landfill gas from Miramar landfill – see Section 3 – CE Item No. 71. Additional energy-related items are covered in CE Items 5, 23, and 75; and
- Storm water management, watershed-based asset management plans, and public outreach efforts, as described in Section 3 – Public Facilities & Safety Element, see Items 3 and 29-33, and CE- Items 19, and 57-58.

Monitoring Report Organization and Summary of Findings

The General Plan Monitoring Report has been prepared to measure progress in implementing the General Plan, using the General Plan Action Plan (2009) as the benchmark. The Action Plan describes the Key Implementation Actions for the General Plan, and includes a matrix that identifies over 300 implementation actions with at least one action associated with every General Plan policy. The matrix is organized by General Plan element and is further broken down by implementation time frame as follows: ongoing, short (0-3 years), mid (3-5 years), and long (5-10 years) term action items. The General Plan, the Action Plan, and the previous years' Monitoring Reports are available at <http://www.sandiego.gov/planning/genplan/>.

The 2012 General Plan Monitoring Report is organized in five sections as follows: 1) Overview, 2) Key Implementation Actions, 3) Action Plan Progress Matrix, 4) Planning Division Grants, and 5) Flood Maps. The Housing Element Annual Report is provided under separate cover. The Action Plan Progress Matrix reports on the progress in implementing each of the Action Items identified in the General Plan Action Plan. Overall, the City made substantial progress in implementing the General Plan across a wide variety of actions and programs throughout the City's departments. Of the 59 total short-term action items, 28 are underway and 23 have been completed since the General Plan was adopted. Modest progress has been made on the 19 total mid-term actions with 9 action items underway and 1 completed. Of the 7 identified long-term actions, 3 are underway and 1 has been completed. The majority of work has taken place under ongoing work programs, which are represented by 210 actions underway.

In the Planning Division, much of the work in implementing the General Plan comes together through the community plan update program and through multiple grant-funded planning projects. These plans and projects implement citywide smart growth strategies at the community level. Please see Section 2 - "Key Implementation Actions" of this report for more information on community plan updates. A summary of grants that have been awarded or are in process from 2008 to the present is provided in Section 4 - "Planning Division Grants."

General and Community Plan Amendments

On January 31, 2012, by Resolution 307262, the City Council approved amendments to the Conservation Element to provide policy support for urban agriculture. Work also proceeded on the General Plan Housing Element update. State law requires that local jurisdictions update their housing elements every eight years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns. The timing is linked to the preparation of the Regional Transportation Plan in order to promote coordinated planning for housing, land use, transportation, and greenhouse gas emissions in accordance with California Senate Bill 375 (2008).

Throughout 2011 and 2012, City staff conducted a multi-faceted public outreach effort, resulting in release of the August 2012 Draft Housing Element. From August 2012 to October 2012 the City again solicited public comments, resulting in a final Adoption Draft. In November 2012, the State of California Department of Housing and Community Development completed its review of the draft document and found it to be consistent with state housing element law.

Related to community plans, five project-specific amendments were adopted in 2012, as shown in the following table.

2012 Community Plan Amendments		
Community	Project Name	Description
University	La Jolla Crossroads II	Re-designation of a 7.93-acre site from Scientific Research to High Density Residential (45-75 du/ac).
East Elliot	Sycamore Landfill	Re-designation of an approximately 26-acre site from Office Commercial (5 acres) and Open Space (21 acres) to Sanitary Landfill.
Navajo	Shawnee	Re-designation of an approximately 22.9-acre site from Industrial to Mixed-Use.
University	La Jolla Center III	Re-designation of an approximately 5-acre site from Scientific Research to Business Park.
Mira Mesa	Casa Mira View II	Re-designation of a 7.09-acre site from low-medium residential (10-15 du/ac) to medium-high residential (30-45 du/ac)

State Requirements

Housing Element Annual Report. The State of California requires each city to adopt a General Plan, and to prepare an Annual Progress Report on its implementation. As a charter city the City of San Diego is exempt from the progress report requirement, but must still report on the City's progress in meeting its share of regional housing needs in order to qualify for various funding opportunities. Pursuant to State Government Code Section 65400, the 2012 Housing Element Annual Progress Report tracks the City's progress towards the goals established in the FY 2005 – 2010 Housing Element. The Annual Report covering January 1, 2012 to December 31, 2012 is currently being prepared. It includes annual building activity of affordable units; annual activity of housing which was rehabilitated, preserved and acquired; annual activity of above-moderate units; the City's progress in meeting its regional housing needs allocation; and overall multi-year progress in implementing Housing Element programs. Housing Element programs that have been successfully implemented over the course of the FY 2005-2010 cycle include: the creation of student housing, the adoption of affordable housing parking regulations, the Housing Commission's Section 8 Voucher Program, and the Housing Commission's Acquisition and Rehabilitation of units for affordable housing. The areas where there has not been much success

include: the utilization of the Density Bonus program, the creation of new Single Room Occupancy units, the use of City-owned land for affordable housing, and developing partnerships with businesses for employee housing. The Housing Element Annual Report will be submitted to the State Department of Housing and Community Development and provided under separate cover.

Flood Legislation – Local Land Use Planning. Flood risk management legislation enacted in 2007 requires cities and counties to do an annual review of flood maps and the land use element (Government Code Section 65302), and to address specified topics in the Conservation and Safety Elements. The intent of the legislation is to address flood risks through planning. Staff has reviewed the most recent changes in the floodplain mapping prepared by the Federal Management Agency (FEMA) and overlaid it with the community plans land use maps. Areas where floodplains have changed since maps were reviewed as a part of the 2011 Monitoring Report are shown in Section 5.

The City regulates development in flood plains through the Environmentally Sensitive Lands regulations (ESL). The FEMA maps are incorporated by reference into the code and added into the City's Geographic Information Systems maps that are used for project review. Any project that is located within a special flood hazard area would be flagged for more in-depth review in accordance with ESL regulations. In addition, floodplain areas will be examined during community plan updates with intent to minimize flood hazards.

Complete Streets Legislation. Effective January 1, 2011, state law requires that cities address complete streets upon revisions to their general plan circulation elements. The specific requirement is to “plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.” The City's General Plan Mobility Element as adopted in 2008 meets this requirement. In fact, the Mobility Element is cited as an example of a general plan that has multi-modal goals and policies, and the City's Street Design Manual is listed as an example of a multi-modal transportation implementation document in the “Update to the General Plan Guidelines: Complete Streets and the Circulation Element,” published by the State Office of Planning & Research (December 2010).

Land Use, General Plans, and Disadvantaged Communities. Senate Bill 244 (2011) is a new state law addressing planning for infrastructure in unincorporated communities. As addressed in the Land Use Element of the General Plan, the City of San Diego has two county islands of unincorporated land: the Davis Ranch, an approximately 77-acre property, designated for industrial use, located adjacent to Interstate 15 within the Scripps Miramar Ranch Community Planning Area, and the Mount Hope Cemetery, an approximately 100-acre property, designated as a public cemetery, located within the Southeastern San Diego Community Planning Area. With the exception of these two islands, the City's sphere of influence is contiguous or less than its municipal boundaries. Neither of these islands meets the criteria for being a disadvantaged unincorporated area nor do they contain any opportunities for additional housing sites. As such, the City has no further SB 244-related requirements with respect to the General Plan Land Use and Housing elements.

Awards

The General Plan and companion documents have been honored with the following awards:

- American Planning Association, Daniel Burnham Award for a Comprehensive Plan, 2010
- Urban Land Institute San Diego/Tijuana Chapter, Smart Growth Award , Smart Growth Award of the Decade, 2010
- The Community Plan Preparation Manual, a companion item to the General Plan, was awarded the San Diego Section American Planning Association Education Project Award, 2010.
- San Diego Chapter American Planning Association, Comprehensive Planning Award, 2009
- Urban Land Institute, Smart Growth Award, Blue Print for Excellence, 2008

Section 2

Key Implementation Actions



Community Plan Updates

Timeframe: Ongoing

Funding: Variety of sources, including former Redevelopment funds, General Fund, and grants. **Status:**

Community plans are an essential component of the General Plan as they designate land uses and implement the City of Villages strategy at the community level. Community plan updates are needed in many communities in order to ensure that community plan land use designations are up-to-date and General Plan policies are effectively implemented. There are currently ten community plan updates and one major amendment in process. The community plan update work program includes six phases: consultant contracting; assessment of existing conditions, including identification of opportunities and constraints; community outreach; community review of the draft plan; environmental review; preparation of the public facilities financing plan, and public hearings.

The Barrio Logan Community Plan Update is expected to be public hearings in spring of 2013. The Otay Mesa and Ocean Beach community plan updates are also nearing completion. A summary of progress made on each of the community plan updates is summarized in the table below. Overall, the update process has taken longer than anticipated. Staff is evaluating potential program changes to reduce costs and improve timeliness.

Staff is continuing to pursue alternative funding sources to update community plans and prepare focused land use and transportation plans. A \$1,000,000 California Strategic Growth Council grant (awarded in 2010) is being used to help fund the Southeastern San Diego Community Plan update. Work is close to concluding on four Smart Growth Incentive Program grants (awarded in 2009) for: the Mid-City Bus Rapid Transit stations, Chollas Triangle in the Eastern Area, the Commercial and Imperial corridors, and the Euclid and Market area in the Southeastern and Encanto communities. Work is also continuing on the Pedestrian Master Plan and Bicycle Master Plan. In calendar year 2012, the City applied for additional Smart Growth grants, with results still pending. Additional grants awarded in 2012 will be used to fund a Comprehensive Active Transportation Strategy for the Linda Vista Community, a Downtown San Diego Complete Streets Mobility Study, and an Urban Greening Plan for the North Bay Community. A summary of all Planning Division grants is provided in Section 4.

A major change that took place in 2011 affecting community plan preparation and implementation was the passage of AB 1X 26, the "Dissolution Act." Under this legislation, all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San

Diego was formed in 2012 to replace CCDC and SEDC, to continue the wind down of redevelopment contracts and activities, and to pursue strategies to replace the former redevelopment program. In 2012, staff work began on a General Plan amendment to address the dissolution of Redevelopment, which will be brought forward to public hearings in 2013.

Community Plan Updates At a Glance

Community Plan	Status
Otay Mesa	The draft plan has been out for public review since April 2011. The draft was the result of a lengthy public input process that included eight roundtable discussions on key issues, and a series of Planning Commission workshops. New methods for conducting traffic modeling were developed in conjunction with this update, which helped facilitate the process for subsequent updates. The Transportation Impact Study was completed in June 2012. The EIR is anticipated to be out for public review in June 2013.
Ocean Beach	Technical studies were prepared to address mobility, air quality, biology, greenhouse gas emissions, noise and water supply. A draft community plan and the associated Program EIR are expected to be released for public review in June 2013.
Barrio Logan	A draft plan was released for public review in May 2011. A draft zoning program has been prepared and released for public review. The EIR was released for public review in January 2013, and public hearings are anticipated to begin in May 2013.
Grantville Master Plan	Traffic analysis for three land use alternatives was completed in fall 2010. The draft community plan amendment is anticipated to be complete in June 2013, and the EIR is anticipated to be available for public review in January 2014.
Uptown, North Park & Greater Golden Hill Cluster	Community discussion of the plan land use maps for each community is in process. When consensus is reached on the land use maps, the zoning discussion will begin. Traffic calibration and modeling is underway. Individual draft plan elements are being prepared with a goal to begin public review of the complete draft plan in January 2014 and of the draft EIR in August 2014.
San Ysidro	Community consensus has been reached on proposed land use maps. Discussions on zoning options to implement the land use designations have been held with the community. Traffic modeling is underway. A complete draft of the community plan will be available in February 2014 with release of the EIR to follow in September 2014.

Community Plan Updates At a Glance

Community Plan	Status
Midway Pacific Highway Corridor & Old Town San Diego	The community plan updates kicked off in November 2010. During 2011, existing conditions and related technical studies were prepared, an urban design charrette for Old Town was held, and walk audits were completed for both communities. Proposed community plan land uses were prepared and presented at community workshops for both communities during 2012. Traffic analysis and drafting of the plan elements will begin in 2013.
Southeastern San Diego & Encanto Neighborhoods	City Council approved the Consultant Agreement in July 2012. A draft existing conditions report has been prepared. Work on two master planning efforts within the plan area is underway and will be incorporated into the plan update. Extensive community outreach will commence early in 2013. Funding for the environmental document necessary for adoption of the plans is being requested as a part of the FY 2014 budget.



Climate Change Initiatives

Timeframe: Short-, Mid-, and Long-Term Actions

Funding: Variety of sources, including grant funding.

Status: The City is in the process of preparing a Climate Mitigation and Adaptation Plan (CMAP). The CMAP is a companion document to the General Plan and was prepared in accordance with Policy CE-A.13. Specifically, it quantifies the level of greenhouse gas (GHG) emissions from the community and City operations, establishes reduction targets for 2020 and 2035, identifies measures to reduce GHG levels, tracks and reports progress each year, and will be modified as needed to reach reduction targets. The plan also includes a section on climate change adaptation. Work on the CMAP has been guided by the Environmental and Economic Sustainability Task Force, with representatives appointed by each Council District and the Mayor. Additional City initiatives related to climate change include:

- Addressing climate change as a part of community plan updates.
- Participated with SANDAG on development of the Regional Transportation Plan-Sustainable Communities Strategy which was developed in accordance with SB 375. The SCS demonstrates that the San Diego region will meet or exceed regional GHG targets established by the state, which call for a 7 percent per capita reduction in emissions resulting from vehicle miles traveled by cars and light trucks by 2020, and a 13 percent per capita reduction by 2035.
- Adopted building code amendments for consistency with the new California Green Building Code, also known as “CALGreen,” and working toward streamlining enforcement of the mandatory requirements
- Developed a streamlined expedite program to applicants to obtain permits for residential solar photovoltaic systems.
- Updated Council Policy 900-14, which requires public buildings to meet green building standards,
- Update to Council Policy 600-27 is in process. The Sustainable Expedite program has been split off from the Affordable Housing Expedite program, and additional

Reduce the City’s overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management.

To be prepared for, and able to adapt to adverse climate change impacts.

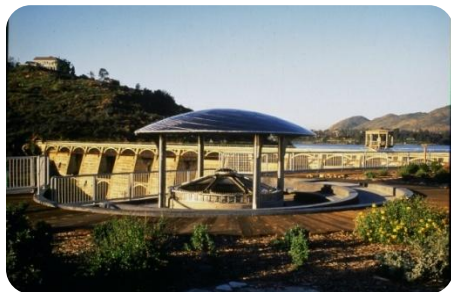
To become a city that is an international model of sustainable development and conservation.

General Plan goals, page CE-7

incentives will be provided to encourage private-sector projects to exceed CALGreen minimum requirements.

- Continued review of discretionary projects for conformance with General Plan sustainability policies.
- Continued commitment to the Cleantech Initiative. This effort is designed to increase the demand for renewable energy products and technologies and to locate or expand cleantech businesses in the City of San Diego. These companies are pursuing advances in biofuels, clean transportation, clean energy storage, energy efficiency, smart grid, and solar energy generation.
- Participated in a multi-jurisdictional Sea Level Rise study that focused on the San Diego Bay.
- Adopted outdoor lighting standards that are more restrictive than the CalGreen minimum requirements for shielding and light trespass, and that allow for energy efficient, broad spectrum lighting technology that was previously precluded for security and parking lot lighting.

Implementation of climate change energy-related initiatives was aided by an allocation of more than \$12.5 million to the City of San Diego through Energy Efficiency and Conservation Block Grants. Those funds were available for key energy efficiency projects, including replacing nearly 40,000 streetlights with broad spectrum induction lighting, retrofitting mechanical equipment in city facilities, and offering a program for low and moderate-income families to retrofit homes. The last program intends to reduce energy usage by 15-20% in 2,000 homes, including approximately 1,000 single family homes and 1,000 multifamily units. A loan program has also been developed to make additional retrofits more affordable. The energy savings and associated reduction in greenhouse gas (GHG) emission reductions will be significant.



Water Supply & Conservation Efforts

Timeframe: Ongoing

Funding: Variety of Sources

Status: Work continued on efforts to manage water resources and increase City water supplies through multiple strategies including conservation. Specific accomplishments are described below.

Drought Ordinance – San Diego Municipal Code Section 67.38 dictates actions to be taken during water emergencies. Per the code, mandatory water use restrictions associated with Drought Response Level 2 were in place in the City of San Diego from June 2009 to May 2011. During this time, San Diegans conserved water for savings that surpassed expectations. Drought response measures were ended due to improved California and local water supply conditions. However, there are permanent water use restrictions under the same Code section that remains in place and are being enforced.

Outdoor Water Conservation Rebates - The Water Conservation Section received a Proposition 50 Integrated Regional Water Management (IRWM) Plan Grant in the amount of \$1.1 million dollars for the City’s “Irrigation Hardware Giveaway and Cash for Plants” Project. Titled “Outdoor Water Conservation Rebates,” this grant project provides commercial and residential customers with three rebates to promote outdoor water conservation: Smart Controllers (weather based irrigation controllers), Micro-Irrigation, and Sustainable Landscape-Turf Replacement. The goal is to conserve potable water while also reducing pollutant-laden dry weather urban runoff flows into sensitive receiving waters.

Public Outreach – the City’s “No time to Waste, No Water to Waste” public outreach campaign was undertaken to convey the urgency of the need to conserve water and to inform the public of mandatory water use restrictions. This campaign helped the City achieve its 8% usage reduction goals for FY 2010 and FY 2011. With the end of drought response measures, the campaign transitioned to acknowledge conservation achievements, to encourage continued conservation, and to keep the public informed on permanent water use restrictions.

Effective long-term management of water resources so that demand is in balance with efficient, sustainable supplies.

A safe and adequate water supply that effectively meets the demand for the existing and future population through water efficiency and reclamation programs.

A safe, reliable, and cost effective water supply for San Diego.

Water supply infrastructure that provides for the efficient and sustainable distribution of water.

General Plan goals, page CE-21; page PF-

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2010 Urban Water Management Plan (UWMP) – the 2010 Urban Water Management Plan was adopted on June 28, 2011. The UWMP provides a 25 year estimate of water supplies and demand, and is updated every five years. Water demand projections were prepared using SANDAG’s 2050 Regional Growth Forecast (Series 12) demographic projections. The Water Conservation Act of 2009 set a goal of achieving a 20 percent reduction in urban per capita water use statewide. The URWP includes this per capita target and shows that the City’s per capita water use in 2010 was below the 2020 target. The UWMP is important to the land development process, as it referenced in water supply assessments which are used to determine if there is water available to serve projects that meet certain thresholds.

San Diego Integrated Regional Water Management (IRWM) Plan–The City, in partnership with the San Diego County Water Authority and the County of San Diego, formed the Regional Water Management Group (RWMG) to develop, implement and maintain the 2007 IRWM Plan, a regional plan designed to improve collaboration in water resources management. The 2007 IRWM Plan is undergoing an update to meet new State requirements and the City is one of the main contributors to this effort. The updated IRWM Plan has an anticipated completion date of late 2013. This update will include several special planning studies, revisit long-term governance and financing of the IRWM program, develop a climate change analysis, establish IRWM program priorities, refine the IRWM Plan metrics, and result in a complete IRWM Plan updated in accordance with the new Plan standards. The San Diego IRWM Plan includes integrated projects from various regional stakeholders that address the vision and objectives established in the San Diego IRWM Plan. Funding for these projects is provided by Proposition 84 and Proposition 50. Round one of Proposition 84 and Proposition 50 grant funding has been completed with \$7.9 million awarded to 11 projects and \$25 million awarded to 19 projects, respectively. The City is a partner on one water conservation project funded by Proposition 84 Round 1. Under Proposition 50 Round 1 the City had two water supply-related projects, one conservation project and one storm water project funded. Round two of Proposition 84 grant funding is underway and has made available \$10 million to the San Diego IRWM Region; seven projects have been recommended for funding to the State, including one that will pay for additional research on potable reuse at Public Utilities’ Water Purification Demonstration Project.

Indirect Potable Reuse Demonstration Project (Water Purification Demonstration Project). The City is implementing a Water Purification Demonstration Project to evaluate the feasibility of using advanced water purification (“AWP”) on recycled wastewater for eventual augmentation of supplies in a local reservoir (San Vicente). Reservoir water would undergo further treatment before being distributed as drinking water. As part of the project the City is operating a test treatment facility to determine if AWP product water satisfies all drinking water quality standards; studying the movement of purified water through the San Vicente Reservoir as well as its impact on the reservoir’s biological environment; preparing an estimate of costs to build and operate a large-scale system; and conducting a two-year public outreach and education program. The final project report is expected to be completed in summer 2013, and will document all findings and results, as well as the proposed regulatory framework for a full-scale operation.

Recycled Water Study (RWS). The City undertook the Recycled Water Study (Study) to identify ways to maximize water recycling. Both non-potable reuse (NPR) and indirect potable reuse (IPR) options are being analyzed. The Study was initiated in late 2009 and was completed and approved by City Council in July 2012. It will describe recycling alternatives, as well as the amount of local supply created, facilities required, and facility life-cycle costs.

Water Submeter Ordinance – Ordinance was approved on April 20, 2010. It requires water submeters for multifamily homes to encourage water conservation and increase awareness of water use.

Water Efficient Landscape Ordinance– The City’s landscape ordinance was amended to incorporate additional water conserving requirements including: establishing a maximum water allowance, or budget, for various types of development; requiring landscape irrigation audits to ensure that the water budget is met; and requiring dedicated irrigation water meters for development with landscape areas equal to or greater than 5,000 square feet. The Ordinance has been adopted and is currently being implemented by DSD.

Graywater Systems - Development Services Information Bulletin 208 was prepared to explain and simplify the permit process for the installation of single family residential graywater systems. DSD implements the City’s graywater system requirements while the Water Conservation Program helps provide this information to the public who express interest in these systems.

Land Management – A *Land Management Plan for Public Utilities Rural Lands* is essentially complete, consistent with the *Framework for Managing Public Utilities Lands* (2009). The Plan builds on the nine core strategies identified in the *Framework*, developed to protect the City’s source water reservoirs.

CALGreen – California’s green building standards code addresses water efficiency and conservation, including a requirement for a 20 percent reduction in indoor water use which became effective July 1, 2011.



Land Development Code Amendments

Timeframe: Dependent on Specific Action

Funding: Amendment processing is covered by the Development Services Department enterprise fund and is supplemented with other funding (i.e. grants or community plan update budgets) as applicable; costs associated with implementation are covered by project applicants.

Status: The Land Development Code (LDC) contains a body of regulations that are critical to General Plan and community plan implementation. Major work efforts include zoning programs that are being developed in association with the Barrio Logan and Otay Mesa community plan updates, the Grantville community plan amendment, and Urban Agriculture code and policy amendments. General Plan implementation also occurs through comprehensive updates to the LDC including the 8th Update to the LDC in process, and the 7th Update to the Land Development Code, which became effective outside the coastal zone on October 6, 2011, and is pending certification for the coastal zone. Key LDC amendments linked to General Plan policies include:

- Barrio Logan Community Plan Update – new, as well as amended commercial and residential zones, and additional community-specific LDC amendments have been prepared and will proceed through the hearing process concurrent with the plan update.
- Prime Industrial Lands Protections – amendments that limit public assembly and sensitive receptor uses in Prime Industrial Lands, as called for in the Economic Prosperity Element, were adopted in the 7th Update to the LDC and are being addressed with the 8th Update to the LDC.
- Companion Units – in accordance with the Housing Element, amendments that removed certain restrictions to the development of companion units, including the requirement for double the minimum lot size, were included in the 7th Update to the LDC.
- Airport Land Use Compatibility Plans (ALUCPs) –A new overlay zone was adopted to implement the ALUCPs for MCAS Miramar, Brown Field, Gillespie

Zoning concurrent with community plan updates and amendments to ensure consistency with community plan land use designations.

Zoning or development regulations to better implement updated community plans.

General Plan goals, page LU-29

Field, and Montgomery Field airports. Additional amendments will be necessary in accordance with state law to implement the ALUCPs for San Diego International Airport, NAS North Island, and NOLF Imperial Beach once those plans are adopted by the Airport Authority. ALUCPs are addressed in Section G of the Land Use and Community Planning Element.

- Small Business and Permit Process Improvements: The 7th Update included amendments that will streamline the development review process and reduce permit costs. The amendments provided for a streamlined permit process for development designed to avoid encroachment into environmentally sensitive lands. The 7th Update also included amendments that will facilitate the establishment of small business in appropriate zones by expanding the number of zones where certain commercial uses are allowed, lowering the permit process, and facilitating new occupancy in vacant commercial spaces with previously conforming parking (examples: pet care related businesses, instructional studios, small retail). These actions support the Economic Prosperity Element.
- Landscape and Drought Ordinances– please see Water Supply and Conservation section
- Urban Agriculture - a package of amendments to provide regulatory relief for community gardens was adopted by the City Council on June 7, 2011. In April 2011, a Healthy Works™ grant was awarded to pursue additional code and General Plan amendments to increase access to fresh local food by expanding opportunities for urban agriculture. The grant work proceeded through the end of 2011, and the City Council unanimously adopted the package of code and policy amendments on January 31, 2012.
- Energy Efficient Outdoor Lighting- The City adopted amendments that provide for greater energy savings and cost savings by allowing for use of broad spectrum energy efficient outdoor lighting fixtures subject to lighting design requirements that minimize light pollution and conserve electrical energy. These amendments help implement Conservation Element policies. The ordinance is pending certification for the coastal zone.
- Affordable Housing Related Parking Amendments- in accordance with the Mobility and Housing elements, the City adopted amendments that provide flexibility for a more accurate parking requirement to be applied to projects that include affordable housing dwelling units. The ordinance is pending certification for the coastal zone. The amendments were approved by the City Council in 2012.
- Incentives for Sustainable Development - staff is in the process of seeking City Council approval for incentives to encourage sustainable design and facilitate sustainable development. Associated code amendments would be drafted accordingly and processed through the typical public review and approval process.
- Retirement of Outdated Council Policies and Land Development Manual Appendices – The City adopted amendments to the LDC to allow for the retirement of outdated Council Policies and Land Development Manual Appendices that conflicted with General Plan policies.



Public Facilities Financing Strategy

Implementation of financing strategies to address existing and future public facility needs citywide

General Plan goal, page. PF-5

Timeframe: Long -term

Funding: Not Identified

Status: No work is proceeding at this time, as staffing for this work was deleted from the FY 2012 Budget.

Staff has prepared an internal draft financing strategy which can be a subject for future discussion and review. The financing strategy will be proposed as a companion document to the General Plan and will establish a plan of action for financing public facilities within the City of San Diego. As the City implements policies outlined in the General Plan, it will face the following public facilities financing challenges: more closely aligning payment responsibility to those who benefit from a public facility or service; ensuring sufficient funds to operate and program the facilities that are built; leveraging private investment with public investment to provide public facilities; and involving the public in establishing community and citywide public facility priorities.

The purpose of the strategy will be to identify practical financing mechanisms and reasonable methods for providing currently needed and future public facilities. "Public facilities" include, but are not limited to, the following categories of capital infrastructure improvements: police, fire, library, parks, recreation, open space, transportation, and others. The strategy will provide a context from which to examine the City's challenges related to financing capital improvements. It is the intent of this strategy to identify practical solutions, within realistic timeframes, to effect progress and improve quality of life for City residents. Related work efforts include the updating of public facilities financing plans.



An informed public decision-making process providing economic information to the public and decision-makers.

General Plan goal, page EP-35

Economic Development Strategic Plan

Timeframe: Short-term

Funding: General Fund Staffing

Status: Work on the City's Economic Development Strategic Plan proceeded throughout 2011, and a draft strategy was presented to the City's Council's Economic Development and Strategies Committee in January 2012. Throughout 2012, various industry groups presented to the Economic Development and Strategies Committee on their respective industries, challenges they are facing, and ways in which the City of San Diego could assist.

A draft Economic Development Strategy (EDS) is currently in process to provide information to potential business investors and to help prioritize and coordinate the efforts of City departments. The draft strategy sets forth a mission for the City's economic development efforts, and goals and objectives to achieve this mission. It focuses on creating jobs in the near term, as well as longer term efforts to maintain a business-friendly environment and to ensure a balanced mix of job types at all income and skill levels. The EDS also highlights those industry clusters and sectors for which the City has a comparative advantage - namely tourism, manufacturing, and international trade. Finally, it seeks to increase the promotion of the City's small business programs and help companies access these existing programs and services.

In related actions, the City is continuing to focus on development of its economic base. It is engaged in supporting established industries as well as attracting and growing new emerging industries such as cleantech, and food and beverage production. The City's basic economic development efforts are primarily handled by the Business Expansion, Attraction, and Retention (BEAR) team and the Government Incentives Team who assist key businesses seeking to start up in San Diego or expand their facilities. They also provide assistance with permitting and access to local, state and federal incentive programs. Specifically, the BEAR team works to attract and retain new businesses, and may also assist businesses through the City's regulatory process. The Government

Incentives Team administers the San Diego Regional Enterprise Zones, the federal Foreign Trade Zone and the San Diego Recycling Market Development Zone. Other economic development efforts focus on assisting small retail and service sector businesses through the Office of Small Business (OSB) and Business Finance Team. These two work units administer a variety of programs specifically designed to help small businesses compete effectively from within several “main street” corridors called Business Improvement Districts (BID’s), and to access financing through several microloan programs.



Preparation of a citywide, comprehensive Parks Master Plan to guide park and open space acquisition, design and development, recreational programming and needed maintenance over the next 20-30 years.

General Plan goal, page RE-6

Parks Master Plan

Timeframe: Ongoing and Mid-term Actions

Funding: Not identified

Status: Work has not begun on preparation of a Parks Master Plan due to a lack of funding. Staff continues to explore funding opportunities, and is accomplishing related tasks through other work efforts, as discussed below.

As a part of the Community Plan Update program, draft recreation elements have been prepared for: Ocean Beach, Barrio Logan, & Otay Mesa. Elements are in process for: North Park, Golden Hill, Uptown, San Ysidro, Midway, Old Town, and Grantville. The plan update process includes identifying existing park and recreation facilities, evaluating potential opportunities for new improvements and facilities to meet population-based park requirements, and identifying financing for park facilities through the public facilities financing plan updates associated with each community plan update. Additionally, work continued on the Commercial & Imperial Corridor and Euclid & Market Area focused land use plans in the Southeastern Community Planning Area, which include park components.

Work on the San Diego River Park Master plan has proceeded, with release of the Draft Program Environmental Impact Report in November 2012. Staff took comments on the DEIR and presented the final draft master plan to the stakeholder groups in 2012 and early 2013. It is anticipated that the Master Plan will begin public hearings in spring 2013.

In November and December 2012 the City Council approved two resolutions in (R-307902 and R-307952) dedicating 6,486 acres of City-owned land for park, recreation and/or cemetery purposes. "Dedicated" park land cannot be used or sold for non-park purposes without a 2/3 vote of the people. Open space lands were selected for dedication based on the criteria of Council Policy 700-17, City staff review, and an

extensive public outreach process facilitated by San Diego Canyonlands – a nonprofit organization. From September 2011 to October 2012, San Diego Canyonlands presented the proposal to and sought input from 42 community groups.

Additional park planning efforts included:

- Continuing work on the Mission Trails Regional Park Master Plan Update.
- Work proceeded on the City Heights Urban Greening plan, funded by a Proposition 84 planning grant.
- A second Proposition 84 grant was awarded to the City for a North Bay Urban Greening plan
- Developing policy guidance and implementation criteria on park equivalencies.
- Adoption of General Plan amendments (2010) to provide policy guidance on trails, in the absence of a Parks or Trails Master Plan.
- Work has begun on the preparation of a standard park development agreement (PDA) for public use of privately owned and maintained park sites; and execution of a PDA for the Torrey Hills Mini Park.



Historic Preservation

Identification and Preservation of Historic Resources.

General plan goal, page HP-10

Timeframe: Short-term and on-going

Funding: General Fund

Provision of incentives supporting historic preservation.

General Plan goal, page HP-14

Status: The Historical Resources Board (HRB) and staff continued to make progress on several of the identified short-term and on-going actions. In May 2012, the City Council adopted amendments to the Municipal Code which allowed Civil Penalties to be assessed for unpermitted alteration of historic resources that have not yet been designated by the Historical Resources Board but are significant historical resources.

Over the past few years Historic Resources staff has made a concerted effort to increase staff presence at public outreach and training events, both public and within the City organization. This includes annual training on the Historical Resources Regulations and review process for the local Community Planning Groups; annual workshops with the La Jolla Historical Society aimed at property owners seeking designation of their properties; workshops associated with Community Plan Updates; and training geared toward building inspection and permit issuance and review staff at the City.

In addition to physical presence at trainings and workshops, Historic Resources staff has been working diligently to increase the amount of information available to the public online and free of charge. This includes posting draft Historic Resource Reconnaissance Surveys associated with the Community Plan Updates; as well as the online publication of the City's database of designated and surveyed resources. The California Historic Resources Inventory Database (CHRID) was made available this year, and includes information on all individually designated resources, including location information, a photograph, nomination report, staff report and resolution.

During the 2012 calendar year, the "designation nomination queue" which has been in place for nearly ten years was eliminated. Due to the popularity of the City's designation program and limited staff resources to process nominations, a waiting list was established. Over the course of the last 9-10 years, the wait time from submittal to hearing was as much as 2 to 2.5 years. Over the past few years, staff has maintained an aggressive schedule of review and processing. As a result, the queue

has been eliminated, and nominations can now expect to be heard by the Historical Resources Board within 90 days of receipt.

Substantial progress has been made in implementing the Historic Preservation Element by fully integrating “the consideration of historical and cultural resources in the larger land use planning process” (Policy HP-A.2). This has been accomplished by preparing historic context statements and conducting historic surveys at the earliest stages of the community plan updates that are currently underway. During the past year, the results of the Golden Hill and North Park survey and previous Uptown survey have been used to inform the land use planning decisions associated with those Community Plan Updates. This includes reducing density allowances within potential historic districts to reduce development pressure and the identification of conservation areas that may warrant special design considerations and overlays. In addition, the survey results have informed the policies and goals of the Historic Preservation Elements.

Section 3

Action Plan Progress Matrix

Action Plan Progress Matrix

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
LAND USE & COMMUNITY PLANNING ELEMENT							
Short-term Actions							
1.	Evaluate and refine the Village Propensity model as a tool to be used in community plan updates.	LU-A.2	DSD			✓	Used as a starting point in community plan updates.
2.	Prepare and maintain a community plan preparation manual as an administrative tool to guide community plan updates and amendments.	LU-C.1, LU-C.2 LU-C.5	DSD			✓	Completed in November 2009.
3.	Implement the FAA Part 77 height standards and notification as part of the implementation of the Airport Land Use Compatibility Plans (ALUCP).	LU-G.5, LU-G.6	DSD			✓	The City adopted an updated ALUCP Implementation Plan, and associated Land Development Code, Local Coastal Program and community plan amendments, and zoning actions.
4.	Update Council Policies: 000-21, 600-29, 600-28, 600-30, 600-36, 600-01, 200-01, 800-03, and 600-37 to replace Future Urbanizing terminology with Proposition A lands.	LU-J.1	DSD		✓		As a result of a comprehensive review of the 600 series of the Council Policies, several policies have been retired and others are proposed for retirement following adoption of targeted General Plan amendments.
Ongoing Actions							
5.	Update community plans to achieve citywide and community goals.	LU-A.1-LU-A.10, LU-B.1 - LU-B.3, LU-C.1 - LU-C.6, LU-E.1- LU-E.3, LU-H.1 - LU-H.7, LU-I.1 - LU-I.3, LU-I.11 - LU-I.16	DSD		✓		See discussion on Community Plan Updates under Key Implementation Actions.
6.	Apply new zone packages where needed to implement the land use designations and policy recommendations of the General Plan as community plans are updated.	LU-F.1	DSD		✓		See discussion on Land Development Code Amendments under Key Implementation Actions.
7.	Create and apply incentive zoning measures to achieve citywide and community goals during the community plan update process.	LU-F.3	DSD		✓		See discussion on Land Development Code Amendments under Key Implementation Actions. In addition, proposals for zoning incentives are included in the update of Council Policy 600-27 (see Conservation Element No.4).

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
No.	Land Use Element Actions	General Plan Policy	Lead	Implementation			Notes
Ongoing Actions				No Action	Under-way	Complete	
8.	Review discretionary development proposals and plan amendment proposals to ensure that projects do not adversely affect General Plan goals.	LU-A.7, LU-A.9 - LU-A.11, LU-B.3, LU-C.3, LU-C.4, LU-F.2, LU-G.4, LU-G.6, LU-H.1 - LU-H.4 LU-I.1- LU-I.3, LU-I.7 -LU-I.9, LU-H.7	DSD		✓		
9.	Amend public facilities financing plans concurrently with amendments to the General Plan and community plans which result in the need for additional facilities.	LU-D.2	DSD		✓		Public facilities financing plan amendments are not required if all additional facilities are to be provided through development project conditions and exactions.
10.	Continue to maintain and update a database of land use plan amendments approved by the City.	LU-D.5	DSD		✓		
11.	Implement the General Plan procedures for General and Community Plan amendments.	LU-D.1, LU-D.3, LU-D.4, LU-D.6 - LU-D.14	DSD		✓		
12.	Continue to coordinate with the Airport Land Use Commission (ALUC), Federal Aviation Administration, and airport operators on development projects, community plan amendments and updates, zoning code amendments as appropriate to address airport land use compatibility.	LU-G.1, LU-G.2, LU-G.3, LU-G.4 LU-G.7, LU-G.8 LU-G.9, LU-G.10	DSD		✓	✓	The City adopted an new Airport Land Use Compatibility Overlay Zone" and associated Land Development Code (LDC), Local Coastal Program and community plan amendments, and zoning actions. Community plan amendments were adopted to implement the ALUCPs for Brown Field , Montgomery Field, Gillespie Field, and MCAS Miramar. The ALUC is in the process of preparing the ALUCP for SDIA and expect to start the ALUCPs for NAS North Island and NOLF Imperial Beach in the near term. (Also related to # 13.) Project review actions are ongoing.
13.	Coordinate with the ALUC on the development of land use plans and regulations.	LU-G.1	DSD		✓		See #12, above.
14.	Continue to update Public Facilities Financing Plans on a regular schedule.	LU-H.5, LU-I.4 - LU-I.6	DSD		✓		Public Facilities Financing Plans are being updated on a case-by-case basis.
15.	Continue to identify non-phase shifted lands as Proposition 'A' lands.	LU-J.1	DSD			✓	The General Plan and LDC refer to Proposition A lands.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
16.	Follow a public planning and voter approval process for the reuse of Proposition A military lands if they become subject to the City's jurisdiction.	LU-J.2	DSD	✓			No Proposition A military lands have become available.
17.	Incorporate expanded public outreach and evaluation of inequitable impacts in all transportation projects, plans and programs. Coordinate with San Diego Association of Governments (SANDAG) to improve transportation options for all groups.	LU-H.6, LU-I.7, LU-I.8, LU-I.9, LU-I.10	TSW/DSD		✓		
18.	Continue to identify and evaluate prospective annexation areas.	LU-K.1, LU-K.2, LU-K.3, LU-K.4	DSD		✓		

MOBILITY ELEMENT							
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Short-Term Actions							
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1.	Develop multi-modal Level of Service guidelines.	ME-C.9	DSD		✓		Staff is using Multimodal Level of Service (MMLOS) methods in community plan updates and other mobility studies, and considering MMLOS as part of the Regional TIS Guidelines update underway.
2.	Evaluate Traffic Impact Study (TIS) Guidelines and update as needed.	ME-E.7, ME-C.8	DSD		✓		Staff is participating in the SANDAG led effort and SANTEC subcommittee to update the Regional TIS Guidelines.
3.	Update the Land Development Code (LDC) to address affordable housing parking needs.	ME-G.2, ME-G.4	DSD			✓	The City adopted Affordable Housing Parking Regulations that became effective outside of the Coastal Overlay Zone on December 13, 2012. Submittal to the California Coastal Commission will occur in January 2013.
4.	Update the LDC Transit Area Overlay Zone extent and regulations.	ME-G.2, ME-G.4	DSD	✓			Staff recommends re-evaluating the approach.
5.	Update the LDC Tandem Parking Overlay Zone extent and regulations.	ME-G.2, ME-G.4	DSD	✓			Staff recommends re-evaluating the approach. The 8th LDC Update includes an amendment to allow requests for tandem parking in any area where it is not already allowed by right through a Process 2 (appealable to Planning Commission).
6.	Develop and implement a Capital Improvement Program (CIP) prioritization program.	ME-K.1	TSW/Public Works			✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
Mid-Term Actions							
7.	Develop and maintain a Citywide Pedestrian Master Plan (PMP).	ME-A.1, ME-A.2, ME-A.5, ME-A.6 ME-E.2, ME-E.3	DSD		✓		Citywide PMP is 90% complete. More detailed community level work is 90% complete for 7 communities; funding has been secured and the project is underway to study 7 more communities. The City was awarded a total of \$600,000 from SANDAG comprised of TDA and Transnet funds to create a Downtown Complete Streets Mobility Plan and a Linda Vista Comprehensive Active Transportation Strategy (CATS). Both the Downtown and Linda Vista plans will build upon the Citywide PMP work with more focused work within these communities.
8.	Evaluate the Street Design Manual and update as needed.	ME-A.5, ME-C.6	Public Works/ TSW/DSD		✓		Multi-disciplinary staff team is working on a limited update to address applicability, pedestrian design, traffic calming, street lighting, and design standards. Approximately 75% done.
9.	Identify funding and develop an Intelligent Transportation System (ITS) Plan for the City.	ME-D.1 - ME-D.5	TSW		✓		Involved with the ongoing development of SANDAG's ITS Strategic Plan, and with SANDAG's IntelliDrive proposal, and SANDAG's I-15 Integrated Corridor Management pilot project
10.	Seek federal and state funding assistance to develop, implement, and update City Airport Master Plans.	ME-H.3	Airports Division		✓		The City is in the process of updating the Brown Field Master Plan. There are MSCP issues delaying the Montgomery Field Master Plan.
Long-Term Actions							
11.	Prepare parking master plans for parking- deficient areas.	ME-G.1	DSD	✓			Staff is coordinating with the Port to develop a plan to address parking needs for Port tenant employees
12.	Update the LDC to include parking incentives for implementing voluntary Transportation Demand Management (TDM) measures including car sharing.	ME-G.2, ME-G.4	DSD	✓			

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
13.	Develop a long-range transportation financing plan.	ME-K.2 - ME-K.5	TSW/DSD			✓	The Regional Transportation Plan (RTP) serves as the region's long-range plan. The latest update was approved by the SANDAG Board in October 2011.
Ongoing Actions							
<i>Walkable Communities, Transit First, Street and Freeways (ME Sections A, B, C)</i>							
14.	Evaluate new development proposals and exact appropriate improvements through the development review process.	ME-A.2, ME-A.4 - ME-A.7, ME-B.9, ME-C.3, ME-C.6, ME-C.7, ME-C.10, ME-E.6, ME-E.7, ME-F.4, ME-K.4 - ME-K.6	DSD		✓		Occurs routinely as a part of project review. Noteworthy projects include the Quarry Falls (Civitas) project which earned "Catalyst Community" status by the Strategic Growth Council in 2010, and the Mercado project which was completed at the end of 2012.
15.	Update community plans to achieve citywide and community goals.	ME-A.8, ME-B.9, ME-C.1, ME-C.3, ME-C.6, ME-C.7, ME-C.10, ME-J.2 ME-K.4	DSD		✓		See discussion on Community Plan Updates under Key Implementation Actions.
16.	Collaborate with local agencies and organizations to implement walkable communities.	ME-A.9	TSW/DSD		✓		The RTP increases funding for pedestrians & bikes. Staff participates in the monthly SANDAG Bicycle-Pedestrian Advisory Committee that assists in the development of bicycle and pedestrian facilities portion of the RTP. The technical working group recommends projects for funding under the TransNet local transportation sales tax program, and other state and federal funding programs.
17.	Collaborate with SANDAG to improve transit service, identify strategic locations for transit stops, and develop transportation alternatives for transit-dependent groups.	ME-B.1 - ME-B.8, ME-C.2, ME-D.6, ME-E.1 - ME-E.5, ME-F.5, PF-L.7	DSD		✓		Staff worked with SANDAG on RTP update. As a result of collaborative process, the RTP includes funding for the San Ysidro Intermodal Transit Center and Downtown Transit Tunnel, among other projects. Staff is also coordinating with SANDAG and MTS as part of community plan updates and mobility studies.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
18.	Develop multi-modal corridor mobility concepts.	ME-B.10, ME-C.2	DSD		✓		The University Avenue Mobility Project is in the environmental review phase. Grant funded studies for Imperial & Commercial, Euclid & Market, and Chollas Pkwy corridors, and the Mid-City BRT Station Area are close to completion. Grant projects are also underway benefitting National Avenue (I-5 to SR-15); and Euclid Avenue from SR-94 to Guyman. Staff is also developing concepts as a part of the community plan updates.
19.	Conduct feasibility studies for mobility concepts.	ME-B.10, ME-C.2	DSD/TSW		✓		See #18 above.
20.	Implement transit priority measures to improve transit travel times and schedule reliability.	ME-B.10	TSW		✓		Bus priority lanes exist at multiple locations and are being planned as a part of the Mid-City Rapid project. Bus signal timing priority is also being planned as a part of the Mid-City and Super Loop projects.
21.	Identify funding and implement traffic calming projects where appropriate.	ME-C.5	TSW		✓		TransNet funds are allocated to new projects to implement traffic calming every year. The City was awarded a total of \$293,000 in Transportation and Development Act and Transnet funds from SANDAG for the installation of a pedestrian hybrid beacon at the Mission Center Road terminus of the San Diego River Bike Path to enhance pedestrian and bicycle crossing.
22.	Evaluate transportation capital projects for conformance with Mobility Element policies.	ME-C.6	TSW		✓		CIP projects are reviewed for conformance with GP and community plans.
23.	Identify funding and implement pedestrian projects to improve safety, accessibility, connectivity, and walkability.	ME-A.2,ME-A.4, ME-A.6, ME-A.7	TSW/DSD		✓		The city applies annually for SANDAG grants and other funding. In FY12, \$575,000 of funding was budgeted for sidewalks. In FY13, \$1 million of TransNet funding was allocated for new walkways.
24.	Identify funding for education programs to increase and encourage pedestrian, bicycle, and traffic safety.	ME-A.3 ME-F.6	DSD		✓		The city applies annually for SANDAG grants and other funding. City collaborated with Walk San Diego and Children's hospital on two federal Safe Routes to School Grants, resulting in nearly \$1 million in grant awards (announced in Oct. 2011). Work on the grants is currently underway.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
25.	Identify funding to improve maintenance on City streets.	ME-C.4	TSW		✓		Street repaving project to repave more than 1,000 city blocks began in April 2010, reached 50% completion in August 2011. This deferred capital bond funded work concluded in July 2012. The City has identified additional bond funding for street resurfacing in its Five-Year Financial Outlook.
<i>ITS, TDM, Bicycling, Parking (ME Sections D, E, F, G)</i>							
26.	Identify funding and implement Intelligent Transportation System (ITS) projects.	ME-D.1 - ME-D.5	TSW		✓		See #9 above.
27.	Incentivize the use of alternative modes of transportation for City employees through the City's Transportation Alternatives Program.	ME-E.1 ME-E.2 ME-E.4	TSW		✓		In FY 2012 (July 1, 2011-June 30, 2012) the City sold 11,726 subsidized transit passes including Coaster, Trolley, and bus passes.
28.	Monitor Transportation Demand Management programs required as part of the development approval process.	ME-E.8	DSD		✓		
29.	Identify funding for, and implement projects identified in the Pedestrian and Bicycle Master Plans.	ME-E.3 ME-F.1 - ME-F.3	TSW		✓		TransNet funding has been allocated toward projects recommended in the pedestrian and bicycle master plans. In 2012, the City was awarded a total of \$641,000 in Transportation Development Act and TransNet local tax funds from SANDAG for the Chollas Creek to Bayshore Bikeway-Multi-Use Path Design and for the installation of 20 microwave bicycle detection sensors.
30.	Implement and periodically update the Bicycle Master Plan (BMP).	ME-F.1 ME-F.2	TSW/DSD		✓		EIR process is underway. Expect to have the BMP ready for adoption by Council in the summer of 2013.
31.	Evaluate changes to citywide on-street parking regulations.	ME-G.1	TSW/EDD			✓	Council authorized amending the municipal code to allow for varied rates and hours of operation within certain limits based on community input to address local conditions (effective 5-1-2011)

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
32.	Periodically evaluate and update the Land Development Code (LDC) to maintain parking regulations.	ME-G.2, ME-G.4	DSD		✓		The 7th Update of the LDC included amendments to facilitate certain projects to resume operation on sites with previously conforming parking, and to provide incentives to parking structure development. The 7th Update became effective outside of the coastal zone on October 6, 2011, and is still pending approval for the coastal zone. The Affordable Housing Parking Regulations became effective outside of the coastal zone on December 13, 2012, and the ordinance is still pending approval for the coastal zone. Additional parking amendments are in process with the 8th Update to the Land Development Code to address tandem parking, commercial development on small lots, and shared parking.
33.	Continue the Community Parking District program and expand where needed.	ME-G.3	EDD/TSW		✓		
34.	Implement parking pricing strategies to reduce the number and length of auto trips.	ME-G.5	EDD		✓		Council authorized amending the municipal code to allow for varied rates and hours of operation within certain limits based on community input to address local conditions <i>(effective 5-1-2011)</i>
<i>Airports, Rail, Goods Movement, Regional Coordination (ME Sections H, I, J, K)</i>							
35.	Participate in the development and implementation of the San Diego International Airport Master Plan.	ME-H.1	DSD		✓		
36.	Work with the Airport Authority, and SANDAG to seek a long-range solution for the region's aviation needs.	ME-H.2	DSD		✓		
37.	Coordinate with the military concerning activities around Military installations.	ME-H.4	DSD		✓		
38.	Collaborate with SANDAG, Caltrans, and the High Speed Rail Authority to improve rail travel opportunities.	ME-I.1 - ME-I.6	DSD		✓		Collaborated on the RTP. Participate on LOSSAN and California High Speed Rail working groups.
39.	Collaborate with SANDAG, the San Diego Unified Port District, and Caltrans to support the safe and efficient movement of goods.	ME-J.1, ME-J.3 - ME-J.9	Public Works/ TSW/DSD		✓		Collaborated on the RTP, Barrio Logan CPU, Port Freeway Access studies, and the Otay Mesa CPU.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
40.	Pursue grant funding for transportation facilities.	ME-K.2, ME-K.3, ME-K.5, ME-C.10	DSD/TSW		✓		
41.	Collaborate with SANDAG to increase regional funding for pedestrian, bicycle, and transportation systems management funding.	ME-K.2 - ME-K.5, ME-C.10	DSD/TSW		✓		See #16 and #29, above.
42.	Update public facilities financing plans (PFFP) concurrently with community plan updates to identify necessary transportation improvements.	ME-K.2 - ME-K.5, ME-C.10	DSD		✓		

URBAN DESIGN ELEMENT							
Short-Term Actions				No Action	Underw	Complete	
1.	Amend and update the Land Development Code concurrently with community plan updates to: provide zoning categories or tools for mixed use land use designations. Develop building design guidelines to implement General Plan Policy.	UD-A.16, UD-C.1	DSD		✓		See discussion on Community Plan Updates and Land Development Code Amendments under Key Implementation Actions.
Ongoing Actions				No Action	Underw	Complete	
2.	Identify funding to maintain the MSCP and community plan designated open spaces.	UD-A.1	DSD/P&R		✓		
3.	Address urban design in community plan updates. Refine General Plan policies as needed to address community goals.	UD-A.1, UD-A.2, UD-A.7, UD-A.9, UD-A.10, UD-A.14, UD-B.2, UD-B.5, UD-B.6, UD-B.8, UD-C.1-C.8, UD-D.1, UD-E.1 - E.2, UD-F.1, UD-F.3	DSD		✓		See discussion on Community Plan Updates under Key Implementation Actions.
4.	Implement urban design policies through the development review process.	UD-A.1-UD-A.17, UD-B.1-B.8, UD-C1.-C.8, UD-D.1-UD-D.3, UD-E.1, UD-E.2, UD-F.1, UD-F.5	DSD		✓		
5.	Implement the 2004 Public Art Master Plan.	UD-F.1 - UD-F.5	A&C		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
6.	Implement Council Policy 900-11.	UD-F.1 - UD-F.5	A&C		✓		
7.	Implement San Diego Municipal Code Chapter 2, Article 6, Division 7 regulation requiring art and cultural enhancement.	UD-F.1 - UD-F.5	A&C		✓		
8.	Continue the Neighborhood Code Compliance Division's enforcement efforts.	UD-B.7	DSD		✓		

ECONOMIC PROSPERITY ELEMENT							
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Short-Term Actions				No Action	Underw	Complete	
1.	Update the Economic Development Strategic Plan.	EP-F.1, EP-G.5	Mayor's Office		✓		Work initiated in 2011 and is ongoing. See discussion in Key Implementation Actions section.
2.	Prepare guidelines for the preparation of Community and Economic Benefit Assessments.	EP-L.2	DSD	✓			A formal set of guidelines have not been prepared. The requirements for the reports will be tailored to each specific project. Note that staff is proposing to remove the term "CEBA" from the General Plan.
3.	Amend the Land Development Code to exclude or further limit sensitive receptor and public assembly uses within areas identified as Prime Industrial Lands in the General Plan.	EP-A.13, EP-A.14	DSD			✓	The 7th Update to the LDC added limitations for prime industrial lands in accordance with the General Plan and became effective October 6, 2011, for areas outside of the coastal zone. The 8th Update also includes limitations to help implement GP policies that apply to prime industrial lands.
Mid-Term Actions							
4.	Develop a cultural heritage tourism program.	EP-I.3 - EP-I.5	DSD	✓			Item to be addressed in proposed update the Economic Development Strategy
5.	Develop and implement a priority ranking system for Transient Occupancy Tax projects and programs.	EP-I.1, EP-I.2	DSD	✓			
Ongoing Actions							
<i>Industrial Land Use, Commercial Land Use, (EP Sections A, B)</i>							
6.	Apply land use designations from General Plan Table LU-4 during Community Plan updates and amendments to protect base sector uses as well as to provide opportunities for non-base sector employment uses.	EP-A.1 - EP-A.11	DSD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
7.	Evaluate prime industrial lands through community plan updates.	EP-A.12, EP-A.14, EP-A.15	DSD		✓		
8.	Evaluate applications to convert non-prime industrial lands per the collocation and conversion suitability factors.	EP-A.16, EP-A.17	DSD		✓		
9.	Amend Public Facilities Financing Plans when residential uses are proposed in industrially designated areas.	EP-A.18	DSD		✓		No projects to date have triggered the need for such an amendment. The FY 2013 North University City Public Facilities Financing Plan anticipated development of La Jolla Crossroads, with residential development on previously designated industrial land and did not require amending.
10.	Evaluate projects in industrial areas for conformance with industrial land policies through the development review process.	EP-A.13 -EP-A.15, EP-A.19, EP-A.20, EP-H.1, EP-L.3	DSD		✓		
11.	Update community plans to achieve citywide and community goals.	EP-B.1- EP-B.16, EP-C.1, EP-E.1, EP-F.4 EP-H.1, EP-H.3, EP-J.2 EP-J.3, EP-J.7, EP-J.9, EP-J.10, EP-J.11	DSD		✓		See discussion on Community Plan Updates in Key Implementation Actions section.
12.	Evaluate projects in commercial areas for conformance with commercial land use policies.	EP-B.2, EP-B.6 - EP-B.11, EP- B.14	DSD		✓		
13.	Evaluate community plan amendments to redesignate commercial land per the commercial land use policies.	EP-B.16	DSD		✓		
<i>Workforce, Employment, & Business Development; Community Investment (EP Sections D, E, F, G)</i>							
14.	Support and encourage education and workforce programs.	EP-D.1 - EP-D.7	EGS		✓		City funded the Hire-a-Youth program with the Workforce Partnership and EGS works with the career centers for the Enterprise Zone job referral program. Item to be addressed in proposed update the Economic Development Strategy
15.	Continue the Business Expansion, Attraction and Retention (BEAR) program to provide assistance and incentives that result in the retention and creation of jobs and investment.	EP-E.1 - EP-E.5	EGS		✓		
16.	Continue the Business Improvement District Program through the City's Office of Small Business.	EP-F.2 - EP-F.4	EDD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
17.	Continue programs that provide direct assistance, business development and retention services and advocacy and regulatory relief to small businesses	EP-G.1, EP-G.2	EGS/EDD/DSD -Small Business Liaison		✓		
18.	Collaborate with the private sector to prioritize investment in public infrastructure to provide regional facilities needed by base sector industries.	EP-G.3, EP-G.4, EP-J.4	EGS	✓			Item to be addressed in proposed update the Economic Development Strategy
<i>Military, Visitor, International, Redevelopment, Monitoring (EP Sections H, I, J, K, L)</i>							
19.	Coordinate with military representatives during the community plan update/amendment process.	EP-H.1 - EP-H.3	DSD		✓		
20.	Continue to administer the Tourism Marketing District to enhance the marketing opportunities for the Convention & Visitors Bureau and bolster the tourism industry.	EP-I.3 - EP-I.7	EDD		✓		
21.	Continue to work with regional and binational agencies on cross border issues.	EP-J.1, EP-J.5, EP-J.6, EP-J.8	DSD		✓		DSD Planning and Mobility staff continues to work with the Mayor's Binational Affairs staff and coordinate with federal, regional, state and local agencies regarding border issues and projects, including the reconfiguration of ports of entry, transit centers studies, cross border terminal, Otay Mesa and San Ysidro plan updates, and other border area plans and projects.
22.	Continue to administer the redevelopment project areas through the redevelopment agencies.	EP-K.1 - EP-K.9	Office of the Mayor/ Civic San Diego			✓	AB x126 (the "Dissolution Act") was passed by the Legislature in 2011 and upheld by the California Supreme Court on 12/30/11. It required the dissolution of every California Redevelopment Agency and creation of a successor agency by 2/1/12. Civic San Diego was formed in 2012 to replace CCDC and SEDC, to continue the wind down of redevelopment contracts and activities, and to pursue strategies to replace the former redevelopment program.
23.	Require preparation of a Market and Fiscal Analysis report for discretionary projects proposing over 100,000 sq. ft. of gross floor area.	EP-L.3	EDD/DSD		✓		Carroll Canyon Commercial Center is the only project that required a study per Policy EP.L-3. Other projects that have been studied based on other requirements/ requests include: Westfield UTC, Flower Hills Mall, Westcore- Palladium, Quarry Falls, One Paseo, Watermark, and La Jolla Crossroads.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
24.	Monitor economic conditions through the use of economic indicators.	EP-L.4	DSD		✓		Draft community economic indicators were prepared and presented to the Planning Commission several years ago. Further work is on hold.

PUBLIC FACILITIES, SERVICES & SAFETY ELEMENT							
Short-Term Actions				No Action	Underw	Complete	
1.	Develop and maintain a Public Facilities Finance Strategy.	PF-A.1- F-A.3, PF-D.6	DSD		✓		Preliminary work is completed. Further work is on hold.
2.	Develop and implement a CIP identification and prioritization system.	PF-B.2, PF-B.3	E&CP			✓	
3.	Create a strategic plan to efficiently and comprehensively comply with all existing and foreseeable storm water quality-related regulations and reduce flood risk similar to the work that was completed by the Metropolitan Wastewater Department in the 1990s.	PF-G.4	TSW		✓		For the Storm Water Division, this action is on-going. A Strategic Business Plan was completed as one component of a larger Storm Water Asset Management Plan in June 2011. The Storm Water Asset Management Plan will be comprised of the Strategic Business Plan and six watershed-based asset management plans. The Division drafted an accompanying watershed-based asset management plan for the San Diego Bay watershed in calendar year 2012. The Division is developing the 5 remaining watershed-based asset management plans in fiscal year 2013.
4.	Develop a City business continuity plan.	PF-P.4	OHS		✓		City Continuity of Operations Plan (COOP) is scheduled for completion in early 2013. Citywide Base Plan and four principal departmental annexes (Fire-Rescue, Public Works, Library and OHS), were completed in February 2012. Remaining 12 departmental annexes are now being finalized.
5.	Develop a comprehensive emergency exercise program consistent with the regional program.	PF-P.7	OHS		✓		No change. Program is updated annually.
6.	Develop an evacuation plan and update the plan every 3 years.	PF-P.3	OHS			✓	Completed Feb 2010, revised March 2011.
7.	Develop an Emergency Operations Center Environmental Services Group Supervisor position check-list to include a task item that ensures adherence to the policies for the disposal of materials to protect public safety and health.	PF-P.11	OHS with ESD			✓	No change.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
Mid-Term Actions							
8.	Develop and implement a centralized citywide development monitoring system.	PF-C.5	DSD/PUD	✓			DIT will provide support, as necessary, for the underlying technology infrastructure to enable DSD and PUD to implement a tracking system.
9.	Develop a process to conduct periodic reviews of the fiscal impacts of new development.	PF-C.7			✓		A fiscal impact analysis was completed for the Quarry Falls project. Fiscal and economic analysis takes place as a part of community plan updates.
10.	Develop an IT Security Program to ensure security, privacy & acceptable use protection policies are implemented.	PF-L.3	DIT		✓		Information Security Policy was issued on 06/30/2011 with Citywide implementation of employee training to be completed in April 2012. Acceptable Use policy undergoing management review prior to review by labor unions, with plan to issue policy by early 2013.
11.	Evaluate the Land Development Code to identify potential incentives for pre-wiring of new development to accommodate information and communication technologies.	PF-L.8	DSD	✓			
12.	Finalize the citywide guidelines for Operational Conditions related to disaster preparedness.	PF-P.5	OHS		✓		FEMA/DHS Guidelines for Operational Conditions related to disaster preparedness are routinely used and currently displayed on City website (OHS) for public alert and notification purposes.
Ongoing Actions							
<i>Financing, Evaluation, and Prioritization (PF Element Sections A,B,C)</i>							
13.	Update and maintain Public Facilities Financing Plans that address current and future public facility needs.	PF-A.1, PF-A.2, PF-A.3, PF-C.4, PF-C.6, PF-D.6	DSD		✓		
14.	Review community plan proposals and update community plans in consideration of Public Facilities, Services and Safety element policies	PF-A.3, PF-C.2, PF-C.3, PF-F.6, PF-H.3, PF-M.4, PF-P.13, PF-Q.1	DSD		✓		Included in plan update work program.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
15.	Continue the annual review of CIP projects.	PF-A.4, PF-B.1	E&CP/ DSD		✓		The Planning Commission found that the FY 2012 Capital Improvement Program is in conformance with the General Plan. This decision is reported to the City Council through the budget process. The CIP Conformance Report is no longer presented to the Planning Commission. Beginning in FY 2013 E&CP presented the CIP development process to Planning Commission. Additionally, the FY 2014 CIP budget process is incorporating greater outreach including CIP training, publication of the Citizen's Guide to the CIP, and providing information to individual planning groups through the Community Planners Committee (CPC) in order to gather project recommendations, priorities, and other input prior to recommended projects being submitted to the Mayor and CIPRAC for approval.
16.	Require development proposals to fully address impacts to public facilities and services through the development review process.	PF-C.1	DSD		✓		
17.	Require a fiscal impact analysis for public facilities and operations costs for community plan amendments of potential fiscal significance.	PF-C.2	DSD		✓		As an example, the City's analysis of the fiscal impacts from the Quarry Falls project concluded that the project at build-out not only generated enough revenues to meet the existing service levels, but would also provide a surplus to the General Fund. The Castlerock project, proposed to be located in the East Elliott community, has two fiscal impact analyses; one of which addresses a non-annexation scenario and a second analysis which addresses an annexation scenario.
18.	Require projects with community plan amendments proposing increases in density to provide physical public facilities or improvements when a nexus exists.	PF-C.3	DSD		✓		Ongoing process. As an example, the Shawnee project, rezoning approved October 16, 2012, included significant public facilities improvements.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
19.	Maintain service objectives for Fire-Rescue services.	PF-D.1 - PF-D.3, PF-D.5, PF-D.6	Fire-Rescue		✓		On November 15, 2011 the City Council adopted a resolution recommending that the Citygate Report be used as the City of San Diego's framework to address San Diego Fire-Rescue Department's current and projected needs, and accepting the Citygate Working Group's proposed Implementation Plan to meet the desired level of emergency service standards.
20.	Continue to assess, through the process currently in place, the impact of new development on fire service levels.	PF-D.5, PF-D.6	Fire-Rescue		✓		
21.	Site and develop fire stations and lifeguard towers consistent with the Citygate Implementation Plan and the policies of the Public Facilities, Services and Safety Element. (Note: the adopted Action Plan refers to the Fire Station/Life Guard Facility Master Plan)	PF-D.4, PF-D.7 - PF-D.11	Fire-Rescue/ E&CP		✓		See #19 above.
22.	Maintain police staffing levels needed to meet response time and performance goals.	PF-E.1, PF-E.2	PD		✓		The Police Response Goals have been updated: Priority E Calls – 7 minutes (no change) Priority 1 Calls – 12 minutes (no change) Priority 2 Calls – 26 minutes Priority 3 Calls – 65 minutes Priority 4 Calls – 65 minutes These response time goals are within the response time guidelines specified in General Plan Policy PF-E.2. The ability to attain these goals is dependent upon budget allocations.
23.	Plan and design new police facilities in conformance with the policies of the Public Facilities, Services and Safety Element.	PF-E.3 - PF-E.5	E&CP/PD		✓		
24.	Continue to assess, through the process currently in place, the impact of new development on police service levels.	PF-E.6, PF-E.7	PD/FM		✓		
<i>Wastewater, Storm Water, Water (PF Sections F, G, H)</i>							
25.	Through the CIP process and budget process ensure that wastewater treatment capital projects implement the policies on wastewater.	PF-F.1- PF-F.4, PF-F.6, PF-F.8, PF-F.11- PF-F.14	PUD/DSD		✓		
26.	Maintain the Metro System Master Plan and prepare annual reports on trunk sewer capacity to ensure that projects are brought on line when needed to meet capacity and regulatory needs.	PF-F.5	PUD		✓		The Metro System Master Plan was updated in October 2012. The Annual Truck Sewer Capacity Report was updated in July, 2012.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
27.	Review all wastewater and water projects as appropriate to evaluate alternatives from a cost, benefit and risk perspective.	PF-F.7, PF-F.9	PUD		✓		
28.	Continue the review of the PUD budgets and rate cases by the Independent Rates Oversight Committee (IROC) and the Metro Commission.	PF-F.10	PUD		✓		
29.	Continue compliance with the City's storm water permit by cleaning and maintaining storm drains and storm drain structures and sweeping.	PF-G.1	TSW		✓		For the Storm Water Division, this action is an on-going annual effort.
30.	Periodically assess the most efficient organizational (MEO) structure for managing the storm drain system, including those facilities outside of the right-of-way on City property.	PF-G.2, PF-G.3	TSW		✓		<p>The Master Maintenance Program was approved by City Council in October 2010 to provide adequate flood-control and public safety by maintaining drainage channels within T&SW managed properties and drainage easements dedicated to the City. The Master Maintenance Program is a comprehensive program intended to govern the annual maintenance of priority drainage channels and permitting process to avoid and/or minimize effects to environmental resources. Implementation of the Master Maintenance Program is anticipated in the fall/winter of FY 2013.</p> <p>With exception to the Master Maintenance Program, the Managed Competition process precluded the operational section from undertaking this type of activity in calendar year 2012.</p>

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
31.	As part of CIP project development, analyze the feasibility of installing structural and non-structural Best Management Practices in conjunction with all types of projects (e.g., porous pavement at all parking lots, trash/debris/sediment separators in storm drains which are built as stand-alone projects and as components of other projects) above and beyond the BMPs required by the City's storm water permit for new development (Storm Water Standards Manual).	PF-G.2, PF-G.5	Public Works/ TSW		✓		For the Storm Water Division, this is an ongoing activity whenever a CIP drainage project is initiated. However, no BMPs were added to any of the Storm Water CIP projects in 2012. In 2012, the Division completed a Storm Drain Insert Pilot Study (SDIPS), which determined that large scale deployment of Storm Drain Inserts by the city would be infeasible. The infeasibility aspect is realized when comparing the typical maintenance required for these BMP's (before & after each storm event + quarterly) and the city's available resources for such maintenance. If the SDIPS would have proved feasible, storm drain inserts would have been recommended for incorporation into a CIP project. In addition, the Division has also successfully obtained a grant for the 43rd & Logan BMP study and BMP construction is complete. Assessment is anticipated in 2013 and 2014.
32.	Establish Performance Metrics in conjunction with the City Management Program, the Effectiveness Assessment required by the City's storm water permit and as desirable to assist in the formulation of storm water pollution policy and BMP systems design.	PF-G.3	TSW			✓	Although this action was completed, the Storm Water Division continues to implement and manage the HMP effectiveness assessment (5 year monitoring plan) on behalf of the San Diego Copermittees. The Division completed the 1st season of wet weather monitoring and has started on the 2nd. In addition, policy development is also ongoing with regulatory agencies and stakeholders to protect and restore water quality.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
33.	Continue and expand existing efforts to collaborate with local, internal and external stakeholders. Increase the use of federal and state grant monies to fund storm water quality improvement projects.	PF-G.6	TSW		✓		In 2012, the Storm Water Division continued to expand its outreach efforts teaming with Tijuana River Valley Recovery Team, Groundworks Chollas, San Diego Canyonlands, the Audubon Society and many other stakeholder groups to promote storm water pollution prevention. In addition, the Division expanded its website and social media offerings reaching nearly every resident in the San Diego region with pollution prevention messages. The Storm Water Division continues to seek funding for storm water pollution prevention and flood abatement projects for internal and external project needs in collaboration with a number of project partners in all watersheds in the City. These include partnerships with Los Penasquitos Reserve Foundation, Wildcoast and Tijuana River National Estuary Research Reserve.
<i>Waste Management (PF Section I)</i>							
34.	See Conservation Actions 15- 18 and 47-53.	PF-H.1 - PH-H.3					
35.	Require and encourage actions to promote environmental goals on the part of franchise haulers via franchise agreements.	PF-I.1	ESD		✓		
36.	Evaluate and update as needed technology to improve the environmental performance in both City and franchise hauler fleets.	PF-1.1	ESD		✓		
37.	Periodically review and evaluate the City Recycling Ordinance as needed for updates.	PF-1.1	ESD		✓		See CE Action #38
38.	Coordinate and participate in the development of state and federal legislation addressing funding efficient and effective waste collection systems, such as CRV return to source formulas, expanded grant programs, and tax incentives including transfer credits for use by public entities.	PF-1.1	Mayor's Office		✓		
39.	Identify funding and investigate options to increase waste diversion on the part of the City government and the public.	PF-I.2	ESD with other depts		✓		
40.	Evaluate the Construction and Demolition Debris Recycling Ordinance periodically.	PF-1.2	ESD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
41.	Ensure that community plans, specific plans, and new development and redevelopment plans include measures reducing construction and ongoing waste generation.	PF-1.2	ESD/DSD		✓		
42.	Strengthen implementation of the Environmentally Preferable Purchasing Program (EP3) within the City organization and promote within the community at large.	PF-1.2	ESD		✓		
43.	Investigate appropriate fee structures and pursue changes to existing pricing as appropriate.	PF-1.2	ESD		✓		
44.	Develop a plan for how to serve future solid waste management needs.	PF-1.3, PF-1.5	ESD		✓		The City has developed a Long Term Resource Management Options Plan. This Strategic Plan provides options for managing solid waste disposal needs through 2045.
45.	Investigate potential for transfer station, resource recovery, and facility development.	PF-1.3, PF-1.5	ESD		✓		
46.	Participate in the Technical Advisory Committee on Public Resources Code solid waste requirements.	PF-1.3, PF-1.5	ESD		✓		
47.	Provide community cleanup events.	PF-1.4	ESD		✓		
<i>Libraries, Schools (PF Sections J, K)</i>							
48.	Continue to implement the 21st Century Library Improvement Program.	PF-J.1 - PF-J.9	Library		✓		
49.	Continue to collaborate with school districts in San Diego.	PF-K.1 -PF-K.9	Citywide		✓		
50.	Continue periodic meetings with San Diego Unified School District.	PF-K.1 -PF-K.9	DSD		✓		
<i>Information Infrastructure, Public Utilities, Regional Facilities, Healthcare (PF Sections L-O)</i>							
51.	As relevant plans and ordinances are updated include information infrastructure requirements.	PF-L.1, PF-L.4	Citywide		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
52.	Support standards for regional interoperability of information infrastructure systems.	PF-L.2, PF-L.5	DIT/OHS			✓	The San Diego Urban Area's Regional Security Strategy and Homeland Security grant management compliance both support regional interoperability of information infrastructure systems. City has an agreement with SPAWAR Systems Center Pacific to help develop an open systems architecture for sensor and security systems which is regionally interoperable. However, due to a lack of regional support and the cost associated with the infrastructure, a determination was made to move towards a Citywide standard based on commercial off-the-shelf sensor and security systems. The selected standard is an industry leading solution that may position the City for limited interoperability should regional support become a priority.
53.	Monitor the impact of the changes in the telecommunications industry due to the increasing wireless capabilities.	PF-L.5	DIT/Public Works - Communications		✓	✓	Essentially complete at this time. Future changes would require ongoing monitoring.
54.	Continue competitive procurement and contracting for City's Wide Area Network (WAN) to ensure an integrated information infrastructure system is cost-effectively maintained, especially with the convergence of voice, video and data technologies.	PF-L.6	DIT		✓		Contracts for the City RFP for IT Services were approved by Council during May and June 2012. Upgrade and convergence of voice/data networks expected to be completed in the Dec 2013 – Mar 2014 timeframe.
55.	Monitor the performance of Cable Franchises per agreements and the marketplace for additional carrier opportunities.	PF-L.5	Cable Office/Attorney's Office		✓		
56.	Encourage the commercial marketplace to provide WiFi hotspots.	PF-L.6	Public-Private Collaboration		✓		
57.	Continue to maintain public access workstations in libraries, community service centers and in recreation centers to provide information access and self-service functions.	PF-L.10	Citywide		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
58.	Implement the City's Information Technology Strategic Plan as a key objective to ensure an effective infrastructure system is maintained for the citywide organization.	PF-L.12	DIT		✓		Consideration for an updated Strategic Plan will begin with the completion of the transition (see #54 above) to the new vendor(s) to ensure that the new environment is appropriately considered and leveraged in our strategic planning.
59.	Continue to implement a PC Lifecycle Management program and procedures to take outdated PC equipment that the City no longer deems as meeting the minimum performance level and re-use and/or recycle it.	PF-L.13	DIT			✓	This process is complete. An inventory for PC's past end of life has been completed and a plan, via the FY2014 budget process, has been proposed to remediate PC Lifecycle issues in an ongoing manner.
60.	Support the Public Safety Communications Upgrade Plan recommendations.	PF-L.9	OHS/Public Works-Communications		✓		OHS will continue to support Communications Division implementation of Communications Upgrade Plan recommendations.
61.	Continue to support requirements for ADA web usability in the design and implementation of City information systems and electronic services.	PF-L.11	City/DIT		✓		DIT continues to make substantial progress towards this goal: <ul style="list-style-type: none"> •97% of all City websites have been converted to our ADA compliant template (2-3 small sites are in final review, and E&CP is being consolidated into CIP) • 92% of PDF's have been converted to OCR (optical character recognition), and staff is currently identifying files that were missed. • Updating technical standards to tighten up ADA requirements for web pages, downloadable files, forms, videos and web applications (draft ready to finalize) • Redesigning City's website "global navigation" which will continue to provide a direct link to Accessibility from the home page and virtually all pages on sandiego.gov (Phase 1 is complete – replacing all web application globals and headers with server side code and opening in a new window. Phase 2 – restructure of global navigation across the City is now underway and requires review and approval)

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
62.	Incorporate disability access requirements in all technology procurements.	PF-L.11	City/DIT			✓	P&C has included language regarding ADA compliance in applicable RFPs.* Beginning early in 2012, the City assumed the role (from SDDPC) of technology procurements, ensuring that a structure exists for evaluating/applying disability requirements consistently. The City is now performing IT procurement and ADA terms are included in applicable IT Procurements.
63.	Monitor the legal development of requirements for local government compliance and identify risk areas.	PF-L.12	City/DIT			✓	This action is a component of the strategic plan process as noted in Item 58.
64.	Continue to coordinate with public utility providers during the planning and development review process.	PF-M.1- PF-M.4	DSD		✓		
65.	Continue to participate in SANDAG committees on regional issues.	PF-N.1 - PF-N.5	DSD, T &SW, ESD		✓		City staff participates in several committees and working groups including: Technical Working Group; San Diego Regional Traffic Engineers' Council (SANTEC), Cities/County Transportation Advisory Committee (CTAC), Energy Working Group and Bicycle & Pedestrian Working Group.
66.	Continue to coordinate planning efforts with existing and planned healthcare facilities.	PF-O.1 - PF-O.3			✓		
<i>Disaster Preparedness, Seismic Safety (PF Sections P-Q)</i>							
67.	Continue weekly/monthly system checks and staff training for the Emergency Operations Center.	PF-P.1	OHS		✓		No change for this ongoing maintenance activity.
68.	Disseminate information on Homeland Security as necessary and issue reports to PS&NS as needed. (modified, 2010)	PF-P.2	OHS		✓		
69.	Convene the Homeland Security Coordination Council on a quarterly basis.	PF-P.6	OHS		✓		Council convenes as required to support citywide homeland security and preparedness activities.
70.	Convene the Weather Contingency Committee as necessary.	PF-P.6	OHS		✓		
71.	Continue the Fire-Rescue Department's CERT program.	PF-P.10	Fire-Rescue		✓		
72.	Maintain standing membership on the California State Citizen Corps Council.	PF-P.8	OHS/Fire-Rescue		✓		OHS Program Manager maintains standing membership on Council.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
73.	Coordinate exercise activities with the regional 3 year plan.	PF-P.8	OHS		✓		
74.	Maintain membership in regional committees and task forces on disaster preparedness.	PF-P.9	OHS		✓		OHS Program Manager or other staff maintain standing membership as applicable.
75.	Coordinate disaster preparedness education and outreach activities with the CERT coordinator in Fire-Rescue.	PF-P.12, PF-P.14	OHS		✓		CERT program is managed by Fire-Rescue Dept. OHS supports disaster preparedness activities, but does not directly participate in or coordinate CERT activities.
76.	Improve community outreach and educational efforts.	PF-P.12, PF-P.14	OHS		✓		
77.	Work with the County to ensure a regional approach to disaster preparedness outreach and education.	PF-P.12, PF-P.14	OHS		✓		No change.
78.	Update community plans and zoning to limit future development in hazard areas.	PF-P.13	DSD		✓		Evaluation occurs as part of the existing conditions analysis for community plan updates.
79.	Continue revision of the Emergency Operations Plan (EOP).	PF-P.3	OHS		✓		EOP Review is continuous and as required based on emerging DHS/FEMA Federal requirements and to ensure regional (State and County) consistency.
80.	Assist departments with integration into EOPs.	PF-P.5	OHS		✓		This is an ongoing action by OHS and is most recently reflected in the Continuity of Operations and Recovery Plans and their OHS coordination of Departmental integration and input.
81.	Continue the environmental and geologic review of land development projects.	PF-Q.1, PF-Q.2	DSD		✓		
82.	Maintain resources for geologic review.	PF-Q.1, PF-Q.2	DSD		✓		

RECREATION ELEMENT							
Short-term Actions			No Action	Under way	Complete		
1.	Reinstate the Quimby Act ordinance and update public facilities financing plans.	RE-A.15 - RE-A.17	DSD		✓		Work initiated in summer of 2011.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
Mid-Term Actions							
2.	Develop a Parks Master Plan.	RE-A.1 - RE-A.12, RE-A.14, RE-A.18, RE-B.1 - RE-B.4, RE-C.2 - RE-C.8, RE-D.1 - RE-D.4, RE-D.6, RE-D.7, RE-E.1 - RE-E.3, RE-E.5 - RE-E.9, RE-F.1 - RE-F.6,	DSD	✓			See narrative discussion for alternative actions underway in Section 2 - Parks Master Plan.
3.	Update Council Policy 200-14 Park and Recreation Facility Landscape Design to address the full range of design considerations.	RE-A.7, RE-C.5 RE-D.1, RE-D.9	DSD	✓			
Long-Term Actions							
4.	Create and maintain an inventory list of right-of-ways and assess the recreational value of this inventory.	RE-E.6	READ/P&R /DSD		✓		As a part of the community plan update process, staff is evaluating the parks potential of rights-of-ways.
Ongoing Actions							
5.	Review project and plan amendment proposals to ensure that new development provides the required park and recreation facilities.	RE-A.8, RE-A.10, RE-A.12	DSD		✓		This process is ongoing.
6.	Continue to provide recreational and park programs.	RE-A.11, RE-B.1, RE-C.8, RE-D.3, RE-D.8, RE-E.12	P&R		✓		
7.	Update community plans to achieve citywide and community recreation goals.	RE-A.2, RE-A.8 - RE-A.14, RE-B.3, RE-B.4, RE-C.9, RE-D.6, RE-E.1, RE-F.2, RE-F.6	DSD		✓		Draft Recreation Elements have been prepared for: Ocean Beach, Barrio Logan, & Otay Mesa. Elements are in process for: North Park, Golden Hill, Uptown, San Ysidro, Midway, Old Town, and Grantville
8.	Identify trails in the Trails Master Plan and community plans. Improve access to parks through the park design and development process, street improvement plans, and on an individual project level basis.	RE-D.2, RE-D.6, RE-D.7, RE-F.4, RE-F.7	DSD/P&R		✓		General Plan amendment for trails policies adopted in 2010. Location-specific trails issues addressed in community plan updates
9.	Continue to participate in citywide and regional discussions regarding public transit and access to park and recreation facilities.	RE-D.5	DSD		✓		Transit access reviewed as a part of community plan updates. Regional Transportation Plan update improves overall transit access.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
10.	Consider the inclusion of recreational components in the planning of public projects.	RE-E7	P&R/DSD/E&CP		✓		The North Embarcadero Visionary Plan and the proposed Convention Center Expansion are examples of major projects that incorporate recreational components.
11.	Design new parks and retrofit existing parks consistent with General Plan goals.	RE-A.7, RE-C.5, RE-D.1, RE-D.2	P&R/DSD/E&CP		✓		
12.	Implement the LDC regulations which preserve and enhance the natural state of resource parks and open space.	RE-C.1, RE-C.4, RE-F.1, RE-F.2	DSD		✓		
13.	Create and/or update river park plans.	RE-F.6	DSD		✓		The San Diego River Park Plan Master Plan (SDRPMP) Program EIR was distributed for public review in November 2012. Adoption hearings for the SDRPMP are anticipated in spring 2013.
14.	Continue to implement and expand recreational opportunities through Joint Use Agreements.	RE-A.18, RE-E.2, RE-E.3, RE-E.4, RE-E.8, RE-E.10, RE-E.11	P&R		✓		Construction of the Roosevelt Middle School joint use area improvements, and design of improvements at McKinley Elementary School are currently underway.

CONSERVATION ELEMENT							
Short-Term Actions				No Action	Under way	Complete	
<i>Climate Change and Sustainable Development (CE Section A)</i>							
1.	Prepare for implementation of California Energy Commission Energy Efficiency Standards (State Energy Code, Title 24 update). Code became effective January 1, 2010.	CE-A.5	DSD			✓	California Energy Code is implemented without local amendments. Amendments to the Green Building Code are discussed under Item 3, below.
2.	Review subdivision findings in the Land Development Code for site design and building orientation requirements to ensure that the design of subdivisions minimize energy use.	CE-A.1, CE-A.5	DSD	✓			

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
3.	Determine whether implementation of the California Green Building Code should be accelerated, or if mandatory standards should also be required for non-residential new construction. Review whether green building standards should be applied to the existing building stock upon major remodels.	CE-A.1, CE-A.5	DSD/ PUD/ESD		✓		Draft Council Policy 600-27 amendments provide incentives for new construction to exceed mandatory green building standards (see also #4 below). In addition, staff has conducted training sessions and developed enforcement and inspection procedures to ensure that the code is implemented properly. The City adopted an ordinance in July 2012 that amended the Green Building Code to require more restrictive shielding and light trespass requirements for outdoor lighting. Amendments are in process with the 8th Update to consider whether to adopt a different standard than the Green Building Code for carpool spaces, low emission vehicle spaces, and bicycle spaces. In addition, the City has adopted and are enforcing a new CalGreen building measure which requires additions greater than 2,000 sf and remodeling with a valuation greater than \$500,000 of non residential projects to comply with mandatory sustainability measures.
4.	Revise the City's Sustainable Building Council Policy 900-14 . Revise Council Policy 600-27 to make modifications to the private sector incentives of the sustainable buildings expedite program.	CE-A.5 CE-A.6 CE-F.2 CE-I.5 CE-I.10	ESD/ DSD/PUD		✓		Council Policy 900-14 was updated in 2010. Draft CP 600-27 changes are in process. The sustainable building component of the policy has been split off from the affordable housing expedite program.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
5.	Collaborate with other jurisdictions, state agencies, and SDG&E to develop programs, regulations or incentives to improve the energy and water efficiency of older structures, especially those built prior to the enactment of Title 24 in 1978.	CE-A.1 CE-A.5 CE-A.12	DSD/PUD /ESD		✓		Work on building retrofits is occurring through Energy Efficiency and Conservation Block Grant and California Public Utility Commission Local Government Partnership funding. Staff continues to work with SDG&E to develop incentive programs to encourage useful and effective energy conservation incentives and programs for the water waste water industry and government agencies. An example is the SDG&E free pump energy efficiency testing program now being tried at water and wastewater pump station. Water Efficiency update: The City of San Diego continues to offer surveys to help identify opportunities to conserve water both indoors and outdoors, rebates to incentivize the installation of water efficient devices and fixtures. Water savings have a corresponding energy savings from less pumping, treatment and distribution. In collaboration with SDG&E and California Center for Sustainable Energy (CCSE) the last major water and waste water facility will have its in-house written Energy Audit Report completed by the end of FY 2013.
6.	Provide sustainable design services for projects within Redevelopment Department (RD) project areas.	CE-A.5	RD			✓	AB x126 required the dissolution of Redevelopment Agencies. See discussion under "Key Implementation Actions."
7.	Participate in state efforts to develop a greenhouse gas (GHG) emissions Cap-and-Trade program in order to maximize potential environmental and economic benefits to the City of San Diego.	CE-A.1			✓		Working with outside third party GHG verifiers to be eligible for cap and trade. Also working with Green Cities CA to review local government cap and trade.
8.	Expand the scope of the Climate Protection Action Plan to include measures to reduce GHG emissions from the community-at-large.	CE-A.2, CE-A.13	ESD/Citywide		✓		The Climate Mitigation & Adaptation Plan (CMAP) has been prepared and has completed CEQA review. City Council action is anticipated in spring 2013.
9.	Participate in state Office of Planning & Research (OPR) efforts to develop state-wide California Environmental Quality Act (CEQA) Significance Thresholds to address GHG emissions. Develop thresholds and evaluation procedures to provide guidance for project review.	CE-A.1 CE-A.5	ESD/DSD		✓		Proposed GHG CEQA Thresholds have been prepared and will be brought to City Council by mid 2013.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
10.	Adopt an ordinance to designate very high fire hazard severity zones within the City of San Diego consistent with Government Code Section 51175.	CE-B.6	DSD		✓	✓	An ordinance has been adopted, but this is as an ongoing work task since regular updates to Fire Hazard Severity maps are required per state law.
<i>Open Space, Coastal Resources (CE Sections B, C)</i>							
11.	Address multi-modal coastal access in the Pedestrian Master Plan and Bike Master Plan.	CE-C.9	DSD		✓		
12.	Identify coastal recreational opportunities through the development of the Parks Master Plan.	CE-C.11	DSD	✓			
<i>Water Management, Urban Runoff Management (CE Sections D,E)</i>							
13.	Adopt state standards for the installation of recycled water standards locally to provide standards for the installation of recycled water piping within buildings.	CE-D.1	DSD/PUD			✓	The State Department of Water Resources has adopted Recycled water standards in the 2010 California Plumbing Code. The 2010 California Green Building Code (CALGreen) includes Residential Voluntary Measures that address the use of Graywater and Recycled Water. No additional actions are necessary to allow for recycled water plumbing.
14.	Incorporate state standards and Uniform Plumbing Code requirements related to the installation of recycled water plumbing within non-residential buildings (dual plumbing) into the Municipal Code.	CE-D.1	DSD			✓	
15.	Adopt a water efficient model landscape ordinance that is at least as effective as the updated "State Model Efficient Landscape Ordinance" under AB1881.	CE-D.1	DSD/PUD			✓	See Water discussion under Key Implementation Actions.
16.	Develop procedures in the Community Plan Preparation Manual (CPPM) to ensure that the water supply issues are addressed in the preparation of community plans.	CE-D.1, D.4	CE DSD/ PUD			✓	The CPPM is complete. Specific procedures have not been developed. Each community plan update will conduct a water supply assessment (WSA).
17.	Ensure that the WSA process is followed in the planning and development review process. Improve coordination between DSD and the Water Division by developing review procedures to ensure that DSD identifies projects subject to the WSA and then requests the Water Department to perform a WSA for the project early in the review process.	CE-D.5	DSD/ PUD		✓	✓	.A process with DSD and PUD is in place in accordance with SB 610/221. Implementation is ongoing.
18.	Require implementation of water conservation measures for development projects as a part of the development review process.	CE-D.1	DSD/PUD		✓	✓	The Water Efficient Landscape Ordinance has been adopted and is currently being implemented by DSD. Ordinance O-19903, effective 11-27-2009. CALGreen provides additional measures.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
19.	Update the Storm Water Standards Manual in accordance with the Municipal Storm Water Permit (modified Action Item, 2010).	CE-E.2	Storm Water			✓	This was completed in a prior calendar year. No updates were required in 2012, however, the Storm Water Division is continuing with implementation support including the completion of an "LID Design Manual" and a "Proprietary Treatment Control BMP Evaluation and Selection Guidance Manual", both for intended for use by ECP and DSD for better implementations of the standards.
20.	Develop Hydromodification Management Plan in accordance with the Municipal Permit Requirements (modified Action Item, 2010).	CE-E.2	Storm Water			✓	This was completed in a prior calendar year. No updates were required in 2012, however, the Storm Water Division is continuing with implementation support, as well as managing the effectiveness assessment study, as required in the Municipal Permit.
<i>Air Quality, Energy, Urban Forestry (CE Sections F, I, J)</i>							
21.	Investigate and identify plant species that improve air quality and reduce pollution. Coordinate this effort with regular updates to the Land Development Manual: Landscape Standards.	CE-F.4	DSD	✓			
22.	Identify a process for pursuing government funding and supportive legislation in the Energy Conservation and Management Program and Comprehensive Plan (ECMPCP); address and coordinate alternative and renewable energy source objectives and research.	CE-I.3	ESD		✓		Staff recommends restating this action item. The City does not have an "ECMPCP," but does work toward achieving energy conservation and sustainability policies through multiple programs underway in the Environmental Services Department – Energy, Sustainability and Environmental Protection Division, and several other City departments
23.	Provide an opportunity for property owners to obtain financing for renewable-energy installations and energy efficiency retrofits through the San Diego Clean Generation Program.	CE-I.5	ESD		✓		The Clean Generation Program was replaced with other financing programs and incentives for home retrofits. The EECBG funding ends in June 2012. The Loan Loss Reserve Program provides a guaranteed loan program through a municipal credit union. Modified options for Property Assessed Clean Energy (PACE) program may be launched in 2013, pending approvals. Regarding supporting installing photovoltaic panels - Policy CE-I.5 is also implemented through the very popular photovoltaic expedite plan check program.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
24.	Using state protocols develop local guidelines for determining the value of tree planting as mitigation for air pollution emissions, storm water runoff and other environmental impacts as appropriate.	CE-J.4	DSD		✓		
Mid-Term Actions							
25.	Collaborate with others to develop and consider methodology for calculating environmental impacts on a per capita basis (efficiency-based significance threshold).	CE-A.2	ESD/DSD		✓		
26.	Identify funding and stakeholders to investigate City operations related to fuel efficiency and develop and implement a fuel efficiency policy or ordinance to address reduced use of fossil fuels.	CE-F.1, CE-I.8	ESD/ General Services			✓	
27.	Identify funding to investigate methods for determining healthy air quality and develop standards or improve regulations to promote healthy indoor air quality.	CE-A.7	DSD	✓			
28.	Develop new development standards to help reduce urban heat island effects.	CE-A.12	ESD/DSD/E &CP		✓		Addressed in the Urban Heat Island section of the CMAP (see #8).
29.	Evaluate the need to update various departments' Environmental Management Systems.	CE-F.9	Citywide	✓			
Long-Term Actions							
30.	Develop a program and funding source to maintain desired trees and plant additional trees.	CE-J.1	General Services/ P&R/TSW		✓		Street Division partners with the Urban Corps of San Diego in obtaining tree planting grant funding. Urban Forester position is in Transportation & Stormwater/Utilities Undergrounding Program and employs one Horticulturist who provides all tree services management related to utilities undergrounding projects and technical support to other T&SW Divisions on an as- needed basis. Staff technical support is provided to the Community Forest Advisory Board.
31.	Evaluate the adequacy of regulations to address power generation and design.	CE-I.12	ESD		✓		Ongoing

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
Ongoing Actions							
<i>Sustainable Development & Climate Change (CE Section A: See also Sections F, J, and I)</i>							
32.	Comprehensively address climate change through the implementation and actions associated with the individual policies identified in Table CE-1 in the General Plan.	CE-A.2	Citywide		✓		See Climate Change Initiatives discussion under "Key Implementation Actions"
33.	Implement the Sustainable Community Program.	CE-A.2	ESD		✓		See Climate Change Initiatives discussion under "Key Implementation Actions"
34.	Actively participate in workshops, studies and conferences regarding climate change issues.	CE-A.3	Citywide		✓		See Climate Change Initiatives discussion under "Key Implementation Actions."
35.	Consult with and include climate science experts in policy and program discussions regarding climate change issues.	CE-A.3	Citywide		✓		See Climate Change Initiatives discussion under "Key Implementation Actions." PUD and ESD have been working with Scripps Institute of Oceanography on rainfall and temperature data for anticipated climate change effects for the San Diego Region and on a new Southern California National Integrated Drought Information System (NIDIS) Pilot Activity. In addition, DSD staff has participated in the 2013 Report of the National Climate Assessment
36.	Implement the Cleantech (Clean Technology) Initiative.	CE-A.4	DSD		✓		Work is proceeding to promote this emerging industry cluster. Cleantech companies employ approximately 8,000 people in the San Diego region in these sectors: Algae Biofuels, Clean Transportation and Clean Energy Storage, Energy Efficiency, Smart Grid, and Solar Energy Generation
37.	Periodically review and evaluate the adequacy of the Recycling Facilities and Storage Ordinance.	CE-A.10	ESD		✓		Amendments were adopted 11/08 to address renovations where the gross floor area is increased by 30% or more.
38.	Periodically review and evaluate the City Recycling Ordinance as needed for updates.	CE-A.10	ESD		✓		Plastic recycling requirement is being expanded from just bottles & jugs to now include all rigid plastics for single family residences serviced by the City and commercial properties, which are serviced by private haulers, effective July 1, 2011.
39.	Promote water conservation programs at the City or regional level.	CE-A.11	PUD		✓		Ongoing implementation. See Water discussion under "Key Implementation Actions"

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
40.	Participate in future state and federal efforts to address climate change, fuel efficiency, the use of alternative fuels and efforts to reduce greenhouse gas emissions.	CE-A.1, CE-F.5, CE-F.7, CE-F.8, CE-I.8	Citywide		✓		Ongoing
41.	Implement the Construction and Demolition Debris Diversion Deposit Ordinance and evaluate the need to modify over time.	CE-A.8, CE-A.9, CE-K.1	ESD/DSD		✓		
<i>Open Space, Coastal (CE Sections B, C)</i>							
42.	Continue to implement the Environmentally Sensitive Lands regulations.	CE-B.1, CE-B.2	DSD		✓		
43.	Evaluate discretionary development proposals for conformance with Conservation Element policies.	CE-A.5, CE-A.8-CE-A.12, CE-B.3, CE-B.5, CE-B.6, CE-D.5, CE-E.2, CE-E.3, CE-E.6, CE-I.5, CE-J.4, CE-K.2 - CE-K.5	DSD		✓		
44.	As community plans are updated in the Coastal Zone, update Local Coastal Programs to address coastal resources.	CE-C.1, CE-C.2, CE-C.5, CE-C.8 - CE-C1	DSD		✓		
45.	Monitor implementation of Watershed Management Plans and update as needed.	CE-C.2 - CE-C.4, CE-C.6, CE-D.3, CE-G.5	PUD		✓		
46.	Address beach accessibility and acquisition in the Parks Master Plan.	CE-C.12, CE-C.13	DSD	✓			See Parks Master Plan discussion under "Key Implementation Actions"
<i>Water Management, Urban Runoff (CE Sections D, E)</i>							
47.	Implement and update the Urban Water Management Plan every five years as needed to achieve policy objectives.	CE-D.1, CE-D.4	PUD		✓	✓	The 2010 Urban Water Management Plan was adopted on June 28, 2011. The City worked with the County Water Authority to add a water contingency in the UWMP to account for future community plan amendments and updates. Implementation is ongoing.
48.	Implement Source Water Protection Guidelines and Best Management Practices during the development review process.	CE-D.1, CE-D.2, CE-D.4	PUD/DSD		✓		Source Water Protection guidelines completed. Implementation ongoing.
49.	Develop, implement, and modify, as necessary, a program for encouraging collaborative watershed-based land use planning.	CE-D.3	PUD		✓		See Water discussion under "Key Implementation Actions"

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
50.	Ensure that water restrictions are properly adhered to during droughts according to the metrics established in the City's Drought Ordinance.	CE-D.1	DSD/PUD		✓		Ongoing implementation. See Water discussion under "Key Implementation Actions"
51.	Complete and submit biannual water conservation Best Management Practices (BMPs) reports as required by the California Urban Water Conservation Council (CUWCC). Maintain sufficient water conservation programs to demonstrate compliance with BMPs. Maintain active participation in the CUWCC's policy updates.	CE-D.1, CE-D.4	PUD		✓		
52.	Continue to expand the recycled water distribution system per Phase II of the Recycled Water Master Plan Update 2005. Continue to connect additional infill recycled water users along the established distribution network.	CE-D.1	PUD		✓		The Carmel Valley and the Los Penasquitos Recycled Water Pipeline Extension Projects have been completed; both of these projects were part of Phase II of the Recycled Water Master Plan Update 2005. Completion of the majority of Phase II projects is expected by 2015. The two remaining large scale pipeline projects identified in the 2005 Master Plan rely on developer participation agreements which have been delayed indefinitely due to the economy. Ten Tier 1 customers, as listed in the Master Plan with potential uses greater than 20 AFY, have been retrofitted to use recycled water and are now connected to the distribution system. Four of the remaining Tier I sites have not connected due to the expense to retrofit their sites. Small pipeline extension projects are planned to complete gaps in the Phase II system as well as connect customers in close proximity to the existing distribution system. As of November 2012, there were 557 retail and 4 wholesale recycled water meter connections. The 2010 Recycled Water Master Plan Update was accepted by City Council in July 2012.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
53.	Continue ongoing participation in the development and implementation of San Diego's Integrated Regional Water Management Plan as a Regional Water Management Group partner.	CE-D.4	Storm Water/PUD		✓		The City of San Diego's Public Utilities Department entered into an agreement in 2005 with the County of San Diego and the San Diego County Water Authority to manage the IRWM Program as an RWGM partner. The RWGM and its 32-member Regional Advisory Committee are currently working to update the 2007 San Diego IRWM Plan to comply with DWR's 2010 IRWM Program Guidelines and prepare the Region to be eligible for future rounds of grant funding. To date, \$34 million have been successfully awarded to the San Diego region and roughly \$6.5 million have been awarded to the City of San Diego's Public Utilities Department and Stormwater Division of the Transportation & Storm Water Department.
54.	Continue public outreach efforts to educate the public on storm water pollution prevention. (Think Blue Education)	CE-E.1	Storm Water		✓		This action is ongoing via television, radio, and online advertisements as well as Think Blue's attendance at community events and a number of business outreach initiatives including participation at the San Diego County Fair and creation of business specific BMP guidebooks.
55.	Annually review those areas that are subject to flooding as depicted on CE Element Figure CE-5 or the most current FEMA flood maps in compliance with state law.	CE-E.2	DSD		✓		See discussion in "Introduction" section of report.
56.	Manage floodplains to address their multipurpose functions.	CE-E.7	DSD		✓		
57.	Continue current programs in place to address storm water pollution control.	CE-E.6	Storm Water		✓		The Storm Water Division, through its Think Blue program, continues to distribute information about appropriate recycling methods at community presentations and special events. The Division also advocates recycling oil and hazardous materials through cleanup events. The Division reviews plans for connection to the storm drain system and the Division's Code Compliance Officers address hotline and email complaints.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
58.	Assure that urban runoff best practices are used by all City Departments.	CE-E.5	Storm Water		✓		City-wide commitments regarding urban runoff best management practices are documented in the City's Jurisdictional Urban Runoff Management Plan (JURMP). The Storm Water Division administers the implementation of the JURMP requirements, and assesses and annually reports on the implementation of the JURMP to the Regional Water Quality Control Board.
59.	Implement Land Development Code regulations and Best Management Practices which limit and control runoff, sedimentation, and erosion as a result of construction and development.	CE-B.4, CE-E.2, CE-E.3	DSD		✓		
60.	Implement the Long-range Water Resources Supply Plan for Water Supply and update as needed to achieve policy objectives.	CE-E.4, CE-E.7	PUD		✓		PUD expects to complete the 2013 Long Range Water Resources Plan in 2012, with council approval.
61.	Update community plans to achieve citywide and community goals.	CE-B.1, CE-B.5, CE-G.4, CE-J.2, CE-J.3	DSD		✓		
<i>Biological Diversity, Wetlands (CE Section G, H)</i>							
62.	Continue to implement the MSCP.	CE-G.1, CE-G.3	DSD/ P&R/PUD		✓		MSCP compliance is an ongoing component of project analysis when reviewing discretionary and ministerial projects.
63.	Pursue long-term funding for monitoring and maintenance of the MHPA.	CE-G.1, CE-G.2	DSD		✓		
64.	Continue to apply for grants earmarked for acquisition and preservation of core habitats and sensitive species.	CE-G.2	DSD/PUD		✓		Completed SANDAG grant funded off road vehicle barrier on PUD land in Proctor Valley. PUD secured grant for Integrated Weed Management Plan for San Pasqual Valley. Ongoing land acquisition around San Vicente Reservoir Conerstone Lands, with funds from Prop 50 IRWMP.
65.	Develop an approach modeled after the watershed planning approach to preserve and enhance wetlands.	CE-H.1	DSD		✓		Public and private collaboration with the wildlife resource agencies. The City Council adopted an ordinance to provide "Clarification of the Environmentally Sensitive Lands Regulations for Wetlands and Update to City's Biology Guidelines" in June 2012.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
66.	Develop a wetlands management program which includes: <ul style="list-style-type: none"> · Continuing to explore a process facilitating public-private partnerships and which includes federal, state and local coordination. · A process for pursuing government funding and supportive legislation. · A long-term monitoring plan for wetland management · Professional education for practical application 	CE-H.2, CE-H.3, CE-H.4, CE-H.6	DSD/PUD		✓		See Item #65, above.
67.	Support research and demonstration projects of created wetlands.	CE-H.5	DSD/PUD		✓		Public and private collaboration with the wildlife resource agencies.
68.	Implement existing guidelines/regulations for site planning near wetlands.	CE-H.7, CE-H.9	DSD		✓		Public and private collaboration with the wildlife resource agencies
69.	Implement regulations to reflect "no net loss" of wetlands to be consistent with state and federal law.	CE-H.8	DSD		✓		Public and private collaboration with the wildlife resource agencies
70.	Implement the City policy on the idling of motive equipment.	CE-F.9	ESD/PUD/ General Services		✓	✓	AR 90.72 on idling became effective in 2007. Implementation is ongoing.
71.	Evaluate the opportunities to make more efficient use of gas from landfills and explore waste processing technologies that produce fuels.	CE-F.3	ESD/PUD		✓		Recently approved cogeneration expansion will use 39% more landfill gas from Miramar landfill resulting in 44 new landfill gas (LFG) wells. About 2/3 of the gas was put to use in a 3.2 MW renewable energy power plant that supplies the Marine Corps Air Station Miramar and 1/3 will power the 1/6MW North City Cogeneration Facility Expansion schedule to be completed in May 2013. The Beneficial Use of Digester Gas Project at the PLWTP was the first system in California to use the utility pipe lines for transportation of Bio-methane. The regulators are now in the process of developing guidelines so the emerging technology can be used to transport LFG.
72.	Collaborate with SANDAG to improve incentive programs for the use of alternative transportation methods.	CE-F.6	Citywide		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
73.	Implement the Energy Conservation and Management Program and Comprehensive Plan (ECMPCP) which includes an educational outreach strategy.	CE-I.1, CE-I.2, CE-I.11, CE-I.13	ESD		✓		Staff recommends restating this action item. The City does not have an "ECMPCP," but does engage in public outreach and educations through multiple programs underway in the Environmental Services Department – Energy, Sustainability and Environmental Protection Division, and other City departments
74.	Participate in multi-jurisdictional regional emergency contingency plans.	CE-I.6	OHS		✓		No change. OHS participation is frequent and ongoing in regional planning efforts.
75.	Continue to pursue external funding (i.e. grants) for providing renewable energy and improving energy efficiency.	CE-I.7	ESD		✓		The City received Energy Efficiency and Conservation Block Grant (EECBG) funding (June 2012-June 2013), Qualified Energy Conservation Bonds (QECCB) Loans, and CPUC Partnership funding for staff and consultant services and training (no equipment or rebates). SDG&E grant funding was used to process code amendments for energy efficient outdoor lighting. The amended outdoor lighting regulations became effective September 6, 2012 for areas located outside of the coastal zone and is still pending certification in the coastal zone. The ordinance allows energy efficient, broad spectrum lighting (that was previously precluded) to be used for security and parking lot lighting.
76.	Take a leadership role in development and implementation of the Regional Transportation Plan (RTP).	CE-I.9	DSD/E&CP		✓		The City participated in the RTP Update, adopted by SANDAG Board on 10/28/11. Staff is currently participating in the development of: San Diego Forward: The Regional Plan, which is a combined update of the RTP and Regional Comprehensive Plan.
77.	Implement and update plans which address various transportation options such as Pedestrian Master Plan, Bicycle Master Plan, and Street Design Manual.	CE-I.9	DSD/E&CP		✓		
78.	Implement and evaluate the City's Water Conservation Program and waste diversion programs for improvements.	CE-I.4	ESD/PUD		✓		See Water discussion under "Key Implementation Actions"

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
79.	Participate in efforts to provide street trees and promote residential shade tree programs.	CE-A.12, CE-G.4	General Services/ DSD/ T&SW		✓		See # 30.
80.	Collaborate with other agencies on public outreach and education efforts on the urban forest.	CE-J.5	Citywide		✓		See #30,
81.	Monitor and evaluate the implementation of the Construction and Demolition Deposit Ordinance and the City Recycling Ordinance for improvements.	CE-A.8, CEA.10, CE-K.1	ESD		✓		
82.	Promote sustainable agriculture on city-leased land.	CE-L.1 - CE-L.7	READ/PUD		✓		Ongoing. In San Pasqual Valley, a renewed focus on sustainable agriculture is warranted in accordance with Council Policy 600-45.
83.	Continue to collaborate with SANDAG and other agencies and entities regarding cross border issues.	CE-M.1 - CE-M.5	Mayor's Office		✓		
84.	Collaborate with state and federal agencies to improve community education efforts on environmental issues.	CE-N.1	Mayor's Office and Citywide		✓		
85.	Coordinate with SANDAG to expand transportation demand management programs.	CE-N.3	DSD		✓		The City participated in the RTP Update, adopted by SANDAG Board on 10/28/11.
86.	Continue public education and outreach on environmental issues and expand where appropriate.	CE-C.7, CE-N.2, CE-N.4, CE-N.6 - CE-N.9, CE-N.5	Citywide		✓		Ongoing implementation. See Water discussion under "Key Implementation Actions". PUD partners with SANDAG for public outreach on TransNet Environmental Mitigation Program grant projects.

NOISE ELEMENT							
Short-Term Actions							
1.	Revise City CEQA thresholds to incorporate updated noise/land use compatibility guidelines.	NE-A.2, NE-A.3	DSD		✓		Process to amend the General Plan and the City CEQA thresholds is underway.
Ongoing Actions							
2.	Implement Noise Element policies through community plan updates.	NE-A.1, NE-A.3, NE-A.5, NE-B.1, NE-B.2, NE-B.5, NE-C.3, NE-D.1, NE-D.2, NE-D.3, NE-F.1, NE-I.3	DSD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
3.	Implement Noise Element policies through project review.	NE-A.1 - NE-A.4, NE-B.1, NE-B.3, NE-B.4, NE-B.7, NE-C.1, NE-D.1, NE-D.3, NE-D.4, NE-E.1 - NE-E.6, NE-F.1 - NE-F.4, NE-I.1 - NE-I.3	DSD/ PD		✓		
4.	Minimize noise by increasing awareness through dialogue with affected stakeholders and agencies.	NE-B.6, NE-C.2, NE-C.4, NE-D.5, NE-D.6	DSD		✓		
5.	Continue Vehicle Code Enforcement efforts.	NE-B.8	DSD		✓		
6.	Enforce the Noise Ordinance.	NE-G.1, NE-G.2	DSD		✓		
7.	Enforce the Special Event Ordinance.	NE-H.1, NE-H.2	Office of Special Events		✓		
8.	Support state legislation and regulation to allow standardized noise attenuation for acoustical evaluation.	NE-I.1, NE-I.2, NE-I.3, NE-I.4	DSD/ Mayor's Office		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
HISTORIC PRESERVATION ELEMENT							
Short-Term Actions				No Action	Under way	Complete	
1.	Create a Council Policy on the establishment of historical districts. (Note: New approach to fulfilling this action is described in "notes" column).	HP-A.5	DSD/HRB			✓	The Historical Resources Board updated their district policy in 2011 to provide better consistency with State and Federal guidance on the establishment of historic districts. A new Council Policy is not being pursued at this time.
2.	Establish appropriate remedies and penalties in the Land Development Code to address unlawful demolition or destruction of historical resources.	HP-A.5	DSD			✓	In February 2012, the City Council approved amendments to Municipal Code Section 12.0805(c) to allow the Director to take into consideration whether a code violation impacted a designated historic resource or a historic resource when determining the amount of civil penalty to be assessed. By revising the language to include historic resources, buildings which are significant but not yet designated are now included.
3.	Present an item to the City Council to consider the number of votes by the HRB needed for designation of a historical resource.	HP-A.5	DSD	✓			
4.	Present an item to the City Council to consider changing the timeframe for determining the need for a site specific survey.	HP-A.5	DSD	✓			
5.	Establish a historic preservation fund that provides a monetary source for local preservation incentives supported through grants, private or public donations, or other sources.	HP-B.3	DSD			✓	Expenditure of \$30,000 for architectural assistance, archaeological site protection, training and improved technology, and historic district signage was approved by the City Council in October 2011.
6.	Develop a comprehensive TDR program related to historical resources.	HP-B.2	DSD		✓		
7.	Work with applicants to take advantage of the Conditional Use Permit (CUP) process for historical resources, to gain flexibility in the application of some development regulations.	HP-B.2 f.	DSD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
8.	Foster preservation and adaptive reuse of designated historical buildings and structures by allowing retention of non-conforming setbacks without requiring a variance or hardship finding. Allow the use of a Neighborhood Development Permit with a finding that the proposed reuse does not adversely affect the community plan or General Plan because it would be beneficial in this regard.	HP-B.2.g	DSD		✓		
9.	Provide architectural assistance service to help owners design rehabilitation and/or adaptive reuse plans, or feasibility studies for historically-designated buildings, structures, and objects. Maintain the City's current façade improvement program for historic commercial properties.	HP-B.2.h	DSD		✓		
Mid-Term Actions							
10.	Develop a cultural heritage tourism program.	HP-B.4	Public/Private Collaboration	✓			
Long-Term Actions							
11.	Develop a historic preservation sponsorship program.	HP-B.3	Public/Private Collaboration	✓			
Ongoing Actions							
12.	Maintain Certified Local Government status and utilize benefits of this status.	HP-A.1	DSD/HRB		✓		
13.	Comprehensively update the Historic Preservation Plan (adoption by HRB).	HP-A.1	DSD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
14.	Include historic preservation concepts, identify conservation areas and identify historical resources early in the community plan update process, including mapping areas with significant concentrations of potential and designated historical resources.	HP-A.2	DSD		✓		During the past year, the results of the Golden Hill and North Park survey and prior Uptown survey have been used to inform the land use planning decisions associated with those community plan updates. This includes reducing density allowances within potential historic districts to reduce development pressure and the identification of conservation areas that may warrant special design considerations and overlays. In addition, the survey results have informed the policies and goals of the community plan historic preservation elements.
15.	Encourage the consideration of historical and cultural resources early in the development review process by promoting the preliminary review process and early consultation with property owners, community and historic preservation groups, land developers, Native Americans, and the building industry.	HP- A.2 b	DSD		✓		The Preliminary Review process has grown increasingly popular over the last year as a means of identifying potential conflicts between historic resources and redevelopment efforts early in the process. This often occurs during escrow prior to purchase of a property. In 2012, 59 Preliminary Review applications were reviewed by staff, allowing the applicant to identify any potential conflicts with planned redevelopment efforts prior to significant investments being made.
16.	Post results of historical and cultural resources planning efforts on the City's website.	HP-A.2	DSD		✓		Over the past year, Historic Resources staff has continued efforts to increase the amount of information available to the public online and free of charge. This includes posting draft Historic Resource Reconnaissance Surveys associated with the Golden Hill, North Park, Old Town, Midway, San Ysidro and Barrio Logan Community Plan Updates; as well as the City's database of designated and surveyed resources. The California Historic Resources Inventory Database (CHRID) was made available this year, and includes information on all individually designated resources, including location information, a photograph, nomination report, staff report and resolution.
17.	Continue to provide noticing and opportunities for consultation and regularly meet with tribal governments (in compliance with SB 18).	HP-A.3	DSD		✓		The City continues to seek meaningful government-to-government consultation with local tribal governments. During the last two years, 24 notices for consultation were sent.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
18.	Improve the program for identifying, documenting, and evaluating the historical and cultural resources in the City and the City will endeavor to have a designated staff member qualified pursuant to the Secretary of Interior Qualifications for architectural history to review permits affecting historical or cultural resources.	HP-A.4	DSD/HRB		✓		The City continues to require Historic Resources staff to meet the U.S. Secretary of the Interior's Professional Qualifications. Presently, three staff members meet these Standards in the field of history.
19.	Designate and preserve individually significant historical and cultural resources.	HP-A.5	DSD/HRB		✓		The City's historic designation program remains very active. Over the past few years, staff has maintained an aggressive schedule of review and processing. As a result, the "designation nomination queue" which had been in place for nearly ten years and resulted in wait times as long as 2.5 years has been eliminated, and nominations can now expect to be heard by the Historical Resources Board within 90 days of receipt.
20.	Foster public participation through outreach to the public and the posting of information on the City's website.	HP-B.1	DSD/HRB		✓		See Item #16, above.
21.	Encourage use of existing and develop new historic preservation incentives.	HP-B.2	DSD/HRB		✓		
22.	Continue to provide design assistance to property owners.	HP-B.2	DSD/HRB		✓		Workshops to assist property owners in designing projects consistent with the U.S. Secretary of the Interior's Standards have been funded and are currently being planned. In addition, the Design Assistance Subcommittee of the Historical Resources Board continues to meet monthly to advise property owners on a range of restoration and rehabilitation projects.

Department Acronyms

- | | |
|------|---|
| CCDC | Centre City Development Corporation |
| DIT | Department of Information Technology |
| DSD | Development Services Department |
| EDD | Economic Development Division - Office of the Mayor |
| EGS | Mayor's Office of Economic Growth Services |
| E&CP | Engineering and Capital Projects |
| ESD | Environmental Services Department |
| FM | Financial Management |
| HRB | Historic Resources Board |

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
	OHS	Office of Homeland Security					
	P&R	Park & Recreation					
	PD	Police Department					
	PUD	Public Utilities Department					
	READ	Real Estate Assets Department					
	RD	Redevelopment Department					
	SEDC	Southeastern Economic Development Corporation					
	TSW	Transportation and Storm Water					

Notes:

- * Language referenced in PF Action #62 is as follows: The proposed system solution must be "ADA compliant" by following the U.S. federal standards set forth in the "Electronic and Information Technology Accessibility Standards...", and the international standards set by the World Wide Web Consortium (W3C) ..." It is highly desirable that Proposer provide a Voluntary Product Accessibility Template (VPAT) with their response, to assist the City in making preliminary assessments regarding Section 508 accessibility of their products and services. The VPAT template is provided by the Information Technology Industry Council. at <http://www.itic.org/index.php?submenu=Resources&src=gendocs&ref=vpat&category=resources#1194.22>. Purchasing also includes standard ADA language in all RFPs. Additionally, the City has added proposed language to the IT Sourcing Vendor contracts stating that the vendors will comply not only with ADA requirements, but also with Section 508 of the Rehabilitation Act, where applicable.

Section 4

Planning Division Grants

Planning Grants

The City of San Diego Development Services Department, Planning Division has been very successful in obtaining grant funding for planning activities to further the efforts of the division. Since Fiscal Year 2008, the Planning Division has obtained a total of \$23,951,750 in grant funds to support the goals of the division and 26 grants are currently active. The Planning Division has been very deliberate in the application of grants, as grants have become an integral part of the funding available for planning activities. Grant applications are prioritized, based on the needs of the various communities within San Diego and many times community members have provided planning grant suggestions. Other times grants are sought to further particular work plans within the division, such as community plan updates. An effort is made to strategically apply for funds to broaden planning efforts throughout the entire City. Many times, the desired outcome of planning grants is to obtain specific project or improvement recommendations. To further these implementation recommendations, grants are coordinated with various City departments including, the City's Traffic Engineering Operations Division. Grant funding has enabled the division to advance planning efforts that may have been delayed due to the lack of available resources. Grants have assisted the department in funding focused master planning efforts, the Southeastern San Diego, Barrio Logan, and San Ysidro community plan updates, mobility planning including the Pedestrian Master Plan and Bike Master Plan, and park development plans.

In calendar year 2012, the City was \$850,000 in planning grants to fund a Comprehensive Active Transportation Strategy for the Linda Vista Community, a Downtown San Diego Complete Streets Mobility Study (Civic San Diego), and an Urban Greening Plan for the North Bay Community. Smart growth capital grants totaling \$934,000 will fund microwave bicycle detections systems to be installed at intersections, a multi-use bike path along Chollas Creek, and a pedestrian hybrid beacon to be installed at Mission Center Road terminus of the San Diego River Bike Path to enhance pedestrian and bicycle crossing.

Planning Division Grants*

#	Term	Title	Source	Amount	Description
1	12/7/2004 - 1/2009	San Ysidro Ped./Bike Mobile Study	Caltrans	\$242,460	This grant funded the San Ysidro Mobility Strategy which measured and evaluated the existing and future vehicular, pedestrian, bicycle, and transit travel patterns and needs for the San Ysidro Community. This study identified and described potential improvement/infrastructure needs and provided general cost estimates of these major improvements. This study was completed January 2009 and has informed the mobility analysis and discussion as part of the community plan update process.
2	5/3/2005; 7/2006-4/2013	Pedestrian Master Plan (PMP) Phases 2 & 3	Trans. Devpt. Act (TDA)/ Traffic Safety	\$300,000	Phase 1 of the PMP provided a citywide framework. This work was completed with funding under a different grant. Phases 2 & 3 of the PMP continue to develop the Plan and identify recommended pedestrian improvement projects in the following community planning areas: Barrio Logan, City Heights, Greater North Park, Greater Golden Hill, Normal Heights, Southeastern San Diego, and Uptown.
3	10/19/2005	Chollas Creek Segment 2A	Workforce Housing Grant, State of CA.	\$144,000	For maintenance of Chollas Creek by Groundworks San Diego. Grant total was for \$616,868 of which \$144,000 was allocated to Chollas Creek. The work was completed as a part of the Market Creek Plaza project.
4	10/19/2005	Mi Pueblo Pilot Village Traffic Calming	Workforce Housing Grant, State of CA.	\$179,000	This was one of four Workforce Housing grants award to the City to study the feasibility of the Mi Pueblo Pilot Village traffic calming proposal. The funds were used to analysis and study a proposal for a roundabout at a reconfigured intersection of San Ysidro Blvd. & Via de San Ysidro. The CIP(#630540) was managed by Engineering and Capital Projects.
5	11/2005 - 2008	Hillcrest Corridor Mobility Study	Caltrans, Development Impact Fee (DIF), SANDAG	\$415,130	DOT/DIF Funds were used to develop community consensus on traffic calming measures and other improvements. SANDAG funding addressed development of a transit operating plan as well as conceptual design plans for transit and pedestrian improvements as part of the Hillcrest Corridor Mobility Study project area (4th, 5th & 6th Avenues). Grant project is complete.
6	10/18/2006 - 11/29/2010	Multiple-Agency Vernal Pool Restoration	SANDAG & US Fish & Wildlife	\$514,006	Joint venture to restore, enhance and manager vernal pools on City & County-owned open space as part of the Multiple Species Conserv. Program. This grant was closed on 11/29/10.
7	5/18/2007	Bicycle Master Plan Update	SANDAG	\$150,000	Citywide Bicycle Master Plan Update. Draft document completed June 2011; however, environmental review must be completed prior to Council adoption.
8	9/28/2007	Barrio Logan	Caltrans, Environ. Justice Grant	\$250,000	Contributed to Barrio Logan Community Plan Update preparation.

#	Term	Title	Source	Amount	Description
9	6/13/2007	Chollas Creek	National Park Service	\$85,000	Using to pay Groundwork San Diego for the purpose of administering & completing the stream restoration at 38;th & Alpha Streets.
10	1/2008 - 3/2012	Barrio Logan Sustainable Community Development	CA State Pollution Control Fin. Authority	\$350,000	Funds received from the Sustainable Communities Grant and Loan Program have been used to generate a draft environmental impact report associated with the planning and zoning update effort in the community of Barrio Logan. All funds have been expended
12	6/30/2008	San Ysidro Mobility Study	Caltrans	\$150,000	The San Ysidro Port of Entry Reconfiguration Mobility Study was completed in January 2010. In response to Port of Entry (POE) border facility expansion plans the City received a grant to evaluate border expansion issues and conduct a mobility study to develop concepts to address circulation, access, and community integration at the border. The mobility analysis and reconfiguration concept is the first step toward defining a new Intermodal Transit Center at the San Ysidro POE, and will set the direction for future phases that will include more detailed site design, environmental analysis, community integration, funding strategies, and project implementation. This study has informed mobility discussions as part of the community plan update and has lead to a feasibility study of the ITC by SANDAG.
13	3/2009-3/2014	Management of 2009 Section 6 Acquisition Grant Properties	National Fish & Wildlife	\$80,000	This grant was a partial match for the 2009 Federal Section 6 Land Acquisition grant and will be used by the Park & Recreation Dept./Open Space Division for management of the properties acquired with the grant.
14	5/2009 - 6/2013	Environmental Review and Feasibility Study for the City of San Diego Bicycle Master Plan Update	TDA/Traffic Safety	\$150,000	Programmatic environmental impact report for the June 2011 draft Bicycle Master Plan Update. This environmental analysis is required by CEQA prior to City Council adopting the draft Bicycle Master Plan Update.
15	7/2009 - 6/2012	Pedestrian Master Plan Phase IV	TDA/Traffic Safety	\$150,000	Phase 4 of the Pedestrian Master Plan continuesto develop the Plan and identify recommended pedestrian improvement projects in the following community planning areas: College, Kensington, Midway-Pacific Highway, Ocean Beach, Old Town, Pacific Beach, and San Ysidro.
16	8/2009 - 5/2013	Chollas Triangle Master Plan	SANDAG	\$275,000	The project is to provide land use, mobility and design recommendations to encourage a mixed-use transit-oriented village within the approximate 36-acre Chollas Triangle Site. The Master Plan will consider the potential to convert all or a portion of Chollas Parkway into open space and recreational amenity with a pedestrian and bicycle path. Includes environmental analysis and recommendations to be incorporated into the Mid City Communities Plan.

#	Term	Title	Source	Amount	Description
17	8/2009-5/2012	Commercial & Imperial Corridor Master Plan	SANDAG	\$400,000	The master plan shall provide specific land use and mobility recommendations to encourage a mixed-use transit oriented corridor. The Master Plan shall also address implementation, feasibility, and urban design issues associated with creating a smart growth mixed-use setting within this predominately urbanized community. The Master Plan shall also incorporate roadway, sidewalk, and streetscape improvements to enhance multimodal mobility and safety for pedestrians, bicyclists, automobile drivers, and transit riders.
18	8/2009 - 5/2012	Euclid + Market Land Use and Mobility Plan	SANDAG	\$400,000	The Master Plan effort will prepare a mobility and land use master plan to study integrating and connecting the Euclid and Market Village area to the surrounding community by creating mixed-use, multi-modal corridors along Euclid Avenue and Market Street, and providing pedestrian and bicycle access along Chollas Creek.
19	8/2009 - 5/2012	Mid-City SR-15 BRT Station Area Planning Study	SANDAG	\$225,000	The project will provide research and land use and policy planning toward a focused amendment to the Mid-City Communities Plan to refine existing land use designations and policies that encourage future multimodal-oriented residential and employment development with the inclusion of public spaces at the BRT station locations. This effort will also facilitate future development and investment in public mobility related infrastructure around the station sites to improve multimodal access to the stations.
22	6/2009 - 6/2012	Vernal Pools Habitat Conservation Plan (HCP)	U.S.Fish & Wildlife	\$500,000	Grant is for the preparation of a comprehensive habitat conservation plan and EIR/EIS for vernal pools and seven listed vernal pool species.
23	10/1/2009	San Ysidro Historic Survey	State of CA (Federal pass through)	\$25,000	This grant was received in order to prepare a draft Historic Resources Survey for the San Ysidro community in support of the plan update and to inform future land use decisions. The draft survey was completed in September 2010.
25	2/2012- 4/2014	National Ave Corridor Study	Caltrans	\$250,000	Underway. The goal of the National Avenue Master Plan is to revitalize a disadvantaged community through new economic activity, housing opportunities, and enhancements to the multimodal environment. The Master Plan would provide land use, urban design, and mobility recommendations to enhance the linkages between land use and multimodal options.
26	4/2011- 4/2014	City Heights Urban Greening Plan	Strategic Growth Council	\$250,000	Create an Urban Greening Plan that implements a green strategies framework for future development based on a system of green streets. In addition, the City will develop a street tree plan that links the City Heights population to community facilities, parks and canyons and also enhances the pedestrian experience.

#	Term	Title	Source	Amount	Description
27	9/2010 - 6/2014	Sustainable Communities Planning Grant - Southeastern SD Com. Plan Update	Strategic Growth Council	\$999,852	The Southeastern San Diego Community Plan Update would offer policy direction in the areas of land use, urban form, neighborhood character, historic preservation, public facilities, conservation, mobility, housing affordability, economic prosperity, and equitable development. The Plan would take into account the proposed future growth and development within the community and target this growth and development around the transit nodes. The Plan would outline implementation strategies and consider the continued growth of the community through the year 2030 and beyond.
28	2/2012-4/2014	Morena Blvd Study	Caltrans	\$250,000	Underway. Station-area and multi-modal transportation study around planned trolley stations, in support of the new Mid-Coast Trolley project.
29	2/2012-4/2014	Southeastern Euclid Corridor Plan	Caltrans	\$241,500	Underway. The goal of the Master Plan is to revitalize Euclid Avenue through economic activity, multi-modal environment and community health. The Master Plan would provide land use, urban design, and mobility recommendations to enhance the linkages between land use and multimodal options.
30	4/2011 - 2/2012	Communities Putting Prevention to Work (Urban Agriculture)	U.S. Dept of Health & Human Serv./ County of SD/SANDAG	\$50,000	Project was to amend the Land Development Code (LDC) to simplify the permitting process for community gardens and other types of urban agriculture, to broaden potential locations where various types of small scale urban agriculture uses may be permitted, and to strengthen policy support in the General Plan.
31	7/2011-2/2014	National Ave	Caltrans	\$240,000	Corridor study along National Ave in Southeastern San Diego.
33	6/2011 - 6/2013	Housing-Related Parks	CA Dept. of Housing and Community Development	\$846,950	In process. Implementation of new recreational amenities in partnership with the Jacob's Center for Neighborhood Innovation at the Village at Market Creek.
36	10/2011 - 2/2016	San Ysidro Safe Routes to Schools (SRTS)	Caltrans	\$494,700	This is a non-infrastructure grant to engage seven schools within the San Ysidro School District which lie directly along the international border of the U.S. and Mexico. The grant will focus on creating an outreach and implementation strategy; a pedestrian/bike education curriculum; and the will help implement programs associated with this curriculum.
37	10/2011 - 2/2016	Children's Hospital SRTS	Caltrans	\$500,000	In partnership with Rady Children's Hospital, grant funds will be used to build on current efforts to expand and offer comprehensive SRTS programming to all seven middle schools in Southeastern San Diego
38	6/30/12 - 6/30/14	Housing-Related Parks 2012	CA Dept. of Housing and Community Development	\$1,088,200	The City in partnership with the Urban Corps of San Diego will construct new recreational amenities and perform rehabilitation/replacement of existing recreational amenities at Chicano Park. This project is anticipated to kick-off with a series of community workshops in 2013.

#	Term	Title	Source	Amount	Description
39	12/10/10 - 3/30/18	Catalyst Projects for California Sustainable Strategies Pilot Program	HCD	\$1,350,000	The Department of Housing and Community Development awarded The Village at Market Creek a Gold Catalyst project. The awardee must foster and test innovative housing and land use planning and green building strategies, including sustainable, energy efficient design, and integrated transportation modes. The Jacobs Center for Neighborhood Innovation (JCNI) will collect data, analyze, and report (Years 1, 3, and 5) on sustainable policy objectives and livability principals in the catalyst projects area. The City may apply for up to \$1,350,000 of capital acquisition or improvement funds for the provision of for-sale affordable housing.
40	7/12/2012	Linda Vista Comprehensive Active Transportation Strategy	TDA/SANDAG	\$300,000	The project will develop a Comprehensive Transportation Strategy for the Linda Vista community. Through a public process, the project will assess and identify needed improvement projects that address safety, accessibility, connectivity, and other issues. A list of high priority project will be prepared.
41	7/12/2012	Chollas Creek to Bayshore Bikeway	TDA/SANDAG	\$441,250	In partnership with Groundwork San Diego, the City will hire a consultant team to prepare preliminary design and environmental documentation for a bike and pedestrian trail along Chollas Creek from Southcrest, through Barrio Logan (along 32nd Street) that will ultimately connect to the Bayshore Bikeway
42	12/10/12 - 7/26/13	Neighborhood Reinvestment Program	County of San Diego	\$100,000	County of San Diego contributions toward Chollas Creek to Bayshore Bikeway
43	1/18/2013	<i>Morena Blvd Station Area Study Phase II</i>	<i>SANDAG</i>	<i>\$400,000</i>	<i>This project would be the implementation phase to the current CALTRANS Grant, providing for the preparation of an environmental document and the processing of amendments to the Clairemont Mesa and Linda Vista Community Plans and accompanying rezones.</i>
44	1/18/2013	<i>Complete Boulevard</i>	<i>SANDAG</i>	<i>\$400,000</i>	<i>Proposes the enhancement of 3 key station areas along the Rapid Bus line. Improvements represent a menu of urban design interventions such as: gateway elements, ped-bike improvements, bipswales. Trees, parking management and street furniture. Build upon: El Cajor Blvd. West End Pedestrian Enhancement and Traffic Calming, and Little Saigon District Revitalization Imprementation and other plans.</i>
45	1/18/2013	<i>Pacific Beach Parks</i>	<i>SANDAG</i>	<i>\$400,000</i>	<i>Planning study intended to create new parks, improve mobility, support transit and foster neighborhood revitalization in a smart growth area. Advances community efforts for creation of ocean-front pocket parks, traffic calming and improved multi-modal use and beach access, creation of a Healthy Community/Eco-District, improvements to the beach boardwalk, and integration of arts and culture</i>

Italicized text indicates grant applications

*Please note that the grants listed represent those grants that staff believes most closely represent activities that further General Plan implementation. Not all grants managed in the Planning Division are listed, and some grants are applied for in Planning but implemented by others. In addition, the total amount of funds actually expended may vary based on program activity. Information is provided for general information purposes only and is not a substitute for actual project accounting for each grant.

Section 5

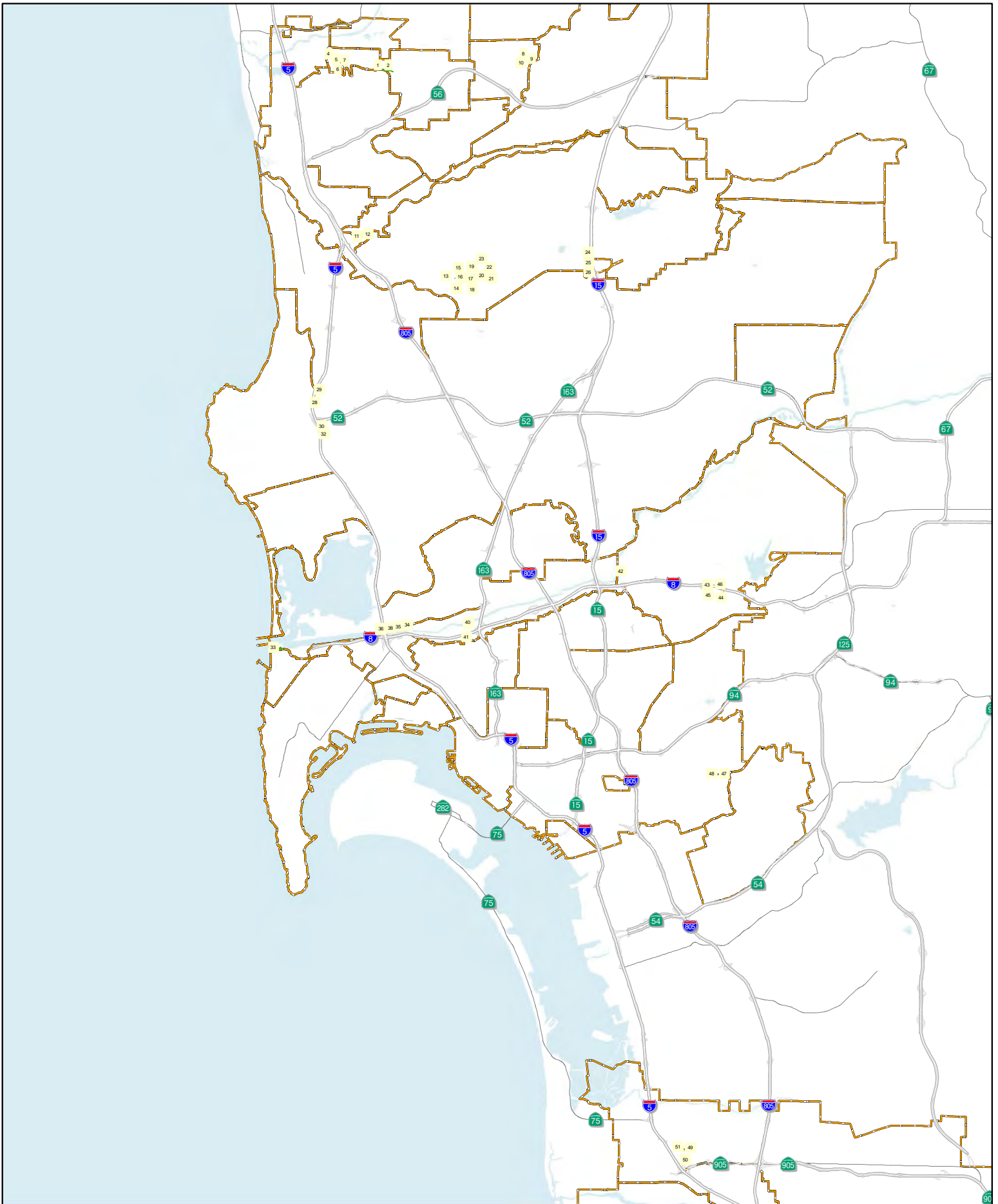
Flood Maps

Areas of change between the current (2012) 100-year floodplain and the areas of change identified in 2011. The 2011 areas of change identified the changes between the 2011 floodplain and the original General Plan floodplain analysis map.

Row Labels	Acres
CLAIREMONT MESA	1.24
Industrial Employment	0.37
32	0.37
Roads / Freeways / Transportation	0.87
30	0.39
31	0.48
COLLEGE AREA	1.34
Institutional & Public and Semi-Public Facilities	0.21
46	0.21
Park, Open Space, & Recreation	0.26
45	0.26
Residential	0.64
44	0.64
Roads / Freeways / Transportation	0.24
43	0.24
ENCANTO NEIGHBORHOODS,SOUTHEASTERN	2.19
Residential	0.97
47	0.97
Roads / Freeways / Transportation	1.22
48	1.22
LINDA VISTA	0.83
Commercial Employment, Retail, & Services	0.60
34	0.60
Industrial Employment	0.23
35	0.23
MIRA MESA	3.52
Industrial Employment	1.30
13	0.49
15	0.29
24	0.23
25	0.29
Institutional & Public and Semi-Public Facilities	0.11
19	0.11
Multiple Use	0.21
20	0.11
22	0.10
Park, Open Space, & Recreation	1.78
14	0.23
16	0.93
17	0.20

18	0.22
21	0.06
23	0.14
Roads / Freeways / Transportation	0.13
26	0.13
MISSION BAY PARK	1.83
Park, Open Space, & Recreation	1.83
33	0.18
36	0.79
37	0.86
MISSION VALLEY	4.23
Commercial Employment, Retail, & Services	1.41
39	0.89
41	0.52
Park, Open Space, & Recreation	0.12
40	0.12
Roads / Freeways / Transportation	2.70
38	2.70
NAVAJO	0.41
Industrial Employment	0.41
42	0.41
OTAY MESA-NESTOR	4.15
Residential	2.62
49	1.68
51	0.95
Roads / Freeways / Transportation	1.53
50	1.53
PACIFIC HIGHLANDS RANCH	5.92
Park, Open Space, & Recreation	5.01
1	0.21
2	4.03
4	0.18
5	0.33
6	0.12
7	0.15
Residential	0.91
3	0.91
TORREY HIGHLANDS	1.74
Park, Open Space, & Recreation	0.43
10	0.43
Residential	1.30
8	0.15
9	1.15
TORREY PINES	0.56
Industrial Employment	0.56
11	0.29
12	0.28

UNIVERSITY	1.13
Park, Open Space, & Recreation	0.62
27	0.62
Roads / Freeways / Transportation	0.51
28	0.24
29	0.27



General Plan Monitoring
 Areas of change between the current (2012) 100-year floodplain and the areas of change identified in 2011. The 2011 areas of change identified the changes between the 2011 floodplain and the original General Plan floodplain analysis map.

February, 2013
 Source: Floodplain - SanGIS and FEMA Web Map Service
 FEMA WMS - http://hazards.sanjoaquinconnector.com/arcgis/connector/Service/NF_HazGIS/MapServer/GetCapabilities
 VCE-WMS

Map location ID used in conjunction with the Excel Report - 2012_Floodplain_AreasOfChange_byCommunity.xlsx

Chapter 11: Land Development Procedures

Article 2: Required Steps in Processing

Division 1: Applications

§112.0101 and §112.0101 [No change in text.]

§112.0103 Consolidation of Processing

When an *applicant* applies for more than one permit, map, or other approval for a single *development*, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that *development* as set forth in Section 111.0105. The *findings* required for approval of each permit shall be considered individually, consistent with Section 126.0105.

Where the consolidation of process combines Processes Two, Process Three, Process Four, or Process Five; with Process CIP-2 or Process CIP-5 the consolidation shall be made as follows:

- (a) Consolidation of Process Two and Process CIP-2 shall be consolidated into Process CIP-2.
- (b) Consolidation of Process Three, Process Four, or Process Five with Process CIP-5 shall be consolidated into Process CIP-5 except that any consolidation with a Process Five for rezoning shall be consolidated into Process Five.

Chapter 11: Land Development Procedures

Article 2: Required Steps in Processing

Division 3: Notice

§112.0301 Types of Notice

- (a) Notice of Application. A Notice of Application is required for an application for a permit, map, or other matter acted upon in accordance with Process Three, Process Four, ~~or~~ Process Five, or Process CIP-2.

(1) and (2) [No change in text.]

- (b) Notice of Future Decision. A Notice of Future Decision shall be provided for an application for a permit or other matter acted upon in accordance with Process Two.

(1) and (2) [No change in text.]

- (c) Notice of Public Hearing. A Notice of Public Hearing shall be provided before a decision is made on an application for a permit, map, or other matter acted upon in accordance with Process Three, Process Four, ~~or~~ Process Five, Process CIP-2, or Process CIP-5, or an appeal of Process Two, Process Three, Process Four decision, or of an *environmental*

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determination. A Notice of Public Hearing shall also be provided before a decision is made by the City Council in accordance with Section 132.1555 (Overrule Process).

(1) through (3) [No change in text.]

(d) and (e) [No change in text.]

§112.0302 through §112.0305 [No change in text.]

§112.0306 Notice for Coastal Development Permits

All notices for a Coastal Development Permit shall include a statement that the *development* is within the Coastal Overlay Zone, the date of filing of the application and the number assigned to the application. When a Coastal development permit is to be considered under Process Two, Process CIP-2, or at a public hearing, the City Manager shall mail a Notice of Future Decision or Notice of Public Hearing to the California Coastal Commission and all persons requesting notice on Coastal Development Permits. This notice shall be provided in addition to the other notices required by this division. Notices for appealable Coastal Development Permits shall include provisions for appeals to the California Coastal Commission.

§112.0307 [No change in text.]

§112.0308 Notice for Appeal Hearings

The notice for an appeal hearing of a Process Two, Process Three, Process Four, Process CIP-2 decision, or of an *environmental determination* shall be provided in accordance with sections 112.0301(c), 112.0302, and 112.0303.

§112.0309 and §112.0310 [No change in text.]

Chapter 11: Land Development Procedures**Article 2: Required Steps in Process****Division 4: Public Hearings****§112.0401 Procedures for Public Hearings**

(a) Rules for Decision Makers. The City Manager shall establish rules and procedures to regulate the public hearing proceedings for Process Two, Process Three, Process Four, ~~and~~ Process Five, Process CIP-2, and Process CIP-5 consistent with the requirements set forth in this chapter.

(b) and (c) [No change in text.]

Chapter 11: Land Development Procedures

Article 2: Required Steps in Processing

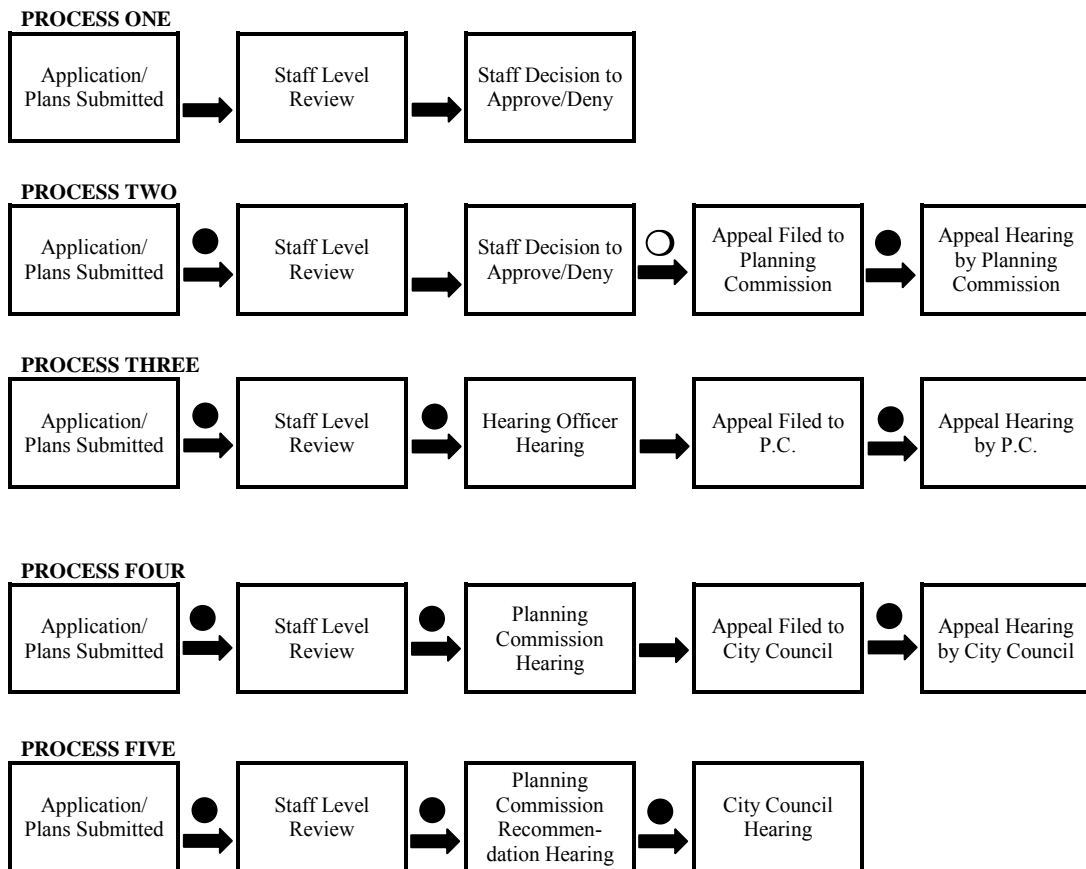
Division 5: Decision Process

§ 112.0501 Overview of Decision Process

Applications for permits, maps, or other matters shall be acted upon in accordance with one of the five decision processes established in this division and depicted on Diagram 112-05A except that applications for capital improvement projects specified in Chapter 11, Article 2, Division 6 shall be acted upon in accordance that division.

The subject matter of the *development* application determines the process that shall be followed for each application. The provisions of Chapter 12 that pertain to each permit, map, or other matter describe the decision process in more detail. Diagram 112-05A is provided for convenience of reference only and does not define, describe, or limit the scope, meaning, or intent of any provision of the Land Development Code. This diagram describes the City of San Diego’s processes only and does not describe other decision processes that may be required by other agencies, such as the State Coastal Commission.

**Diagram 112-05A
Decision Processes with Notices**



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- Public Notice to Property Owners and Tenants within 300 Feet and to Community Planning Groups
- “Limited” Notice to Applicant and Anyone Requesting Notice

§112.0502 Process One

An application for a permit, map, or other matter acted upon in accordance with Process One may be approved or denied by a staff person designated by the City Manager pursuant to Section 111.0205. A public hearing will not be held.

§112.0503 Process Two

An application for a permit or other matter acted upon in accordance with Process Two may be initially approved, conditionally approved, or denied by a staff person designated by the City Manager pursuant to Section 111.0205. A public hearing will not be held. An appeal hearing is available upon written request in accordance with Section 112.0504. A Process Two decision shall be made in the following manner.

- (a) Notice. The designated staff person shall mail a Notice of Future Decision to the persons identified in Section 112.0302(b). Persons who wish to receive notice of the approval or denial of the application may request this information from the staff person. The request must be received no later than 10 *business days* after the date on which the Notice of Future Decision is mailed.
- (b) Decision Process. The designated staff person may approve, conditionally approve, or deny the application without a public hearing. The decision shall be made no less than 11 *business days* after the date on which the Notice of Future Decision is mailed to allow for sufficient time for public comment.

This 11 *business days* minimum time frame for a staff decision will be extended by a period not to exceed an additional 20 *business days* to allow time for a recommendation by a recognized community planning group, if requested by the group’s chair, or the chair’s designee. Notification of the decision shall be given to the *applicant* and to those persons who request notification in accordance with this section, no later than 2 *business days* after the *decision date*.

§112.0504 Process Two Appeal Hearing

The Planning Commission shall hear appeals of Process Two decisions subject to the following requirements.

- (a) Persons Who Can Appeal. The following persons may request an appeal hearing after the designated staff person’s decision:
 - (1) An *applicant*; or
 - (2) Any other person who files an application for a Process Two appeal hearing in accordance with Section 112.0504(b).

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- (b) Request for a Process Two Appeal Hearing. A Process Two decision may be appealed by filing an application for a Process Two appeal hearing with the City Manager no later than 12 *business days* after the *decision date*.
- (c) Grounds for Appeal. A Process Two decision may be appealed on any of the following grounds:
 - (1) Factual Error. The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate;
 - (2) New Information. New information is available to the *applicant* or the *interested person* that was not available through reasonable efforts or due diligence at the time of the decision;
 - (3) *Findings* Not Supported. The decision maker's stated *findings* to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or
 - (4) Conflicts. The decision to approve, conditionally approve, or deny the permit is in conflict with a *land use plan*, a City Council policy, or the Municipal Code.
- (d) Scheduling an Appeal Hearing. The City Manager shall assign a date for an appeal hearing before the Planning Commission no later than 10 calendar days after the date on which an application for the appeal hearing is filed with the City Manager. The appeal hearing shall generally be held within 60 calendar days following the filing of the application for the hearing. The appeal hearing shall be noticed in accordance with Section 112.0308.
- (e) Power to Act on the Decision at Appeal Hearing. At the conclusion of the appeal hearing, the Planning Commission may affirm, reverse, or modify the staff decision.

§112.0505 Process Three

An application for a permit, map, or other matter acted upon in accordance with Process Three may be approved, conditionally approved, or denied by a Hearing Officer in the following manner.

- (a) Notice. The City Manager shall mail a Notice of Application to the persons described in Section 112.0302(b) no later than 10 *business days* after the date on which an application for a permit, map, or other matter is *deemed complete*.
- (b) Decision Process. The Hearing Officer may approve, conditionally approve, or deny the application at a public hearing noticed in accordance with Section 112.0301(c), 112.0302, and 112.0303.
- (c) Waiver of Appeal Period. Before the close of the public hearing, an *applicant* may request that the appeal period be waived. The Hearing Officer shall grant the request

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only after determining for the record that there are no *interested persons* and that the *applicant* has waived all rights to appeal.

§112.0506 Process Three Appeals

The Hearing Officer's decision may be appealed to the Planning Commission, as specified in Chapter 12, Article 6 for the type of *development* and review required. An appeal from a Hearing Officer's decision that involves applications consolidated in accordance with Section 112.0103 shall be heard by the Planning Commission. An appeal from a Process Three decision shall be made in the following manner.

- (a) **Persons Who Can Appeal.** A Process Three decision may be appealed by the following persons:
 - (1) An *applicant*; or
 - (2) An *interested person*.
- (b) **Time for Filing an Appeal.** A Process Three decision may be appealed by filing an application with the City Manager no later than 10 *business days* after the date of the Hearing Officer's decision.
- (c) **Grounds for Appeal.** A Process Three decision may be appealed on any of the following grounds:
 - (1) **Factual Error.** The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate;
 - (2) **New Information.** New information is available to the *applicant* or the *interested person* that was not available through that person's reasonable efforts or due diligence at the time of the decision; or
 - (3) **Findings Not Supported.** The decision maker's stated *findings* to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or
 - (4) **Conflicts.** The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a *land use plan*, a City Council policy, or the Municipal Code.
- (d) **Scheduling the Appeal Hearing.** The appeal hearing before the Planning Commission shall be held, or the City Manager shall set a date for the appeal hearing, no later than 30 calendar days after the date on which the application for an appeal is filed. The appeal hearing shall be noticed in accordance with Section 112.0308.
- (e) **Power to Act on Appeal.** After the conclusion of the public hearing, the Planning Commission may affirm, reverse, or modify the decision being appealed.

DRAFT**§112.0507 Process Four**

An application for a permit, map, or other matter acted upon in accordance with Process Four may be approved, conditionally approved, or denied by the Planning Commission in the following manner.

- (a) Notice. The City Manager shall mail a Notice of Application to the persons described in Section 112.0302(b) no later than 10 *business days* after the date on which an application for a permit, map, or other matter is *deemed complete*.
- (b) Decision Process. The Planning Commission may approve, conditionally approve, or deny the application at a public hearing noticed in accordance with Sections 112.0301(c), 112.0302, and 112.0303.
- (c) Waiver of Appeal Period. Before the close of the public hearing, an *applicant* may request that the appeal period be waived. The Planning Commission shall grant the request only after determining for the record that there are no *interested persons* and that the *applicant* has waived all rights to appeal.

§112.0508 Process Four Appeals

The Planning Commission's decision may be appealed to the City Council in the following manner.

- (a) Persons Who Can Appeal. A Process Four decision may be appealed to the City Council by the following persons:
 - (1) An *applicant*; or
 - (2) An *interested person*.
- (b) Time for Filing an Appeal. A Process Four decision may be appealed by filing an application with the City Clerk's office no later than 10 *business days* after the date of the Planning Commission's decision.
- (c) Grounds for Appeal. A Process Four decision may be appealed on any of the following grounds:
 - (1) Factual Error. The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate;
 - (2) New Information. New information is available to the *applicant* or the *interested person* that was not available through that person's reasonable efforts or due diligence at the time of the decision;
 - (3) *Findings* Not Supported. The decision maker's stated *findings* to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker;

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- (4) Conflicts. The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a *land use plan*, a City Council policy, or the Municipal Code; or
- (5) Citywide Significance. The matter being appealed is of citywide significance.
- (d) Scheduling Appeal Hearings. The appeal hearing before the City Council shall be held, or the City Clerk shall set a date for the appeal hearing, no later than 30 calendar days after the date on which the application for an appeal is filed. The appeal hearing shall be noticed in accordance with Section 112.0308.
- (e) Power to Act on Appeal. After the conclusion of the public hearing, the City Council may affirm, reverse, or modify the decision being appealed.

§112.0509 Process Five

A Process Five decision on a permit, map, or other matter shall be made by the City Council in the following manner.

- (a) Notice. The City Manager shall mail a Notice of Application to the persons described in Section 112.0302(b) no later than 10 *business days* after the date on which an application for a permit, map, or other matter is *deemed complete*.
- (b) Planning Commission Recommendation. Before the City Council decision, the Planning Commission shall hold a public hearing to consider the application. The hearing shall be noticed in accordance with Sections 112.0301(c), 112.0302, and 112.0303. The hearing may be continued if desired by the Commission to solicit and obtain information needed to make a recommendation. However, the hearing shall be concluded no later than 60 calendar days after the initial hearing date.
At the conclusion of the public hearing, the Planning Commission shall make a written recommendation to the City Council to approve, conditionally approve, or deny the application. If the Planning Commission fails to act within this 60-day period the matter shall proceed to City Council without a recommendation.
- (c) Decision Process. After receiving the Planning Commission's recommendation or expiration of the 60-day time period with no recommendation, the City Council shall hold a public hearing to consider the application. The hearing shall be noticed in accordance with Sections 112.0301(c), 112.0302, and 112.0303. The City Council may approve, conditionally approve, or deny the application at the conclusion of the hearing.
- (d) Exception to Process Five. The City Council may waive the requirement of Section 112.0509(b) that the Planning Commission make a recommendation before a decision by the City Council when the City Council determines that action is required by a provision of the Municipal Code or is required to facilitate timely action by the City on a matter in accordance with state law.

DRAFT**§112.0510 Contents of Appeal Applications**

- (a) An application for an appeal of a Process Two decision shall include the following information:
 - (1) The name, address, and telephone number of the person filing the appeal;
 - (2) The name of the *applicant*;
 - (3) The decision being appealed and the date of the decision;
 - (4) The grounds for the appeal; and
 - (5) Any information or exhibits supporting the appeal that are available at the time the appeal is filed.
- (b) An application for an appeal of a Process Three or Process Four decision shall include the information required in Section 112.0510(a) and information that establishes the basis on which the appellant is an *interested person*.
- (c) An application for an appeal of an *environmental determination* shall include the following information:
 - (1) The name, address, and telephone number of the person filing the appeal;
 - (2) The name of the *applicant*; and
 - (3) The specific grounds, clearly identified, upon which the appellant claims the lower decision maker's *environmental determination* was made in error. All grounds must be specified in the appeal. Any grounds not stated in the appeal will not be considered.

§112.0511 No Development During Appeal Period

Development authorized by a permit, map, or other matter may not occur before the *date of final action*.

§ 112.0520 Environmental Determination Appeals

- (a) Persons Who Can Appeal

Notwithstanding other provisions of this Code, any person may appeal an *environmental determination* not made by the City Council.

- (b) Time for Filing an Appeal

An application to appeal a decision described in Section 112.0520(a) shall be filed in the Office of the City Clerk within 10 *business days* from the date of the posting of the Notice of Right to Appeal Environmental Determination.

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(c) Scheduling Appeal Hearings.

The appeal hearing before the City Council shall be held, or the City Clerk shall set a date for the appeal hearing, no later than 30 calendar days after the date on which the application for an appeal is filed. The appeal hearing shall be noticed in accordance with Section 112.0308.

(d) Power to Act on Appeal. The City Council shall consider the appeal and shall, by a majority vote:

- (1) Deny the appeal, approve the *environmental determination* and adopt the CEQA findings and statement of overriding considerations of the previous decision-maker, where appropriate;
- (2) Grant the appeal and set aside the *environmental determination*, in accordance with Section 112.0520(e).

(e) If the City Council grants the appeal under Section 112.0520(d)(2):

- (1) The lower decision-maker's decision to approve the project shall be held in abeyance. The City Council shall retain jurisdiction to act on the revised environmental document and associated project at a subsequent public hearing.
- (2) The Development Services Director shall reconsider the *environmental determination* in accordance with Section 128.0103 and prepare a revised environmental document as appropriate, in consideration of any direction from the City Council.
- (3) At a subsequent hearing, the City Council shall again consider the *environmental determination* and associated projects, and take action in accordance with Section 112.0520(e)(3)(A), (B), or (C) to:
 - (A) Certify or adopt the environmental document; adopt CEQA *findings* and statement of overriding considerations as appropriate; and affirm the previous decision to approve the associated project;
 - (B) Certify or adopt the environmental document; adopt CEQA *findings* and statement of overriding considerations as appropriate; condition and approve the associated project as modified; or
 - (C) Find that the environmental document is insufficient, in which case the document shall not be certified. The associated project shall be denied and the decision shall be deemed the final administrative action.

Chapter 11: Land development Procedures

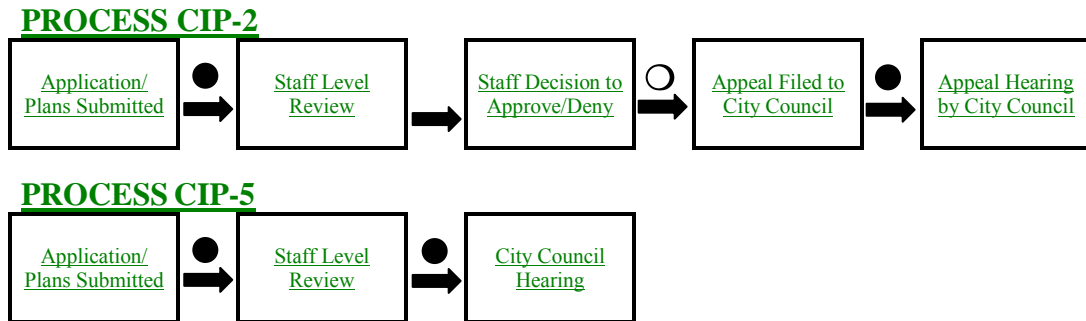
Article 2: Required Steps in Processing a Site Development Permit or a Coastal Development Permit for Capital Improvement Projects

Division 6: Decision Process

§ 112.0601 Overview of Decision Process

Applications for capital improvement projects requiring a City-issued Coastal Development Permit, or a Site Development Permit required for a premises containing environmentally sensitive lands or historical resources shall be acted upon in accordance with one of the two decision processes established in this division and depicted on Diagram 112-06A. The subject matter of the development application determines the process that shall be followed for each application. The provisions of Chapter 12 that pertain to each permit, map, or other matter describe the decision process in more detail. Diagram 112-06A is provided for convenience of reference only and does not define, describe, or limit the scope, meaning, or intent of any provision of the Land Development Code. This diagram does not describe the decision processes that may be required by other agencies, such as the State Coastal Commission.

Diagram 112-06A
Decision Processes for Capital Improvement Projects



Key

- Public Notice to Property Owners and Tenants within 300 Feet, and to Community Planning Groups
- “Limited” Notice to Applicant and Anyone Requesting Notice

§ 112.0602 Process CIP-2

An application for a Site Development Permit for a capital improvement project determined to be in compliance with the environmentally sensitive lands regulations, historical resource regulations, or coastal development regulations for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone, and in compliance with the applicable development regulations without deviation shall be acted upon in accordance with Process CIP-2. An application for a Process CIP-2 may be initially approved, conditionally approved, or denied by a staff person designated by the City Manager pursuant to Section 111.0205. A public hearing will not be held. An appeal hearing is available upon written request in accordance with Section 112.0603. A Process CIP-2 decision shall be made in the following manner.

- (a) Notice. The designated staff person shall mail a Notice of Future Decision to the persons identified in Section 112.0302(b). Persons who wish to receive notice of the approval or denial of the application may request this information from the staff person. The request must be received no later than 10 *business days* after the date on which the Notice of Future Decision is mailed.
- (b) Decision Process. The designated staff person may approve, conditionally approve, or deny the application without a public hearing. The decision shall be made no less than 11 *business days* after the date on which the Notice of Future Decision is mailed to allow for sufficient time for public comment.

This 11 *business days* minimum time frame for a staff decision will be extended by a period not to exceed an additional 20 *business days* to allow time for a recommendation by a recognized community planning group, if requested by the group's chair, or the chair's designee. Notification of the decision shall be given to the *applicant* and to those persons who request notification in accordance with this section, no later than 2 *business days* after the *decision date*.

§112.0603 Process CIP-2 Appeal Hearing

Appeals of Process CIP-2 decisions shall be subject to the requirements of Section 112.0504 except that the City Council shall hear the appeal.

§ 112.0604 Process CIP-5

An application for a Site Development Permit for a *capital improvement project* that requests a deviation from the *environmentally sensitive lands* regulations or from the applicable *development* regulations, *historical resource* regulations, or a City-issued Coastal Development Permit in the *appealable area* of the Coastal Overlay Zone, shall be acted upon in accordance with Process CIP-5. An application for a Process CIP-5 may be approved, conditionally approved, or denied by the City Council. A Process CIP-5 decision shall be made in the following manner.

- (a) Notice. The City Manager shall mail a Notice of Application to the persons described in Section 112.0302(b) no later than 10 *business days* after the date on which an application for a permit, map, or other matter is *deemed complete*.
- (b) Decision Process. The City Council shall hold a public hearing to consider the application. The hearing shall be noticed in accordance with Sections 112.0301(c), 112.0302, and 112.0303. The City Council may approve, conditionally approve, or deny the application at the conclusion of the hearing.

Chapter 11: Land development Procedures

Article 3: Land Development Terms

Division 1: Definitions

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§113.0101 and through §113.0102 [No change in text.]

§113.0103 Definitions

Abutting property through *Business day* [No change in text.]

Capital Improvement Project means a tangible City project with a life expectancy greater than one year that is counted as a fixed asset with values for capitalization purposes. Capitalized assets have values for assessment of prosperity and financing purposes.

Certificate of Correction through *Yard* [No change in text.]

Chapter 12: Land Development Reviews

Article 6: Development Permits

Division 1: General Development Permit Procedures

§126.0101 through §126.0103 [No change in text.]

§126.0104 **Decision Processes for a Development Permit**

A decision on an application for a *development permit* shall be made in accordance with Process Two, Process Three, Process Four, or Process Five as indicated in Chapter 12, Article 6, Divisions 1 through 8; or Process CIP-2, or Process CIP-5 as indicated in Chapter 12, Article 6, Divisions 5 and 7, for each type of *development permit*.

§126.0104 through §126.0111 [No change in text.]

§126.0112 **Minor Modifications to a Development Permit**

A proposed minor modification to an approved *development permit* may be submitted to the City Manager to determine if the revision is in *substantial conformance* with the approved permit. If the revision is determined to be in *substantial conformance* with the approved permit, the revision shall not require an amendment to the *development permit*. Within the Coastal Overlay Zone, any *substantial conformance* determination shall be reached through a Process Two review except that a *substantial conformance* determination for a *capital improvement project* shall be reached through a Process CIP-2.

§126.0113 through §126.0155 [No change in text.]

Chapter 12: Land Development Reviews

Article 6: Development Permits

Division 5: Site Development Permit Procedures

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§126.0501 [No change in text.]

§126.0502 **When a Site Development Permit is Required**

- (a) A Site Development Permit decided in accordance with Process Three is required where *environmentally sensitive lands* are present for the following types of *development*.
- (1) City public works projects on a *premises* containing *environmentally sensitive lands*, as described in Section 143.0110 except that capital improvement projects shall be subject to Section 126.0502(f).
- (2) and (3) [No change in text.]
- (b) through (e) [No change in text.]
- (f) A Site Development Permit in accordance with Process CIP-2 is required for the following types of *development*.
- (1) Capital improvement projects on a premises containing environmentally sensitive lands determined to be in compliance with the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1, and in compliance with the applicable development regulations without deviation.
- (2) Capital improvement projects on a premises containing historical resources, unless exempt under Section 143.0220, determined to be in compliance with the Historical Resources Regulations in Chapter 14, Article 3, Division 2, and in compliance with the applicable development regulations without deviation.
- (g) A Site Development Permit in accordance with Process CIP-5 is required for the following types of *development*.
- (1) Capital improvement projects on a premises containing environmentally sensitive lands that requests a deviation from the environmentally sensitive lands regulations in Chapter 14, Article 3, Division 1.
- (2) Capital improvement projects on a premises containing historical resources, unless exempt under Section 143.0220, that requests a deviation from the Historical Resources Regulations in Chapter 14, Article 3, Division 2.

§126.0503 **Decision Processes for Site Development Permits**

(a) through (c) [No change in Text]

(d) Process CIP-2

A decision on an application for a Site Development Permit for the types of *development* listed in 126.0502(f)(2) shall be made in accordance with Process CIP-2.

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(e) Process CIP-5

A decision on an application for a Site Development Permit for the types of development listed in 126.0502(f)(3) shall be made in accordance with Process C.

§126.0504 through §126.0505 [No change in text.]

Chapter 12: Land Development Reviews

Article 6: Development Permits

Division 7: Coastal Development Permit Procedures

§126.0701 through §126.0706 [No change in text.]

§126.0707 Decision Process for a Coastal Development Permit

- (a) A decision on an application for a City-issued Coastal Development Permit in the *non-appealable area* of the Coastal Overlay Zone shall be made in accordance with Process Two, except that a decision on an application for a capital improvement project in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process CIP-2. The decision may be appealed to the Planning Commission in accordance with Section 112.0504.
- (b) A decision on an application for a City-issued Coastal Development Permit in the *appealable area* of the Coastal Overlay Zone shall be made in accordance with Process Three, except that a decision on an application for a capital improvement project in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process CIP-5. The decision may be appealed to the Planning Commission in accordance with Section 112.0506.

(b) through (e) [No change in Text]

§126.0708 through §126.0724 [No change in text.]

Chapter 13: Zones

Article 2: General Development Regulations

Division 4: Coastal Overlay Zone

§132.0401 [No change in text.]

§132.0402 Where the Coastal Overlay Zone Applies

- (a) [No change in text.]

- (b) Table 132-04A shows the sections that contain the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone. Coastal Development Permit procedures are provided in Chapter 12, Article 6, Division 7.

**Table 132-04A
Coastal Overlay Zone Applicability**

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) through (3) [No change in text.]		
(4) <u>Coastal development for a capital improvement project in this overlay zone that is not exempt under (1) of this table or that is not in the area described in (2) of this table</u>	<u>See use and development regulations of the base zone and Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands Regulations</u>	<u>Coastal Development Permit/Process CIP-2 or CIP-5</u>

Diagram 132-04A [No change in text.]

Chapter 14: General Regulations

Article 3: Supplemental Development Regulations

Division 3: Supplemental Neighborhood Development Permit and Site Development Permit Regulations

§143.0301 [No change in text.]

§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply

This division applies to any *development* proposal for which a Neighborhood Development Permit or Site Development Permit is required as described in Sections 126.0402 and 126.0502, in accordance with Table 143-03A.

**Table 143-03A
Supplemental Neighborhood Development Permit or Site Development Permit Regulations Applicability**

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process
Affordable/In-Fill Housing and Sustainable Building Projects with Deviations through Site Containing <i>Environmentally Sensitive Lands</i>	[No change in text.]	
<u>Any Capital Improvement</u>	<u>143.0101-143.0160, 143.0303,</u>	<u>SDP/Process CIP-2 or</u>

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Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
<u>Project on a Site Containing Environmentally Sensitive Lands</u>	<u>143.0305, 143.0350, 143.0375, 143.0380</u>	<u>CIP-5</u>
Site Containing <i>Historical Resources</i> through Clairemont Mesa Height Limit Overlay Zone	[No change in text.]	

Legend to Table 143-03A	
NDP	NDP means Neighborhood Development Permit
SDP	SDP means Site Development Permit

§143.0303 through §143.0380 [No change in text.]

Chapter 15: Planned Districts

Article 1: Planned Districts

Division 2: Permits and Procedures for Planned Districts

§151.0201 Processing of Planned District Permits

Planned district permits will be processed in accordance with the Land Development Code as follows:

- (a) [No change in text.]
- (b) Where a planned district requires a discretionary planned district permit that is identified as a Process Two decision, one of the following shall apply:
 - (1) ~~an~~ An applicant shall apply for a Neighborhood Development Permit in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 4 (Neighborhood Development Permit Procedures). The findings required for approval will be the general findings for Neighborhood Development Permits in Land Development Code Section 126.0404(a), any applicable supplemental findings in Section 126.0404, and any additional findings provided in the planned district.
 - (2) An applicant for a capital Improvement project, as defined in Section 113.0103 shall apply for a Site Development Permit in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 5 (Site Development Permit Procedures) in accordance with Process CIP-2. The findings required for approval will be the general findings for Site Development Permits in Land Development Code Section 126.0504(a), any

applicable supplemental findings in Section 126.0504, and any additional findings provided in the planned district.

- (c) Where a planned district requires a discretionary planned district permit that is identified as a Process Three, Process Four, or Process Five decision, an applicant shall apply for a Site Development Permit in accordance with Land Development Code Chapter 12, Article 6, Division 1 (General Development Permit Procedures) and Division 5 (Site Development Permit Procedures), except that a capital improvement project, as defined in Section 113.0103, shall be processed in accordance with Process CIP-2. The findings required for approval will be the general findings for Site Development Permits in Land Development Code Section 126.0504(a), any applicable supplemental findings in Section 126.0504, and any additional findings provided in the planned district.

(d) and (e) [No change in text.]

§151.0202 through §151.0204 [No change in text.]