

The City's General Plan

On March 10, 2008 the San Diego City Council unanimously approved a comprehensive update to the City's General Plan. The plan 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. San Diego's General Plan was last updated comprehensively in 1979 – a time when approximately half of the City's developable acreage was still vacant. Since less than four percent of the City's land remains vacant and available for new development, the General Plan policies represent a shift in focus from how to develop vacant land to how to design infill development and reinvest in existing communities to support long term growth. 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 plan was structured to work in concert with the City's community plans.

The General Plan update incorporates the City of Villages strategy to focus growth into mixed-use villages that are pedestrian-friendly districts, of different scales, linked to the transit system. Each village will 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 strategy 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.

The City developed the General Plan within the context of state requirements, regional plans and population forecasts, and the issues and needs unique to the City. The 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 separately in 2006. The policies within each element of the General Plan were developed with 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.

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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. This element discusses City challenges, including a public facilities deficit, and calls for facilities deficiencies to be remedied through diverse funding resources.

Implementation of the General Plan is being accomplished through a broad range of legislative and regulatory actions that influence private and public development. The General Plan Action Plan, currently in the hearing process, identifies measures and timeframes for implementing General Plan policies. The Action Plan highlights eight key initiatives which are critical to General Plan implementation, as follows: Community Plan Updates, Climate Change Initiatives, Water Supply and Conservation Efforts, Land Development Code (LDC) Amendments, Public Facilities Finance Strategy, Economic Development Strategic Plan, Parks Master Plan, and Historic Preservation Incentives. In addition, the General Plan is consistent with the Regional Comprehensive Plan and will contribute to the San Diego Association of Governments' efforts to create a Sustainable Communities Strategy that meets anticipated Senate Bill 375 greenhouse gas emission reduction targets.

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.

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 2008 General Plan. The vast majority of capital improvement projects are consistent with the General Plan, and relevant community and public facilities financing plans. Those few projects that are not consistent with the relevant community plan(s) will include a community plan amendment as part of the approval process, or the issue will be addressed as a part of a community plan update.

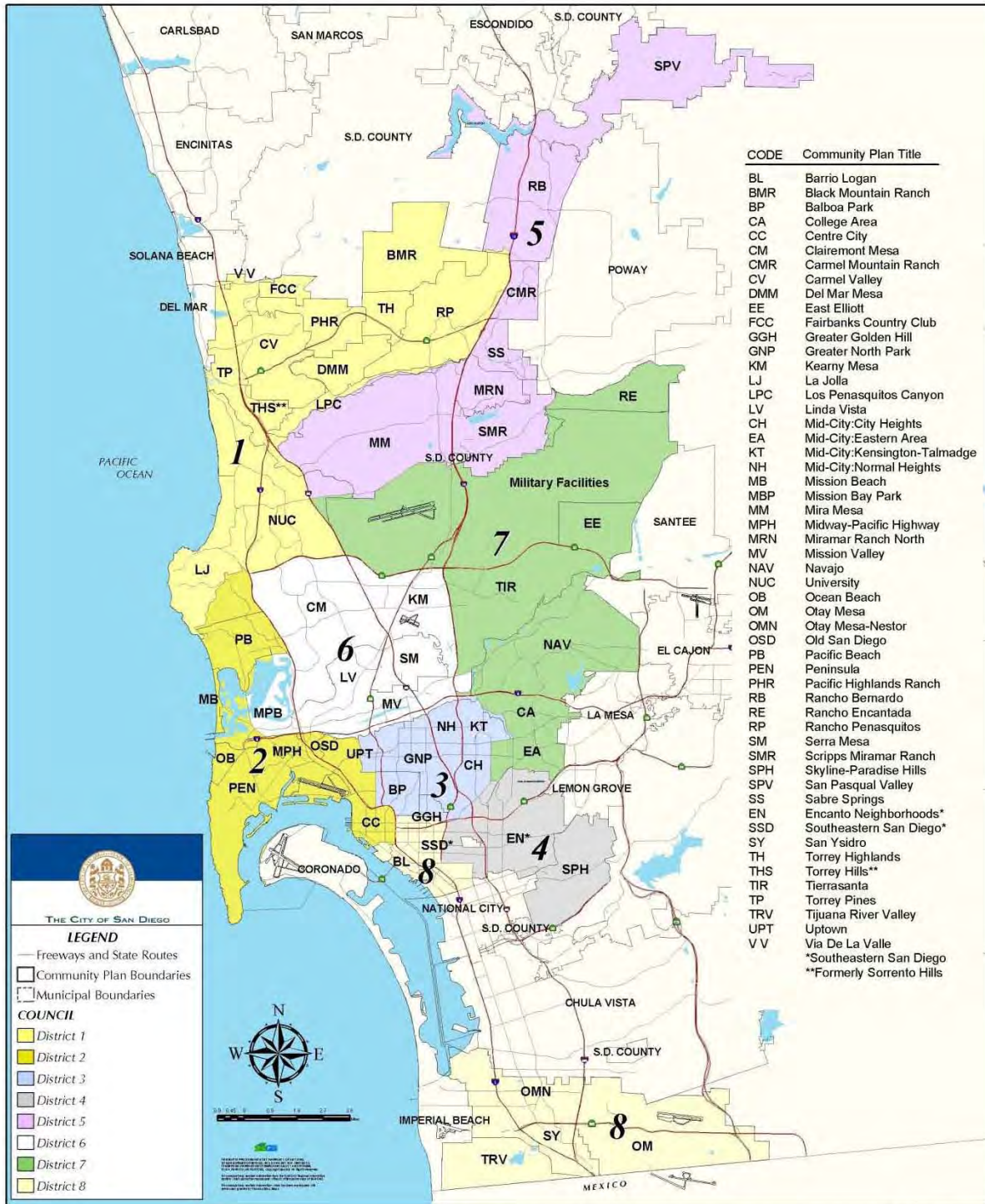
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Community Planning Areas



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Community Planning Areas by Council District



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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

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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

