

The City's General Plan

Planning is critical to assist a city in its evolution, as well as to protect the health, safety, and welfare of its residents. Recognizing this, the State of California requires each city to have a General Plan to guide its future and mandates through the Government Code that the plan be periodically updated to ensure relevance and utility. The City of San Diego adopted a comprehensive update to its *General Plan* on March 10th, 2008. The 2008 *General Plan* expresses a citywide long-range vision and provides a comprehensive policy framework for how the City should plan for projected growth and development, provide public services, address sustainability, and maintain the qualities that define San Diego over the next 20 to 30 years. Upon adoption of the 2008 *General Plan* the *1979 Progress Guide and General Plan* and *2002 Strategic Framework Element* were rescinded.

The *1979 Progress Guide and General Plan's* basic goal was the “fostering of a physical environment in San Diego that will be most congenial to healthy human development.” The plan established an encompassing framework of policies that addressed Citywide issues of growth management and development. In 2002, the City adopted the Strategic Framework Element of the General Plan, which set forth the City of Villages strategy and provided the framework for comprehensively updating the General Plan. The City of Villages strategy is to focus growth into mixed-use villages that are pedestrian-friendly districts of different scales, linked to the transit system. A “village” is a place where a mix of residential, commercial, employment and civic uses are present and integrated. The strategy draws upon the character and strengths of San Diego’s natural environment, distinctive neighborhoods, commercial centers, institutions, and employment centers that together form the City as a whole.

The 2008 *General Plan* is comprised of an introductory Strategic Framework section and the following elements: Land Use and Community Planning; Mobility; Economic Prosperity; Public Facilities, Services and Safety; Urban Design; Recreation; Historic Preservation; Conservation; and Noise. The Housing Element update was adopted under separate cover in 2006. The City of Villages strategy was incorporated into the updated General Plan. The policies within each element of the General Plan were developed with the City of Villages strategy and ten guiding principles in mind. These principles are to achieve:

1. An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean;
2. Diverse residential communities formed by the open space network;
3. Compact and walkable mixed-use villages of different scales within communities;
4. Employment centers for a strong economy;
5. An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained public facilities to serve the City’s population, workers, and visitors;
7. Historic districts and sites that respect our heritage;
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and sustainable environment; and,
10. A high aesthetic standard.

Capital Improvements Program Community Planning

The Public Facilities, Services and Safety Element of the General Plan includes policies on the prioritization and provision of public facilities and services, evaluation of new growth, guidelines for implementing a financing strategy, and guidelines for the provision of specific facilities. The Element discusses City challenges including a public facilities deficit, and calls for facilities deficiencies to be remedied through diverse funding resources.

A General Plan Action Plan is currently being drafted to identify specific measures needed to implement the General Plan. Key implementation tools include: community plan and facilities financing plan updates, zoning and Land Development Code amendments, redevelopment plans, Capital Improvements Program projects, development permits, and, resource conservation and management plans.

Community Plans

The City's community plans contain additional detailed planning guidance, and are a part of the Land Use Element of the General Plan. Community plans establish specific recommendations and objectives in a given community for future land uses and public improvements. The community plan provides a long range physical development guideline for elected officials and citizens engaged in community development. Citizen involvement has been a long-standing concept in the City of San Diego. In the 1960s and 1970s, the City Council adopted policies that established and recognized community planning groups as formal mechanisms for community input in the decision making processes. Community planning groups provide citizens with an opportunity for involvement in advising the City Council, the Planning Commission, and other decision makers on development projects, community plan amendments, rezoning projects, and public facilities. The recommendations of the planning groups are integral components of the planning process, and are highly regarded by the City Council and staff.

The general and community plans are policy documents, which require regulatory tools and programs to help implement their goals and standards. The implementation tools for planning documents include the Municipal Code, the Multiple Species Conservation Program (MSCP), zoning, Neighborhood Code Compliance, facilities financing plans, and redevelopment plans. These regulations and programs help guide land use, development, and design.

CIP Conformance to the City's General Plan and Community Plans

This year's capital improvement projects were reviewed for conformance with the *1979 Progress Guide and General Plan* and *2002 Strategic Framework Element*, as they were in progress prior to the *2008 General Plan* being adopted. The vast majority of capital improvement projects are consistent with the relevant community plan(s) and public facilities financing plans. Most projects are also in conformance with the City's *Progress Guide and General Plan* (including the *Strategic Framework Element*). Those few projects that are not consistent with the relevant community plan(s) or the City's *Progress Guide and General Plan* will include a community plan amendment as part of the approval process.

Capital Improvements Program Community Planning

Community Planning Areas



Capital Improvements Program Community Planning

Community Planning Areas by Council District



Capital Improvements Program Community Planning

Community Planning Areas and Policing Neighborhoods

The City of San Diego has several neighborhood policing areas. Each community planning area consists of one or more neighborhoods under a Police Service Area. The following list shows the neighborhoods sorted by community planning area. Some policing neighborhoods extend beyond a single community planning area; in these cases, the neighborhood is listed more than once.

Balboa Park (BP)	Greater Golden Hill (GGH)
Balboa Park	Golden Hill
Barrio Logan (BL)	South Park
Barrio Logan	Greater North Park (GNP)
Black Mountain Ranch (BMR)	Burlingame
Black Mountain	South Park
Carmel Mountain Ranch (CMR)	North Park
Carmel Mountain	University Heights
Rancho Bernardo	Kearny Mesa (KM)
Carmel Valley (CV)	Kearny Mesa
Carmel Valley	Serra Mesa
Centre City (CC)	La Jolla (LJ)
Barrio Logan	La Jolla
Core-Columbia	Pacific Beach
Cortez	Torrey Pines
East Village	Linda Vista (LV)
Gaslamp	Linda Vista
Harborview	Morena
Horton Plaza	Mid-City (MC)
Little Italy	Adams North
Marina	Azalea/Hollywood Park
Park West	Castle
Clairemont Mesa (CM)	Cherokee Point
Bay Ho	Chollas Creek
Bay Park	Colina del Sol
Clairemont Mesa East	Corridor
Clairemont Mesa West	Darnall
North Clairemont	El Cerrito
College Area (CA)	Fairmount Park
College Area East	Fairmount Village
College Area West	Fox Canyon
Talmadge	Islenair
Del Mar Mesa (DMM)	Kensington
Carmel Valley	Normal Heights
Torrey Highlands	Oak Park
East Elliott (EE)	Ridgeview/Webster
Tierrasanta	Rolando
Fairbanks Country Club (FCC)	Swan Canyon
North City	Talmadge
	Teralta East

Capital Improvements Program Community Planning

Mid-City (MC) (continued)	Pacific Highlands Ranch (PHR)
Teralta West	Carmel Valley
Midway/Pacific Highway (MPH)	North City
Midway District	Torrey Highlands
Mission Hills	Peninsula (PEN)
Point Loma Heights	La Playa
Miramar Ranch North (MRN)	Loma Portal
Miramar Ranch North	Point Loma Heights
Mira Mesa (MM)	Roseville/Fleet Ridge
Miramar	Sunset Cliffs
Mira Mesa	Wooded Area
Sorrento Valley	Rancho Bernardo (SPV)
Mission Bay Park (MBP)	Rancho Bernardo
Mission Beach	Rancho Encantada (RE)
Ocean Beach	Rancho Encantada
Mission Beach (MB)	Rancho Penasquitos (RP)
Mission Beach	Rancho Penasquitos
Mission Valley (MV)	Sabre Springs (SS)
Grantville	Sabre Springs
Mission Valley East	San Pasqual Valley (SPV)
Mission Valley West	Rancho Bernardo
Serra Mesa	San Pasqual
Navajo (NAV)	San Ysidro (SY)
Allied Gardens	Border
Del Cerro	San Ysidro
Grantville	Scripps Miramar Ranch (SMR)
Lake Murray	Miramar Ranch North
San Carlos	Scripps Ranch
Ocean Beach (OB)	Serra Mesa (SM)
Ocean Beach	Birdland
Point Loma Heights	Serra Mesa
Old San Diego (OSD)	Skyline-Paradise Hills (SPH)
Midway District	Bay Terraces
Old Town	Jamacha-Lomita
Otay Mesa (OM)	Paradise Hills
Ocean Crest	Skyline
Otay Mesa	Southeastern San Diego (SSD)
Otay Mesa/Nestor (OMN)	Grant Hill
Egger Highlands	Logan Heights
Nestor	Mountain View
Otay Mesa West	Mount Hope
Palm City	Shelltown
Pacific Beach (PB)	Sherman Heights
La Jolla	Southcrest
Pacific Beach	Stockton

**Capital Improvements Program
Community Planning**

Sub Area 2 (North City Future Urbanizing Area) (FUA)	Torrey Pines (TP)
North City	Del Mar Heights
Tijuana River Valley (TRV)	Torrey Preserve
Egger Highlands	Torrey Pines
Nestor	University (NUC)
Tijuana River Valley	La Jolla Village
Tierrasanta (TIR)	Torrey Preserve
Grantville	Torrey Pines
Tierrasanta	Sorrento Valley
Torrey Highlands (TH)	University City
Torrey Highlands	Uptown (UPT)
Torrey Hills (THS)	Hillcrest
Carmel Valley	Midtown
Rancho Penaquitos	Mission Hills
	Park West
	University Heights
	Via de la Valle (VV)
	North City

