



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 10, 2012 **REPORT NO.** PC-12-061

ATTENTION: Planning Commission
Agenda of May 17, 2012

SUBJECT: General Plan Monitoring Report

SUMMARY

THIS IS AN INFORMATIONAL WORKSHOP TO DISCUSS THE GENERAL PLAN MONITORING REPORT. NO ACTION IS REQUESTED FROM THE PLANNING COMMISSION.

BACKGROUND

The General Plan was comprehensively updated in 2008, and the General Plan Action Plan, which lays out the implementation program for the General Plan, was adopted in 2009. 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. In 2010 the first General Plan Monitoring Report was prepared to measure progress in implementing the City of San Diego General Plan. The General Plan, the Action Plan, and the 2010 Monitoring Report are available at <http://www.sandiego.gov/planning/genplan/>.

DISCUSSION

Overview

The 2011 General Plan Monitoring Report (Attachment 1) updates and expands the scope of the 2010 Monitoring Report. The 2011 Monitoring Report is organized in six sections as follows: 1) Overview, 2) Key Implementation Actions, 3) Action Plan Progress Matrix, 4) Planning Division Grants, 5) Flood Maps, and 6) Housing Element Annual Report.

The Action Plan Progress Matrix reports on the progress in implementing each of the Action Items identified in the General Plan Action Plan. As part of the process of preparing the Monitoring Report, staff from various departments provided their feedback on the status of actions within their department's work program. 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, 25 are underway and 22 have been completed since the General Plan was adopted. Modest progress has been made on the 19 total mid-term actions with nine action items underway and one completed. Of the seven identified long-term actions, three are underway and one has been completed. The majority of work has taken place under ongoing work programs, which are represented by 235 actions. 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 the General Plan at the community level.

Planning Division Grants

A summary of grants that have been awarded, completed, or are in process from 2008 to the present is provided in Monitoring Report Section 4 – “Planning Division Grants.” Grant activity is included in the Monitoring Report as grant-funded projects have become an important mechanism to further General Plan implementation. However, 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.

Flood Maps

Flood risk management legislation enacted in 2007 requires cities and counties to perform 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 plan land use maps. Areas where floodplains have changed since adoption of the General Plan are shown on two maps 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 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 the intent to minimize flood hazards.

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 2011 Housing Element Annual Progress Report tracks the City's progress towards the goals established in the current FY 2005 – 2010 Housing Element. The Annual Report covers January 1, 2011 to December 31, 2011. 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 the City's progress in implementing Housing Element programs. The Housing Element Annual Report has been submitted to the State Department of Housing and Community Development, and is provided as Section 6.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS

The General Plan Monitoring Report was presented to the Community Planners Committee (CPC) on April 24, 2012. Following the Planning Commission workshop, staff will post the Monitoring Report on the General Plan home page and send out an e-mail blast regarding its availability.

CONCLUSION

The General Plan Monitoring Report provides an assessment of General Plan implementation needed to ensure that the vision of the General Plan continues to guide the City's actions and programs. Continued progress is being made to realize the goals of the General Plan through short-, mid- and long-term actions.

Respectfully submitted,

Mary P. Wright
Deputy Director
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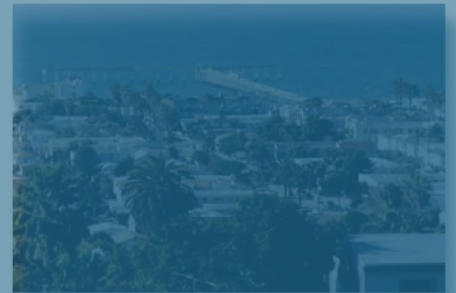
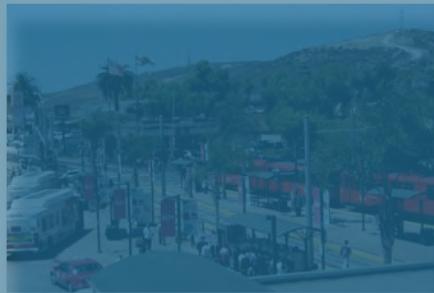
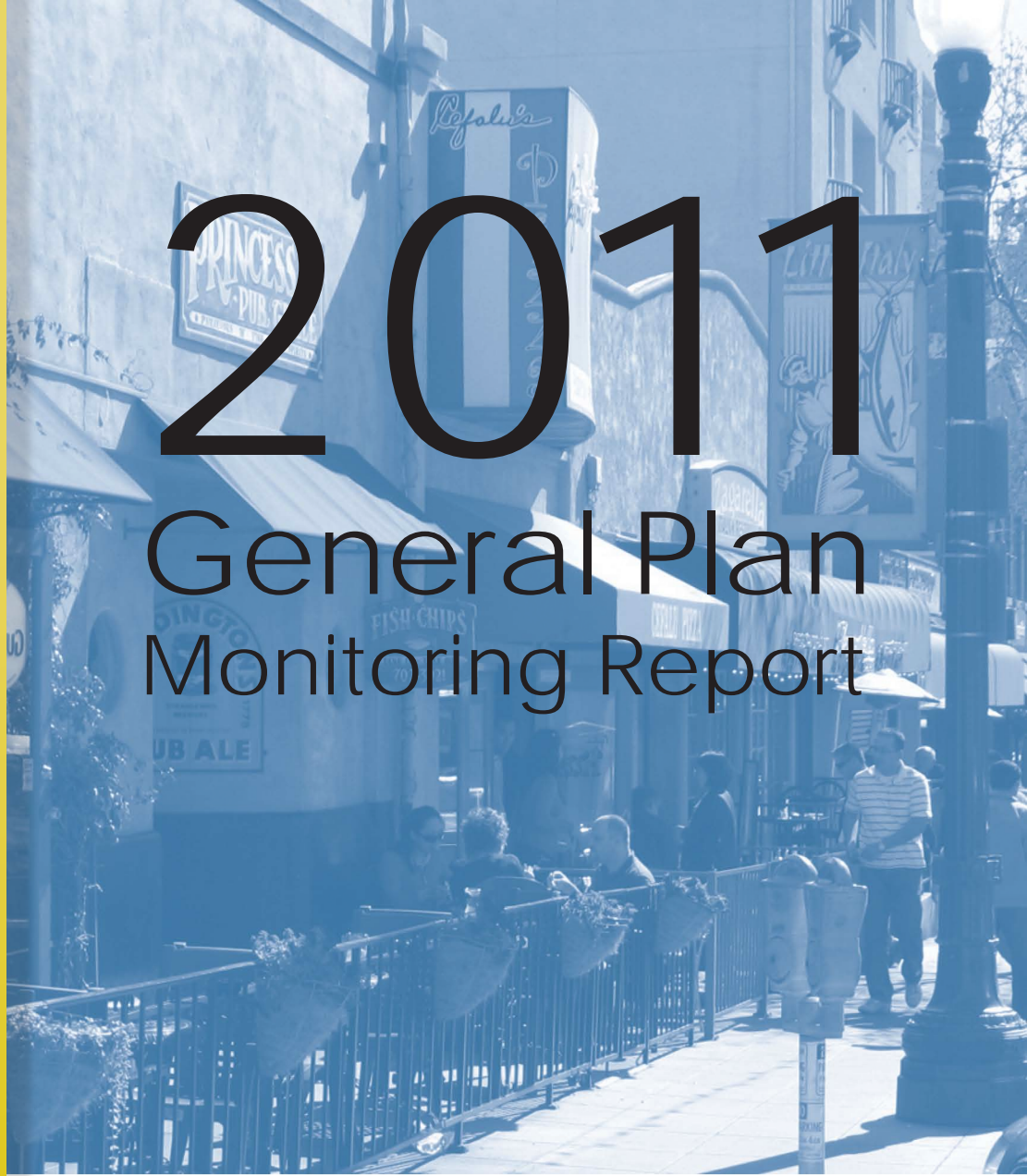
Nancy Bragado
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WRIGHT/BRAGADO

Attachment: General Plan Monitoring Report - 2011

2011

General Plan Monitoring Report



Mayor Jerry Sanders
Development Services Department

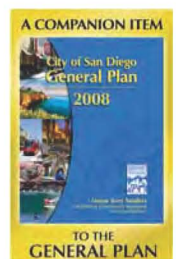


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Section 1

Overview

Overview

Introduction

The General Plan Monitoring Report has been prepared to measure progress in implementing the City of San Diego General Plan. The General Plan was comprehensively updated in 2008, and the General Plan Action Plan, which lays out the implementation program for the General Plan, was adopted in 2009. 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 2010 and 2011 Monitoring Reports are available at <http://www.sandiego.gov/planning/genplan/>.

The 2011 General Plan Monitoring Report is organized in six sections as follows: 1) Overview, 2) Key Implementation Actions, 3) Action Plan Progress Matrix, 4) Planning Division Grants, 5) Flood Maps, and 6) Housing Element Annual Report. 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, 25 are underway and 22 have been completed since the General Plan was adopted. Modest progress has been made on the 19 total mid-term actions with nine action items underway and one completed. Of the seven identified long-term actions, three are underway and one has been completed. The majority of work has taken place under ongoing work programs, which are represented by 235 actions.

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

In 2011 there were no General Plan amendments, or community plan amendments that resulted in General Plan text or map changes. However, there are 33 projects requiring community plan amendments that are currently in process. In addition, a package of General Plan amendments will be brought forward together with the community plan updates.

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 2011 Housing Element Annual Progress Report tracks the City's progress towards the goals established in the current FY 2005 – 2010 Housing Element. The Annual Report covers January 1, 2011 to December 31, 2011. 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 the City's progress in implementing Housing Element programs. The Housing Element Annual Report has been submitted to the State Department of Housing and Community Development, and is provided as Section 6.

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 adoption of the General Plan are shown on two maps 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).

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 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. Progress has been made on ten community plan updates and a major amendment as summarized in the table below.

Staff is continuing to pursue alternative funding sources to update community plans, and prepare focused land use and transportation plans. In 2011 the City entered into a contract with the State for use of the \$1,000,000 California Strategic Growth Council grant (awarded in 2010) to update the Southeastern San Diego Community Plan. Work is underway 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. A summary of all Planning Division grants is provided in Section 4.

A major change that took place in 2011 was the passage of AB x126, the “Dissolution Act.” Under this legislation, all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Historically, the City’s Redevelopment Agency afforded the City and private development a variety of financing and development tools which have been used to help implement plans in Redevelopment project areas. Although the primary objectives of Redevelopment included eliminating various forms of economic, social and physical blight, Redevelopment also served to achieve the goals of development, reconstruction, and rehabilitation of residential, commercial, industrial, and retail districts. The City also used Redevelopment funds to help pay for community plan updates. The ability of the City to achieve some of the objectives formerly accomplished through Redevelopment has not yet been determined.

Community plans that are clearly established as essential components of the General Plan to provide focus upon community-specific issues.

Community plans that are structurally consistent yet diverse in their presentation and refinement of citywide policies to address specific community goals.

Community plans that maintain or increase planned density of residential land uses in appropriate locations.

Community plan updates that are accompanied by updated facilities financing plans.

Community plans that are kept consistent with the future vision of the General Plan through comprehensive updates or amendments.

General Plan goals, page LU-21

Community Plan Updates At a Glance (as of December 2011)

Community Plan	Status
Otay Mesa	A draft plan was released for public review in April 2011. Draft zoning for the land use designations is also out for public review. Traffic modeling is nearing completion and the Environmental Impact Report is being prepared. The more detailed planning for the two village areas will occur through the Specific Plan process as detailed in the draft Land Use Element.
Ocean Beach	A draft community plan has been prepared and is undergoing internal review. Technical studies are being prepared to address mobility, air quality, biology, greenhouse gas, noise and water supply. In addition, work on the Environmental Impact Report has begun.
Barrio Logan	A draft plan was released for public review in spring 2011. A draft zoning program has been prepared and released for public review. Work is underway on the EIR, with a public review release date expected by late summer 2012.
Grantville Master Plan	Traffic Analysis for three land use alternatives was completed in fall 2010. Work on the transportation phasing plan, hydrology study, parks and recreation facilities strategy and EIR are underway.
Uptown, North Park & Greater Golden Hill Cluster	Traffic calibration and modeling is underway. Individual draft plan elements are being prepared for public review in 2012.
San Ysidro	The community plan update kicked off in July 2010. A three-day charrette took place in October 2010. Stakeholder meetings were held to explore issues and gain public input that will shape the draft plan. Key Objectives and community goals were developed. Land use alternatives are being developed. Next steps are traffic modeling, the completion of environmental technical reports and the drafting of plan policies.
Midway-Pacific Coast Highway & Old San Diego	The community plan updates kicked off in November 2010. Existing conditions and related technical studies were prepared in 2011. An Urban Design charrette for Old Town was held, and walk audits were completed for both communities. Work to prepare land use alternatives, traffic analysis, and draft plan elements will begin in 2012.
Southeastern San Diego	The City entered into a contract with the State for use of grant funds for the update, and issued a Request For Proposals for consultant assistance.



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 incentives will be provided to encourage private-sector projects to

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

exceed CALGreen minimum requirements.

- Continued review of discretionary projects for conformance with General Plan sustainability policies.
- Continued commitment to the Cleantech Initiative. According to CleanTECH San Diego (www.cleantechsandiego.org) there are over 800 cleantech companies in the San Diego region. 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.

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 Plan (IRWM) –The City participated in development and implementation of the IRWM Plan, and is currently participating in a multi-jurisdiction effort to update the plan to meet new requirements with an anticipated completion in 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 IRWM Plan vision is “an integrated, balanced, and consensus approach to ensuring the long-term sustainability of San Diego’s water supply, water quality, and natural resources.” The IRWM update is partially funded by Proposition 84, which will eventually provide the San Diego Region with approximately \$65 million of grant funds to implement projects in support of the plan. Round one of grant funding has been completed with \$7.9 million awarded to 11 projects in the region; the remaining balance of \$57.1 million will be disbursed in subsequent grant cycles via the California Department of Water Resources.

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 will be complete in late 2012, 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 is expected to be completed in the spring of 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 in progress, 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 occurred through code amendments included in the 7th Update to the Land Development Code, which was adopted by the City Council on August 2, 2011. 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.
- 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 Field, and Montgomery Field airports. Additional amendments will be necessary in accordance with state law to implement the ALUCPs for San Diego

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

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 TM 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- amendments that will 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. Amendments are in process with presentation to City Council anticipated in mid 2012. These amendments help implement Conservation Element policies.
- Affordable Housing Related Parking Amendments- in accordance with the Mobility and Housing elements, amendments are proposed that will provide flexibility for a more accurate parking requirement to be applied to projects that include affordable housing dwelling units. Amendments are in process with presentation to City Council anticipated in mid 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.



Public Facilities Financing Strategy

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, which is occurring on a case-by-case basis.

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

*General Plan goal,
page. PF-5*



Economic Development Strategic Plan

Timeframe: Short-term

Funding: General Fund Staffing

Status: Information of the City’s Economic Development Strategic Plan was presented to the City Council’s Rules Committee in June of 2011. Work proceeded throughout 2011, and a draft strategy was presented to the City’s Council’s Economic Development and Strategies Committee in January 2012.

A draft Economic Development Strategy was prepared to provide information to potential business investors and to help prioritize and coordinate the efforts of City departments. The draft strategy is focused 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 strategy focuses on those industry clusters and sectors for which the City has a comparative advantage- namely tourism, manufacturing, and international trade. It also outlines ways to communicate the value of existing programs to small businesses.

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 handled by the Mayor’s Office of Economic Growth Services. This office assists key businesses seeking to start up in San Diego or expand their facilities. It also provides assistance with permitting and access to local, state and federal incentive programs. The Business Expansion, Attraction, and Retention, or “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. The Chief Operating Officer’s Economic Development Division assists small retail and service sector businesses through its Office of Small Business (OSB) and its’ Business Finance Team. These two works 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.

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

General Plan goal, page EP-35



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 including:

- Conducting comprehensive parks planning at the community level, including the identification of potential park equivalencies, through preparation of the recreation elements of community plan updates.
- Identifying financing for park facilities through the public facilities financing plan updates associated with each community plan update.
- Continuing work on the San Diego River Park Master Plan, Torrey Pines City Park General Development Plan and the Mission Trails Regional Park Master Plan Update.
- Securing Proposition 84 grant funding for a City Heights Urban Greening plan.
- Developing policy guidance and implementation criteria on park equivalencies.
- Preparing draft policy guidance and implementation criteria for community gardens and dog off-leash areas on city park lands.

In addition, General Plan amendments were adopted in 2010 to provide policy guidance on trails, in the absence of a Parks or Trails Master Plan.

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



Historic Preservation Incentives

*Provision of
incentives supporting
historic preservation.*

*General Plan goal,
page HP-14*

Timeframe: Mid-term

Funding: General Fund

Status: The Historical Resources Board (HRB) and staff continued to make progress on several of the identified short-term actions. In May 2008, the HRB established an Ad-Hoc Incentives Subcommittee primarily to address the goals of the General Plan related to historic preservation incentives. In July 2009, the City Council established the Historic Preservation Fund (HPF) for grants, donations, fines, penalties, or other sources of funding for local preservation programs and incentives consistent with the General Plan.

A draft Outline for a comprehensive incentives program was completed in March 2010. With the loss of a Senior Planner due to budget cuts at this same time, staff support to the Incentives Subcommittee was no longer possible. In order to continue work on incentives, the Policy Subcommittee agreed to take on the priority issues, including a programmatic approach to expenditure of Historic Preservation Fund monies, revisions to the Land Development Code that would facilitate adaptive reuse of historical resources, and development of a Transfer of Development Rights (TDR) program to support preservation of historic properties.

In September 2011, the City Council approved the HRB and Staff proposed expenditure of \$30,000 from the HPF which includes \$5,000 for an architectural assistance program to educate the public and property owners in the maintenance and rehabilitation of historic properties.

In addition to specific incentives, 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.

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		✓		A comprehensive review and update to Council Policies is underway.
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		✓		
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.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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.
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

Short-Term Actions

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	✓	Affordable Housing parking study completed in fall of 2011. To be used as the basis for LDC amendments.
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.
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
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.
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	✓	
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 - DSD 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 broke ground in 2011.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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.
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.
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 underway for Imperial & Commercial, Euclid & Market, and Chollas Pkwy corridors, and the Mid-City BRT Station Area. Also developing concepts as a part of the community plan updates (CPU).
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		✓		Approximately \$200,000 of TransNet funds are allocated to new projects that implement traffic calming every year.
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 FY11, \$400,000 of TransNet funds has been allocated to fund new sidewalk CIP projects.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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) Staff has participated in multiple events/efforts with others, including attending a Complete Streets Workshop.
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. Work is expected to conclude in May 2012. Funded with deferred capital bond money.
<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	TSW	✓	In FY 2011 the City sold over 11,000 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.4 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. The City has recently applied for a California River Parkways Grant (Prop 84) to enhance the Rosecreek multi-use path.
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)
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. An affordable housing parking study was completed which will be evaluated for potential code amendments.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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.
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.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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, UD-C.3	DSD	No Action Underway Complete ✓	See discussion on Community Plan Updates and Land Development Code Amendments under Key Implementation Actions.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
Ongoing Actions					
2.	Identify funding to maintain the MSCP and community plan designated open spaces.	UD-A.1	DSD/P&R	No Action Underway Complete ✓	
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.1UD-F.5	DSD	✓	
5.	Implement the 2004 Public Art Master Plan.	UD-F.1 - UD-F.5	A&C	✓	
6.	Implement Council Policy 900-11.	UD-F.1 - UD-F.5	A&C	✓	Council Policy 900-11 suspended through June 30, 2012 per R-306792.
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

Short-Term Actions

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
No Action Underway Complete					
1.	Update the Economic Development Strategic Plan.	EP-F.1, EP-G.5	Mayor's Office	✓	Work initiated in 2011. Item was initially discussed at the Rules Committee then at the Economic Development and Strategies Committee. 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 CEBA will be tailored to each specific project.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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			✓	Included in the 7th LDC update.
Mid-Term Actions							
4.	Develop a cultural heritage tourism program.	EP-I.3 - EP-I.5	DSD	✓			
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		✓		
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.
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		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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 under Key Implementation Actions.
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	✓	
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	✓	
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	✓	
<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	EGS	✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
22.	Continue to administer the redevelopment project areas through the redevelopment agencies.	EP-K.1 - EP-K.9	City			✓	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.
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		✓		Westfield UTC, Flower Hills Mall, and Quarry Falls projects were studied.
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.

PUBLIC FACILITIES, SERVICES & SAFETY ELEMENT							
Short-Term Actions			No Action	Under way	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		✓		
4.	Develop a City business continuity plan.	PF-P.4	OHS		✓		No change. Overarching City Continuity Plan is scheduled for completion in early 2012 with department annexes completed by Dec 2012.
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 mid-year 2012.
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		✓		No change. Action was pending recent issuance of revised Dept. of Homeland Security threat conditions. OHS will finalize city guidelines by June 2012.
Ongoing Actions				No Action	Underway	Complete	
<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		✓		Public Facilities Financing Plans are updated on a case-by-case basis.
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.
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.
16.	Require development proposals to fully address impacts to public facilities and services through the development review process.	PF-C.1	DSD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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.
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 Hazard Redevelopment project approved in May 2010 included significant public facilities improvements.
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 Fire Station/Life Guard Facility Master Plan and the policies of the Public Facilities, Services and Safety Element.	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	✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
<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	✓	
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	✓	
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	✓	
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	✓	
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	✓	

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		✓		
<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		✓		
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-I.3, PF-I.5	ESD		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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-I.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	✓	
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. Infrastructure architecture documentation is expected to be complete in early 2012.
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/Public Safety	✓	City RFP for IT Services was issued in April 2011, with final selection of vendor(s) in December 2011, with target for contract execution in March 2012. Upgrade and convergence of voice/data networks expected to be completed within 18-24 months.
55.	Monitor the performance of Cable Franchises per agreements and the marketplace for additional carrier opportunities.	PF-L.5	Cable Office/Attorney's Office	✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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	✓	
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	✓	See #54 above. In preparation for the transition to a new vendor, the Director of DIT is reorganizing the structure of the dept. to meet the future needs of managing the service delivery of the selected vendor. The City's Strategic Plan will be updated in conjunction with the transition 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 in place in partnership with SDDPC. At end of life, the PC asset is removed from the the SDDPC asset inventory maintained in SAP. City data is destroyed, and the asset is warehoused until it is recycled or resold.
60.	Support the Public Safety Communications Upgrade Plan recommendations.	PF-L.9	OHS/Public Works-Communications	✓	No change. 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"> • 56% of all City websites have been converted to our ADA compliant template (30-40 sites are in the final preparations for deployment) • 78% of PDF's have been converted to OCR • Updating technical standards to tighten up ADA requirements for web pages, downloadable files, forms, videos and web applications • 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

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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 will assume the role (from SDDPC) of technology procurements, ensuring that a structure exists for evaluating/applying disability requirements consistently.
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	✓	No change.
69.	Convene the Homeland Security Coordination Council on a quarterly basis.	PF-P.6	OHS	✓	No change. Council convenes as required to support citywide homeland security and preparedness activities.
70.	Convene the Weather Contingency Committee as necessary.	PF-P.6	OHS	✓	No change
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	✓	No change. OHS Program Manager maintains standing membership on Council.
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	✓	No change. OHS Program Manager or other staff maintain standing membership as applicable.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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		✓		No change. Current EOP Review is in the final stages with issuance expected by May 2012.
80.	Assist departments with integration into EOPs.	PF-P.5	OHS		✓		No change. Current EOP Review is in the final stages with issuance expected by May 2012.
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.
Mid-Term Actions			No Action	Under way	Complete		
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.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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		✓		
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.
10.	Consider the inclusion of recreational components in the planning of public projects.	RE-E7	P&R/DSD/ E&CP		✓		North Embarcadero Visionary Plan is an example of a major project that incorporated recreational elements.
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 is entering the environmental review phase.
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		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes		
CONSERVATION ELEMENT							
Short-Term Actions							
Climate Change and Sustainable Development (CE Section A)							
				No Action	Under way	Complete	
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.
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	✓			This item is in the LDC work program.
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.
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.
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. 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.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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		✓	
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	✓	Work is underway. The draft Climate Mitigation & Adaption Plan (CMAP) will be presented to City Council in early 2012.
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	DSD	✓	The state amended CEQA to address GHG, but did not provide explicit thresholds. City staff has provided interim thresholds and is working on a long term solution through preparation of the CMAP.
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	✓	
<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.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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.
19.	Update the Storm Water Standards Manual in accordance with the Municipal Storm Water Permit (modified Action Item, 2010).	CE-E.2	Storm Water	✓	
20.	Develop Hydromodification Management Plan in accordance with the Municipal Permit Requirements (modified Action Item, 2010).	CE-E.2	Storm Water	✓	
<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	✓	
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	Mayor's Office	✓ ✓	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. A modified Property Assessed Clean Energy (PACE) program will be launched in 2012.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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. Mid-Term Actions	CE-J.4	DSD	✓	Will be addressed in the Urban Heat Island section of the CMAP (see #8).
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	DSD	✓	Efficiency-based thresholds are being examined in conjunction with preparation of the CMAP.
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	✓	AR 90.73 - Fuel Reduction and Transportation Efficiency Policy became effective on 1/18/11.
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	DSD	✓	Will be addressed in the Urban Heat Island section of the CMAP (see #8).
29.	Evaluate the need to update various departments' Environmental Management Systems. Long-Term Actions	CE-F.9	Citywide	✓	
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 providing 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. Ongoing Actions	CE-I.12	ESD	✓	
<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"

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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." PUD has attended workshops and conferences associated with climate change.
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 has 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.
36.	Implement the Cleantech (Clean Technology) Initiative.	CE-A.4	Mayor's Office		✓		There are approximately 200 clean technology companies currently located within the City of San Diego, employing 100,000 people. The leading industries are biofuels, renewable energy, smart grid and advanced transportation.
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"
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	Mayor's Office		✓		
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		✓		

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
<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"
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"

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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 Recycled Water Pipeline Extension Project was completed in 2011. A Notice To Proceed for the Los Penasquitos Recycled Water Pipeline Extension Project was issued on Oct. 2011, both of these projects are part of Phase II of the Recycled Water Master Plan Update 2005. In addition, as part of the Tier 1 list of same document, 9 sites have been retrofitted to use recycled water and 5 sites are in the process of being retrofitted. These sites are adjacent to the existing recycled water distribution system See Water discussion under "Key Implementation Actions"
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	✓	
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	✓	This action is ongoing
58.	Assure that urban runoff best practices are used by all City Departments.	CE-E.5	Storm Water	✓	Jurisdictional URMP Annual Report detailing how the City met the Municipal Permit requirements during the fiscal year is submitted annually to the Regional Water Quality Control Board

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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 2012 Long Range Water Resources Plan in 2012.
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
66.	Develop a wetlands management program which includes: · 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		✓		Public and private collaboration with the wildlife resource agencies. The "Clarification to the Environmentally Sensitive Lands Regulations for Wetlands and Update to City's Biology Guidelines" project began public hearing process in 2011.
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

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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
72.	Collaborate with SANDAG to improve incentive programs for the use of alternative transportation methods.	CE-F.6	Citywide	✓	
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	✓	
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 has received Energy Efficiency and Conservation Block Grant (EECBG) funding (available through June 2012), Qualified Energy Conservation Bonds (QECCB) Loans, and CPUC Partnership Funding (available through Dec. 2012). SDG&E grant funding is being used to process code amendments for energy efficient outdoor 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.
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"
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.

No.	Actions	General Plan Policy	Lead Dept.	Implementation			Notes
				No Action	Under way	Complete	
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		✓		
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		✓		
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		✓		

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		✓		Revised language addressing unlawful demolition or destruction of historical resources is expected to be acted on by the City Council in early 2012. The language was reviewed and approved by the Historical Resources Board in August 2011 and by the Council Committee on Land Use and Housing in November 2011.

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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	✓	
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	✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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	✓	
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	✓	
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	✓	
16.	Post results of historical and cultural resources planning efforts on the City's website.	HP-A.2	DSD	✓	
17.	Continue to provide noticing and opportunities for consultation and regularly meet with tribal governments (in compliance with SB 18).	HP-A.3	DSD	✓	
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	✓	
19.	Designate and preserve individually significant historical and cultural resources.	HP-A.5	DSD/HRB	✓	
20.	Foster public participation through outreach to the public and the posting of information on the City's website.	HP-B.1	DSD/HRB	✓	

No.	Actions	General Plan Policy	Lead Dept.	Implementation	Notes
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	✓	

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	Economic Growth Services - Office of the Mayor
E&CP	Engineering and Capital Projects
ESD	Environmental Services Department
FM	Financial Management
HRB	Historic Resources Board
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=vp&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 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	Chollas Creek Seg. 2A Improvements included the construction of a ped. trail, amphitheater and educational center. 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.

#	Term	Title	Source	Amount	Description
8	9/28/2007	Barrio Logan	Caltrans, Environ. Justice Grant	\$250,000	Contributed to Barrio Logan Community Plan Update preparation.
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 I	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.

#	Term	Title	Source	Amount	Description
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.
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.

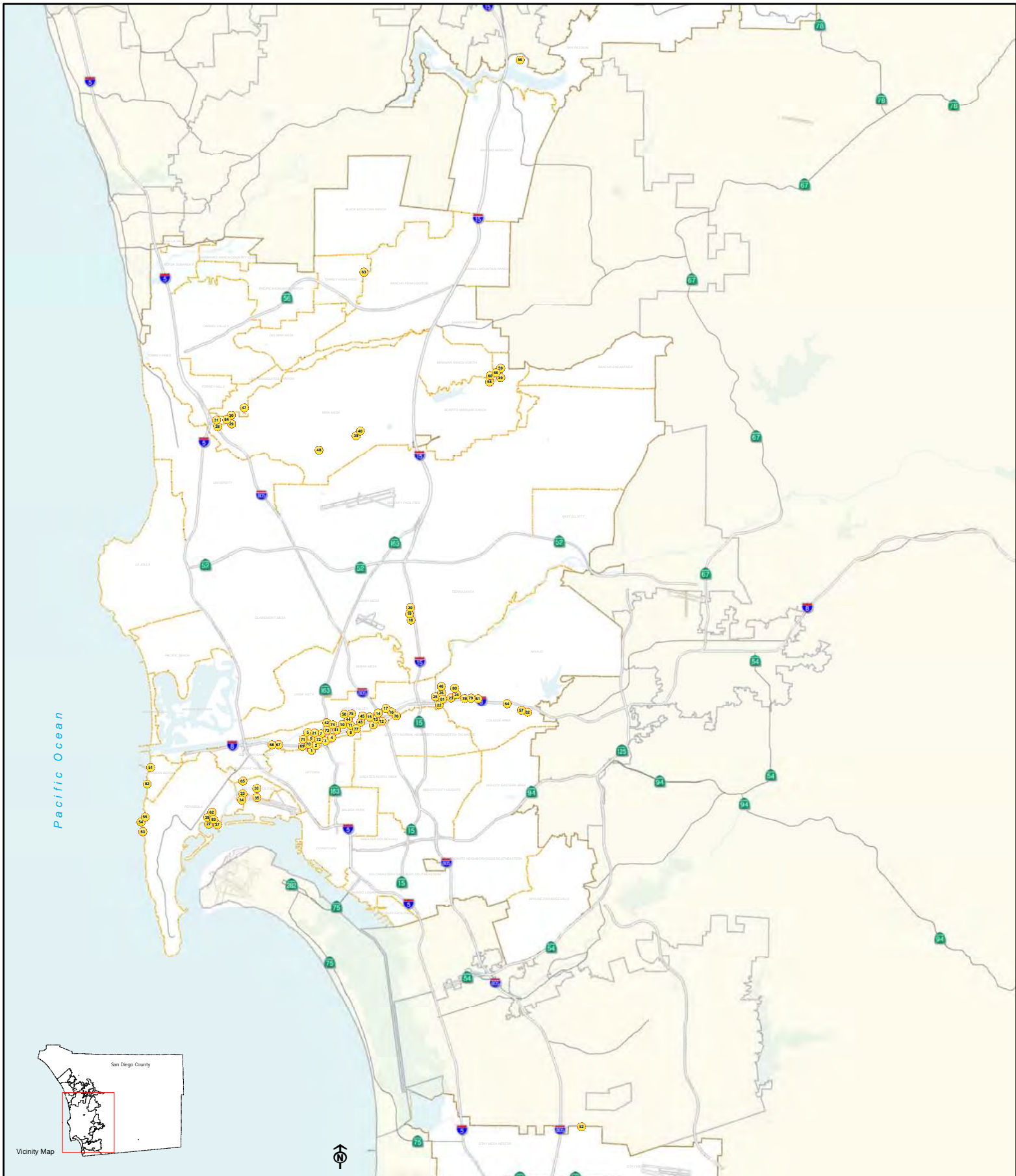
#	Term	Title	Source	Amount	Description
26	4/2011-4/2014	City Heights Urban Greening Plan	Strategic Growth Council	\$250,000	Create an Urban Greening Plan that implements a green strategies framework for future development based on a system of green streets. In addition, the City will develop a street tree plan that links the City Heights population to community facilities, parks and canyons and also enhances the pedestrian experience.
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.
34	6/1/2011	Urban Green Planning Grant Program - Grantville	Strategic Growth Council	\$250,000	Applied. The Grantville Urban Greening Plan proposes to create a green street that would provide enhanced experiences for pedestrians, bicyclists and create a linkage between existing and proposed community facilities, parks and the proposed San Diego River Trail.

#	Term	Title	Source	Amount	Description
35	6/1/2011	Urban Green Planning Grant Program - North Bay	Strategic Growth Council	\$250,000	Applied. The project would be to prepare an urban greening plan for the North Bay community based on a system of green streets, new green spaces, and traffic calming.
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

*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



**The City of San Diego
General Plan Monitoring**



● Areas of change between the 100-year floodplain (1997) used in the adopted General Plan and the updated 100-year floodplain as of 2010. Map reflects the General Plan land uses that are affected by the areas of change.

August, 2010

Source: Floodplain - SanGIS and FEMA Wep Map Service
FEMA WMS - <http://hazards.fema.gov/wmsconnector/wmsconnector/Servlet/NFHL?REQUEST=GetCapabilities&SERVICE=WMS&>



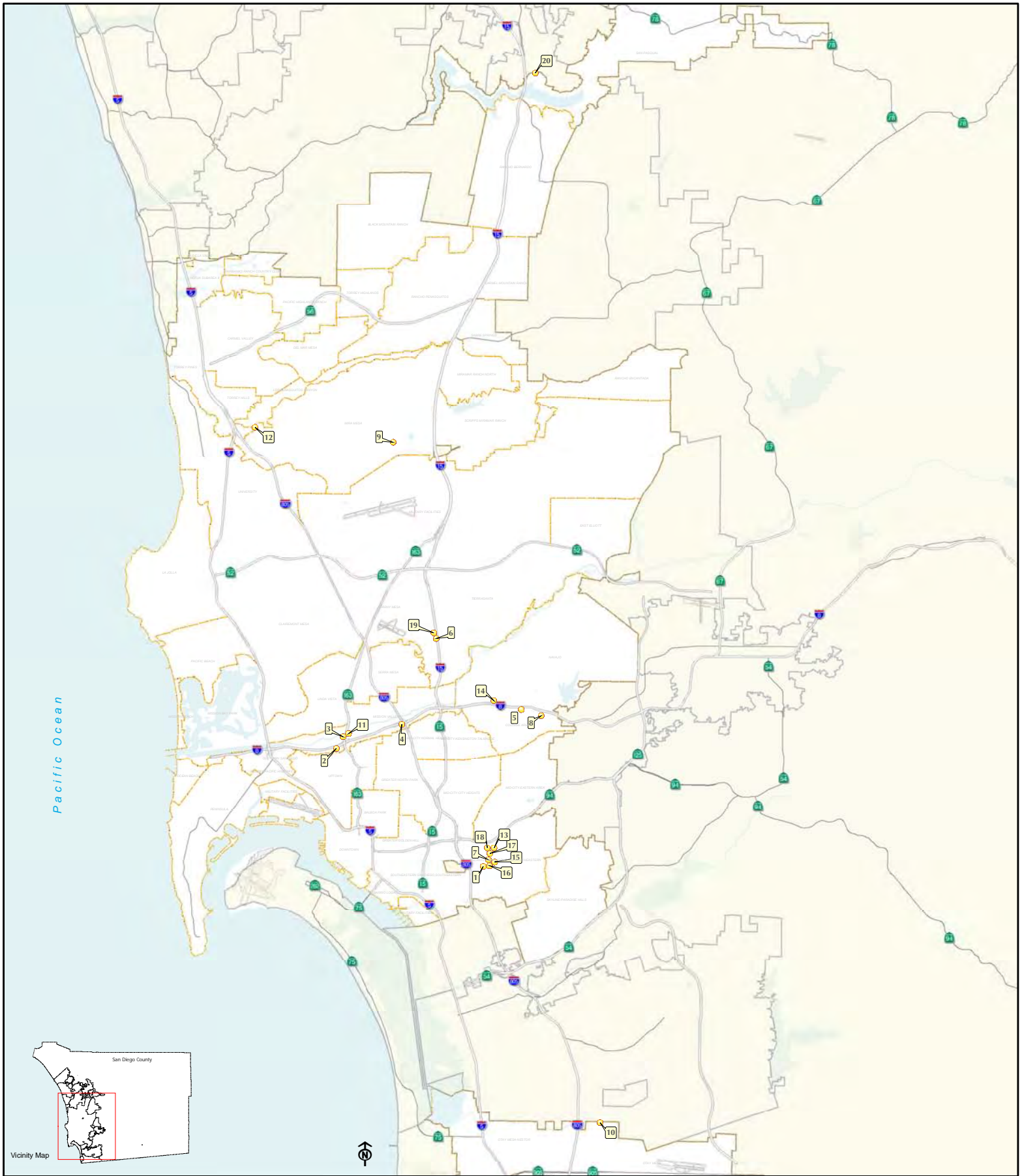
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Areas of change between the 100-year floodplain (1997) used in the adopted General Plan and the updated 100-year floodplain as of 2010.

Community	
Map ID	Acreage
COLLEGE AREA	3.2
32	0.7
57	0.6
64	1.9
KEARNY MESA	3.1
18	0.7
19	1.7
20	0.7
LOS PENASQUITOS CANYON	1.0
47	1.0
MILITARY FACILITIES	397.4
33	15.8
36	378.2
65	3.3
MIRA MESA	15.0
39	0.4
40	13.8
48	0.8
MIRAMAR RANCH NORTH	8.9
49	1.4
58	1.9
59	1.9
60	1.8
66	1.9
MISSION VALLEY	405.6
1	0.8
2	1.4
3	9.6
4	13.2
5	0.9
6	0.4
7	4.1
8	19.5
9	0.9
10	3.7
11	59.2
12	1.6
13	3.1
14	3.0
15	7.7
16	14.3
17	1.4
21	9.0
41	17.0
42	16.5
43	7.5
44	18.2
45	8.1
50	1.3
67	0.4
68	2.9
69	0.4

Community (cont)	
Map ID	Acreage
70	0.9
71	0.3
72	2.1
73	1.2
74	0.9
75	2.9
76	4.0
77	167.5
NAVAJO	43.5
22	1.6
23	4.3
24	0.7
25	7.3
26	13.6
46	3.3
61	3.7
78	0.8
79	0.6
80	1.5
81	6.1
OCEAN BEACH	2.0
51	1.0
82	1.0
OTAY MESA	1.5
52	1.5
PENINSULA	147.7
27	8.1
34	2.6
37	50.9
38	6.7
53	2.2
54	0.4
55	0.6
62	68.6
83	7.6
RESERVE	5.1
35	5.1
SAN PASQUAL	0.6
56	0.6
TORREY HIGHLANDS	1.7
63	1.7
TORREY PINES	33.0
28	2.1
29	1.1
30	0.4
31	25.8
84	3.5
Grand Total	1069.4



**The City of San Diego
General Plan Monitoring**



● Areas of change between the 100-year floodplain (1997) used in the adopted General Plan and the updated 100-year floodplain as of 2011. Map reflects the General Plan land uses that are affected by the areas of change.

November, 2011
 Source: Floodplain - SanGIS and FEMA Wep Map Service
 FEMA WMS - <http://hazards.fema.gov/wmsconnector/wmsconnector/Servlet/NFHL?REQUEST=GetCapabilities&SERVICE=WMS&>

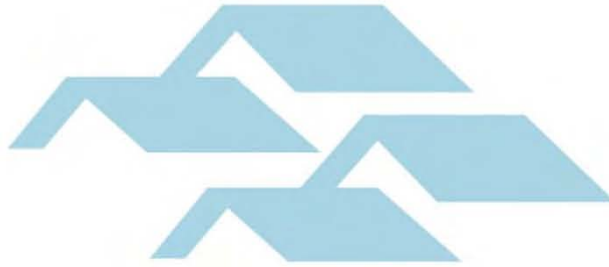
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Areas of change between the 100-year floodplain (1997) used in the adopted General Plan and the updated 100-year floodplain as of 2011.

Community	
Map ID	Acreage
College Area	0.86
5	0.49
8	0.37
Encanto - Southeastern	5.04
1	1.81
7	1.13
13	0.39
15	0.50
16	0.49
17	0.32
18	0.38
Kearny Mesa	0.59
6	0.33
19	0.26
Mira Mesa	0.60
9	0.26
12	0.34
Mission Valley	1.18
2	0.35
3	0.28
4	0.27
11	0.28
Navajo	0.27
14	0.27
Otay Mesa	0.57
10	0.57
San Pasqual	0.42
20	0.42
Grand Total	9.53

Section 6

Housing Element Annual Report



2011 HOUSING ELEMENT ANNUAL PROGRESS REPORT

The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements. The 2011 Housing Element Annual Progress Report summarizes the City of San Diego's achievement of the objectives, policies and programs for each of the five major goals of the 2005 – 2010 Housing Element. These goals are as follows:

1. Provision of an Adequate Site Inventory and New Construction
2. Maintenance and Conservation (including preservation of existing low-income housing and rehabilitation)
3. Reduction of Government Constraints
4. Affordable Housing Opportunities
5. Administrative (including fair share and community balance, use of redevelopment set-aside funds, reduction of housing discrimination and energy conservation).

Each major goal includes detailed policies and programs, as well as an implementation chart that lists the policy, responsible agencies, timing, financing and primary beneficiary of each recommended policy. For the Annual Progress Report, some of the policies and programs have been summarized. More detailed background information (including tables, charts, and maps) on the individual policies is available in the currently adopted Housing Element for FY 2005 – FY 2010, available online: <http://www.sandiego.gov/planning/genplan/housingel.shtml>

The State of California requires submittal of the Annual Progress Report by April 1st of each year. The Report is also a requisite for certain discretionary funding programs offered through the San Diego Association of Governments (SANDAG) and the California Department of Housing and Community Development (HCD).

In addition to the progress contained in the Annual Report, in 2011 work also began on the update to the Housing Element for the next cycle (2013 – 2020). The City has developed a Housing Element Update homepage at: <http://www.sandiego.gov/planning/genplan/heu/> The page will serve as a repository of all Housing Element Update-related material, including meeting agendas, handouts, news, and draft documents.

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City of County Name: City of San Diego

Mailing Address: 1222 First Ave, Mail Station 413

San Diego, California 92101

Contact Person: Brian Schoenfisch Title: Housing Element Project Manager

Phone: (619)533-6457 Fax: (619)533-5951 Email: bschoenfisch@sandiego.gov

Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

These forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
15 th & Commercial 1506 Commercial Ave		R	64			1	65	65	Tax Credits, MHP, AHP, EHAP, CDBG		
Verbena 3774 Beyer Blvd		R	55	24		1	80	80	Tax Credits, RDA		
Riverwalk 1194 Hollister St		R	35	14		1	50	50	Tax Credits		
Cresta Bella 10878 Via Lombardia		R		31		337	368	368	20% Density Bonus		
Cedar Gateway 550 Cedar St.		R	63				63	63	RDA, MHP, CalHFA, DMH		
City Heights Square 4029 43 rd St		R	4	10			14	14	RDA, Eminent Domain		
Sunroad Centrum Apartments 8798 Spectrum Center BL		R		48		331	379	379		Inclusionary Ordinance	
(9) Total of Above Moderate from Table A3			▶	▶		2,173	2,173				
(10) Total by income units (Field 5) Table A/A3			▶	▶	▶	221	127		2,844	3,192	
(11) Total Extremely Low-Income Units*											

*Note: These fields are voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Moderate Income (RDA loans cover to 120%)		
(1) Rehabilitation Activity	123	111	81	14	329	Assistance from RDA low/mod funds, Housing Trust Fund, lead paint remediation grant, accessibility grant.
(2) Preservation of Units At-Risk		20	178		198	Bond conduit for 198-unit Sorrento Towers project.
(3) Acquisition of Units					92	Hotel Churchill – Housing Commission foreclosed on a deed of trust to gain title. 92 SRO units – affordability level not yet determined.
(5) Total Units by Income	123	131	259	14	619	

* Note: This field is voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

Table A3
 Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate	404	39	1729	1	0	2173	

*Note: These fields are voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

Table B
 Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	10,645	321	361	436	333	283	258	221		2,213	8,432
	Non-deed Restricted											
Low	Deed Restricted	8,090	302	194	168	262	125	175	127		1,353	6,737
	Non-deed Restricted											
Moderate	Deed Restricted	8,645	136	6	67	3	17	29	0		258	8,387
	Non-deed Restricted											
Above Moderate		18,362	5,575	4,153	3,236	1,683	1,040	1,239	2,173		19,099	-737
Total RHNA by COG. Enter allocation number:		45,742	6,334	4,714	3,907	2,281	1,465	1,701	2,521		22,923	22,819
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

ANNUAL HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

Table C

Program Implementation Status Form

Program Description (By Housing Element Program Names)			Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Program #	Name of Program	Responsible Department/Agency	Objective	Deadline in H.E.	Status of Program Implementation
GOAL #1					
Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle, FY 2005 - FY 2010.					
Quantified Objective: Progress Towards Provision of an Adequate Site Inventory					
1	Development Monitoring System	DSD -Facilities Financing	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Ongoing monitoring program	Ongoing.
2	Urban Villages and Mixed-Use Development	DSD - PLANNING DIVISION	Identify areas of the City that have characteristics suitable for density sufficient to support affordable housing and a variety of	Establish five urban villages including 3,000 housing units by 2010	The City of San Diego continues to implement the City of Villages Strategy.

			support uses, transit and public facilities and services.		
3	Enforcing Community Plan Density Ranges	DSD - PLANNING DIVISION	Require new residential development to be within the density ranges designated in community plans	Ongoing enforcement policy and program	Ongoing implementation of General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations.
Quantified Objective: Progress Towards New Construction					
1	Density Bonus (HE-31)	DSD, Housing Commission, Private Developers	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 75 units per year and a total of 375 units by 2010.	65 units total: Cresta Bella = 61 units "You Are Here" Mixed Use = 4 units
2	Tax Credits and Bonds (HE-31)	Housing Commission, Non-Profit Corps, Private Dev.	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 100 units per year and a total of 500 units by 2010.	Bond Closings on 387 units: Terramar = 21 units Mission Apartments = 85 units Kalos Apartments = 83 units Sorrento Tower = 198 units Tax Credits awarded on 269 units: 15th & Commercial = 140 units Vista Grande = 49 units Verberna = 80 units
3	Coastal Zone (HE-31)	Housing Commission, DSD - PLANNING DIVISION	Continue to utilize federal and state subsidies to the fullest to meet the needs of low-income residents.	Provide 6 units per year and a total of 30 units by 2010.	\$109,500 in fees were provided in-lieu of replacing three low-income units and two moderate-income units in the Coastal Zone. Additionally, four low-income units were provided in the Coastal Zone to replace four units converted to condominiums.
4	SROs/Living Units (HE-31)	Housing Commission	Incentivize retention of existing, and development of new, living units on SRO's. Simplify the construction project approval process for SRO's and Living Units.	80 new units per year	No change

5	RT and RX zones (HE-32)	DSD	Provide 400 units by 2010. Encourage use of these zones to foster more efficient land use.	Apply in 1 location per year beginning in 2007. Application of 3 by 2010.	Being considered as part of Community Plan Update Process.
6	Section 202 Section 811 (HE-32)	Housing Commission	Focus resources for elderly housing at the lower end of the income spectrum. Support integration of persons with disabilities into private housing market to the extent possible. Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.	Average 10 units per year for a total of 50 units by 2010	Section 202 award to Comm 22 seniors = 70 units
7	Military (HE-32)	United States Navy, Naval Facilities Engineering Command Southwest		1,600 units by 2010	Ongoing
	Student Housing (HE-33)	See below:			
8	UCSD	UCSD	Partner with others to provide as much student housing as possible on and adjacent to campuses.	Contribute to meeting the 5,000 bed requirement	UC San Diego completed an 815-bed undergraduate project Feb 1, 2010 (8 months ahead of schedule due to favorable construction market) for transfer students that opened fall 2011 and is fully occupied. UC San Diego completed a 515-bed single UG housing project July 31, 2011 and occupied it for fall 2011. UC San Diego completed a 275-bed housing

project July 31, 2011 and occupied it for fall 2011.

Total number of new beds brought on line for fiscal year 11-12 = 1,605.

- For fall 2011, UC San Diego housed:
- 9,171 single undergraduate students
- 2,840 graduate students
- 236 faculty
- 124 staff
- Plus 849 dependents

SDSU

SDSU

SDSU did not make any changes in the supply of campus housing in 2011. The University currently operates approximately 5,000 beds. Over 2000 beds of new privately owned student housing have opened or started construction in the last year.

USD

USD

USD has the ability to currently provide 2,656 beds for its students. USD can and do adjust their bed space totals on an annual basis. Some rooms fluctuate between doubles and triples or to a lesser degree between triples and quads. USD was able to accommodate every student request received for fall 2011.

Alliant International University

Alliant International University

Point Loma Nazarene

Point Loma Nazarene

Point Loma is unable to add any beds to their residence halls as they are capped at 1,670 beds.

9

Manufactured Housing (HE-33)

DSD - PLANNING DIVISION

Encourage manufactured housing on infill lots.

Ongoing.

The City regulates manufactured housing similarly to any built units in the same locations, thus removing regulatory barriers for its use.

Mobile Home Parks/ MFD

Encourage the

Average of 40

Reorganization of mobile home park

	Housing		reorganization of mobile home parks as nonprofit community land trusts or limited equity cooperatives to allow tenant ownership of mobile home spaces.	spaces per year and 200 spaces by 2010.	ownership is contingent upon a resident organizations ability to organize and finance a property transaction. Due to high land costs, the City has no knowledge of resident organizations that meet these criteria. The City's Mobile Home Ordinance encourages a mobile home park owner to include interested resident organizations in the solicitation for purchase bids.
10	Farm Worker Housing (HE-33)	Real Estate Assets	Seek to provide 20 additional mobile home units on City-owned land.	10 units by 2007 and 20 units by 2010	Will be reviewed as part of current Housing Element Update.
	- Annual Surveys		Conduct an annual needs survey.	Ongoing	
	- Determine if additional housing is needed		Conduct an annual needs survey.	Ongoing	
	Housing for the Homeless - short-term beds (HE-34)		Support the concept of providing continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing. Support providers of homeless services to provide short-term beds, including for emergency situations.	Full spectrum of services Increase of 200 short-term beds by 2010.	HUD Item HIC 2011 Report, 615 includes seasonal beds
11	Housing for the Homeless - long-term beds	DSD - PLANNING DIVISION; Housing Commission	Give primary emphasis to provision of homeless facilities in the development of service enhanced longer-term beds.	Increase of 300 permanent supportive housing units	From HUD HIC, 2,576 Year round beds
	Housing for the Homeless - Hoffmaster		In accordance with "Hoffmaster v. City of San Diego," publish and maintain a list of potential sites for emergency shelter and	Report to Planning Commission and City Council	Transitional housing facilities are a listed use in the municipal code and all zones that allow it are maintained on the City's Official Zoning maps. The City will update Hoffmaster v. City of San Diego requirements concurrent with our annual McKinney Vento Continuum of Care

			transitional housing on file at the City Clerk's office.		Process.
	Housing for the Homeless - Special Needs		Provide permanent supportive housing opportunities for special needs populations including those with mental illness, disabilities and substance abuse problems.	Provide 200 units by 2010.	From HUD HIC, 1,234 Includes 264 Shelter Plus Care beds. On February 10, 2011, the Housing Authority approved "Connections Housing Downtown" – a one-stop homeless service center with an on-site health clinic, containing 150 year-round interim beds for homeless men and women, and 73 studio units of permanent supportive rental housing for very-low income residents.
12	Parking Standards for Emergency Shelters (HE-37)	DSD - PLANNING DIVISION	Reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable. Provide annual funding to cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems. Promote interagency communications, collaborations and partnerships to achieve an efficient and cost-effective delivery of services to the	Ongoing.	Ongoing
13	Regional Task Force on Homeless (HE-37)	DSD - PLANNING DIVISION		Ongoing	City continues to provide annual funding. Program continues to provide services as stated in objective.

			homeless and those at risk of becoming homeless.		
14	Listing of Affordable Housing Units (HE-37)	Housing Commission	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households.	Updated quarterly	Updated annually and posted on www.sdhc.org , the Affordable Housing Guide lists affordable apartments in the city of San Diego available to low-income households.
15	Legislation for Affordable Housing (HE-37)	Housing Commission	Seek and support legislation related to Affordable Housing	Ongoing	The City and Housing Commission continue to review federal and state legislation related to affordable housing. The Housing Commission, through its recommendation to LU&H, supports local City efforts to revise Community Plans to achieve more certainty in development review as well as support for affordable housing; The City and Housing Commission jointly funded an Affordable Housing Parking Study, completed November 2011, with recommendations to be made during 2012; the Housing Commission requested in a recommendation to LU&H November 16, 2011, to work through the City's legislative program to introduce legislation to the state to promote consistency in calculation of rent levels between state redevelopment financed programs and federal tax credit programs.
16	Pursuit of state and federal funding (HE-38)	City of San Diego/ Intergovernmental Relations	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	Ongoing	The City and SDHC continues to review federal and state legislation related to affordable housing.

	Inclusionary Housing (HE-38)	Housing Commission	Promote provision of affordable housing throughout all areas of the City and near all major employment centers.	505 units per year and provide 2,525 units by 2010.	City Council amended Inclusionary Ordinance – effective October 18, 2011.
17	Annual Program Review	Housing Commission	Annually review the results of the inclusionary program to consider adjusting the in-lieu fee to assure construction of affordable units.	Annual Review	The Inclusionary Housing Ordinance was amended and the fee schedule revised and updated, effective October 18, 2011, following the conclusion of a Residential Nexus Analysis study and stakeholder input. 298 units were funded using low-interest loans:
18	Low-Interest Loans (HE-39)	Housing Commission	Promote provision low-interest loans throughout all areas of the City and near all major employment centers.	Provide 150 units per year and 750 units by 2010.	VVSD IV = 24 units Mercado = 92 units Terramar = 21 units Mason = 17 units Mission Apartments = 85 units Connections Housing = 75 units + 150 transitional housing beds
19	Accessibility (HE-39)	DSD	Prepare an ordinance to address visitability in new single-family and duplex dwellings.	Adoption of an ordinance	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012
	Visitability in Single-family and Duplex homes		Regulations to address visitability and accessibility to new single family and duplex homes for people with disabilities.	70% of newly constructed units will incorporate universal design features	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012
20	Identify City-owned property for affordable housing (HE-39)	Housing Commission; Real Estate Assets	Develop City owned sites with housing.	2 or more City-owned sites by 2010	Ongoing discussions with City's Real Estate Assets Department continue on two potential opportunities.
21	Encourage employer-assisted and employer-developed housing (HE-39)	Housing Commission	Partner with area employers to develop employer-assisted housing programs and	Employer assisted housing projects by	SDHC has not been successful in developing employer assisted housing programs or opportunities.

employer-developed housing opportunities. 2010

GOAL #2

Maintain at a High Level and Upgrade, where Necessary, the Quality, Safety and Livability of San Diego's Housing Stock, with Emphasis on Preservation of San Diego's Affordable Housing Stock.

Quantitative Objective: Progress Towards Maintenance and Preservation

1	Housing Code Enforcement (HE-51)	City of San Diego Neighborhood Code Compliance	Continue to implement a housing code enforcement program on a complaint basis. Promote the replacement of substandard housing units which cannot feasibly be rehabilitated and coordinate code enforcement efforts with housing rehabilitation programs.	Inspect 5,000 units annually and 25,000 units by 2010.	Ongoing
2	Farm Workers Housing Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect City-owned units annually.	Inspect all City-owned units annually	Inspected City-owned units on "as-needed basis" and at the request of Real Estate Assets.
3	Mobile Home Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect 5% of Mobile Home Parks each year to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes	Inspect 1,300 mobile homes	Ongoing
4	Housing Maintenance Education Training (HE-52)	San Diego Apartment Association; San Diego Association of REALTORS	Primarily to keep maintenance personnel as informed as possible in their respective field. Program topics include focus on new hires and long-term employees.	At least 2 programs annually	The San Diego County Apartment Association offered 19 in person property maintenance related education offerings in 2011 and has incorporated a series of distance learning options that also include a variety of topical maintenance issues though online seminars, webinars, and over the phone discussions. In person topics included OSHA regulations, fair housing, bed bugs, customer service, crime free, RRP Rule to include City of San

Diego requirements, risk management, general maintenance practices, and a bed bug roundtable session at the annual conference.

	- Universal Design Awareness	Housing Commission	Require affordable housing developers seeking financial assistance to attend programs which describe guidelines for incorporating universal design components in projects	Ongoing with all NOFA applicants	SDHC has only included the requirements in the legal documents between the Commission and Developer.
5	Code Enforcement/Rehabilitation Coordination (HE-52)	City of San Diego Neighborhood Code Compliance; Housing Commission	Refer property owners with code violations to private and public lending institutions for assistance to repair and rehabilitate their units.	Ongoing	Completed 31 units referred by Code Compliance through Lead Safe Neighborhoods Program
6	Neighborhood Cleanup (HE-52)	Environmental Services Department, Waste Reduction & Enforcement Division, Code Enforcement	Support neighborhood cleanup programs.	10 per year	Ongoing
Quantitative Objective: Progress Towards Preservation of Low-Income Housing					
1	Acquisition / Rehabilitation Preservation (HE-67)	Housing Commission	Acquire and rehabilitate housing units that preserve affordability in rental projects that are "at risk" of converting to market-rate rents.	Provide 100 units per year and 600 units by 2010.	Sorrento Towers completed = 198 units
2	Amend SRO relocation and displacement ordinances (HE-68)	DSD; Housing Commission	Strengthen ordinances to ensure continued preservation and expansion of SRO's as a viable housing resource.	City Council adoption and Coastal Commission certification FY2006	No activity on regulations during 2011.
Quantitative Objective: Progress Towards Housing Rehabilitation					
1	Homeowner Rehabilitation (HE-70)	Housing Commission	Effectively implement a low-interest loan program, a 0% interest	Provide 107 units per year. Provide 535	Completed 87 units of owner-occupied residential units.

			deferral loan program and the HOMEWORKS program.	units by 2010.	
2	Rental Housing Rehabilitation (HE-71)	Redevelopment; Housing Commission	Provide funding support to assist in the rehabilitation of renter-occupied housing.	Provide 40 units per year. Provide 200 units by 2010.	The general rehab loan program for Rental Housing Rehabilitation has been discontinued for several years. In CY 2011 completed lead remediation in 174 rental units through HUD lead grants
3	Mobile Home Grants (HE-71)	Housing Commission	Provide funding support for the rehabilitation of mobile home owners.	Provide 100 units per year. Provide 500 units by 2010.	Completed 45 Mobile Home rehabs – HTF funding reduced
4	Acquisition / Rehabilitation (HE-71)	Housing Commission	Provide funding support to acquire and rehabilitate housing units with a portion of these to be affordable to low-income households.	Provide 110 units per year. Provide 550 units by 2010.	Sorrento Towers = 198 units
5	Physical Modifications for Disabled (HE-71)	Housing Commission	Promote the availability of programs to make housing units occupied by people with disabilities accessible.	Provide 50 units per year for two years. Provide 100 units by 2010.	Completed 9 units with Tenant Accessibility Grants
6	Farm Worker Housing Rehabilitation (HE-71)	Real Estate Assets	Rehabilitate City owned units in San Pasqual Valley.	Ongoing as needed.	Ongoing as needed. FEMA grant funding for repair of farm worker housing. Currently in the RFP process for housing unit component repair.

GOAL #3

Minimize governmental constraints in the development, improvement and maintenance of housing without compromising the quality of governmental review or the adequacy of consumer protection.

Quantitative Objective: Progress Towards Reduction of Government Constraints

1	Project Management (HE-76)	DSD	Consolidate review functions, speed project review, assign a single point of contact for each project, create a project tracking system, and focus on better	100% citywide implementation through this plan period	Ongoing.
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2	Project Tracking System (HE-76)	DSD	customer service overall. Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities. Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings.	Ongoing	Ongoing.
3	Affordable / In-fill Housing and Sustainable Building Expedite Program (HE-77)	DSD	Consider adding accessibility as a qualified development consideration for addition to City's current Expedite Program.	Ongoing effort to reduce processing time by 50%	Ongoing. The Affordable Housing component is in the process of being separated from the Sustainable Building component of the program.
4	Accessible Expedite Procedure (HE-77)	DSD	Continue to study and implement zoning and permit processing changes to further reduce housing costs and average permitting times.	Implement by 2007 reducing processing time by 50%	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly (Jan 24) so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012.
	Land Development Code Changes for Housing Affordability (HE-77)	DSD		See below:	Continue to implement DSD's Business Process Re-engineering (BPR) measures.
5	- Planned District Ordinances (PDO)	DSD	Review all of the PDO's toward the goal of: replacing with citywide regulations where appropriate; create new regulations when needed; and implement overlay zones to protect	Implement Changes by 2010	Ongoing.

			unique community assets.		
	- Parking Regulations	DSD/DSD - PLANNING DIVISION	Consider changes to the parking regulations to facilitate housing production and affordability.	Implement Changes by 2010	Affordable Housing Parking Study completed in 2011. Draft ordinance anticipated to be scheduled for City Council adoption in June 2012.
6	Companion Unit Ordinance (HE-78)	DSD	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.	Ongoing	The amended companion unit regulations are effective outside the coastal zone (October 6, 2011), and will require unconditional certification by the Coastal Commission to become effective citywide.
7	Re-examination of Public Facility Standards (HE-78)	DSD - PLANNING DIVISION	Realistic standards that allow for provision of public facilities in all communities.	Update General Plan to include flexible public facility standards	Ongoing implementation of General Plan policies which provides provisions for public facilities. More flexible park standards through "equivalencies" are being considered in community plan updates.
8	Impact Fee Reevaluation (HE-79)	Housing Commission; DSD	Review current fees and explore additional sources.	Implementation of revised fee system	A Jobs Housing Nexus Study on the City's Housing Impact Fee program (Linkage Fee) was conducted. The public including a task force of stakeholders was provided an opportunity for review and comment. The Housing Commission made a recommendation to City Council to update the fee July 11, 2011. The recommendation was not adopted but is pending further study. The Best Practices Task force made recommendations for new revenue sources to LU&H November 16, 2011. LUL&H is expected to comment and forward to City Council in 2012.
9	Master Environmental Impact Reports (HE-79)	DSD	Use Master EIR's for redevelopment and specific plans.	Ongoing	Ongoing
10	Exemptions of Affordable Housing from Environmental Review (HE-79)	DSD	Utilize CEQA exemption for affordable housing to help manage processing time and costs.	Ongoing	Ongoing.

11	Community Planning Group Training (HE-79)	DSD - PLANNING DIVISION	Educate participants in the community planning process on how to implement community and affordable housing objectives.	One training program annually	Ongoing. Training is offered annually.
12	Reasonable Accommodations Requirement (HE-79)	DSD	Evaluate and revise its Land Development Code procedures as appropriate including eliminating all discretionary requirements for processing Reasonable Accommodations requests.	Revise procedures by FY 2008	Completed, ongoing.
13	Residential Care Facilities Locational Requirements (HE-79)	DSD	Evaluate, and revise as appropriate, locational requirements for residential care facilities including the quarter mile separation requirement.	Reevaluate locational requirements by 2010	The City will evaluate as part of the Housing Element Update, and revise as appropriate.
GOAL #4					
Provide Affordable Housing Opportunities, Both for Low-Income Renters and Low- to Moderate-Income Homebuyers					
Quantitative Objective: Progress Towards Housing Affordability					
1	Section 8 Certificate / Vouchers (HE-87)	Housing Commission	Take maximum advantage of federal resources available to provide financial assistance to extremely low-income households. The goal is to assist 500 households by 2010.	100 units per year	The Housing Commission currently administers 14,513 rental assistance vouchers including Moving to Work (MTW), Veteran Administration Supportive Housing, Family Unification Sponsor-based and Project-based vouchers. In the third year of being an MTW designated agency the program has undergone extensive streamlining and has added new elements designed to promote the deconcentration of poverty and increase supportive services that encourage self- sufficiency.
2	Supportive Housing	Housing Commission	Take maximum	300-400 beds	

	Program (HE-87)		advantage of resources available to provide financial assistance, counseling and related services. This program is designed to assist homeless persons, including people with disabilities and other special needs, in the transition to independent living.	annually	From HUD HIC, 1,234 permanent supportive housing units
3	Housing Opportunities for People with AIDS (HOPWA) Tenant Based Rental Assistance Program (TBRA) (HE-88)	Department of Housing and Community Development County of San Diego	Provide homeless and non-homeless persons with assistance through rental assistance, group home living and by providing permanent housing opportunities through acquisition/rehabilitation of housing units and supportive services.	80 households per year	86 households.
4	Shelter Plus Care (HE-88)	Housing Commission	Take maximum advantage of resources available to provide financial assistance, counseling and related services to homeless persons and families in need.	40 per year and 200 units by 2010.	Units: 214 Allocated 264 Under Lease
5	Existing Public Housing (HE-88)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of	Ongoing	The Housing Commission operated 76 Public Housing units. Located at 2055-2095 Via Las Cumbres 92111 and 325-415 South 33 rd Street, 92113

6	Counseling Assistance to First-Time Homebuyers (HE-88)	Consumer Credit Counselors	1,782 units. Take maximum advantage of all federal state and local resources available to provide counseling and related services to first-100/year time homebuyers. Homebuyer education for 500 households.	100/year	Ongoing. See Below for those who received financial assistance.
7	Financial Assistance to First-Time Homebuyers (HE-89)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least 650 households.	130/year	<p>During Calendar Year 2011, the Housing Commission assisted 98 first-time homebuyers with the purchase of their home by providing the following:</p> <ul style="list-style-type: none"> • 45 Mortgage Credit Certificates • 3 REO Mortgage Credit Certificates • 59 Shared Appreciation loans • 16 3% Interest Deferred Payment Loans • 85 Closing Cost Assistance Grants • -0- Neighborhood Stabilization 0% Interest Deferred Loans <p>-0- Neighborhood Stabilization Closing Cost Assistance Grants</p> <p>Homeless Assistance is available to eligible CalWORKs clients. There are two basic types of HA – Temporary and Permanent. The family may receive temporary HA for shelter costs if the family has no place to stay while they are looking for a permanent place to live. Temporary HA is limited to 16 consecutive calendar days maximum. There are also two types of Permanent HA. The family may receive Permanent HA to help pay for costs of securing a new permanent residence, if they have no fixed or regular night time residence. The family may also receive a new type of Permanent HA if the landlord has given the family a pay rent or quit notice. This second type of homeless assistance may cover up to</p>
8	Relocation / Eviction Assistance (HE-89)	San Diego County Department of Health and Human Services	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to renters. Assistance to at least 125 households.	25/year	

					two months of back rent.
9	Shared Housing for the Elderly - ElderHelp of San Diego (HE-89)	Elder Help of San Diego	Help adults 55+ remain independent at home while providing an affordable housing option for adults of all ages.	70 matches per year for a total of 350 matches by 2010	
10	Housing Affordability Impact Statement (HE-89)	Housing Commission; DSD - PLANNING DIVISION	A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing.	Ongoing	City staff continues to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council. The Housing Commission addresses housing impact in each project report by stating the number of units being created, the type of affordable housing being provided, the number of bedrooms per unit, affordability level and term of affordability.
11	Mobile Home Relocation (HE-89)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	No mobile home relocations have taken place during this reporting period. The Housing Commission continues to monitor tenant relocation in accordance with the Municipal Code and Housing Commission Policy PO-BEF-301.06.
12	Mobile Home Mediation / Communication (HE-90)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	The Housing Commission continues to administer the mobile home mediation and communication program. A new RFP was issued for mediation services and a new mediation contract is in place; no mediations were held during the reporting period; regular meetings of the Mobile Home Community Issues Committee were held.
13	Community Reinvestment Act (HE-90)	City-County Reinvestment Task Force	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs	Annual monitoring of lending institutions in CRA obligations	Annual financial institution review of Home Mortgage Disclosure Act (HMDA) data to assess compliance with CRA obligations.

14	Housing Trust Fund (HE-90)	Housing Commission	to encourage homeownership. To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas. Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the HTF and other public affordable housing resources.	Ongoing	SDHC's proposal to modify the linkage fee was not approved by City Council, which directed that a Task Force explore additional revenue sources. The Task Force's recommendations were reported to City Council's Land use & Housing Committee.
15	Shared Risk Loan Pool (HE-91)	City-County Reinvestment Task Force	Promote non-traditional development projects to the lending community.	Provide 50 per year and 250 by 2010.	RTF continues to encourage lending institutions to provide capital to fund innovative projects in particular affordable units in low- and moderate-income neighborhoods.
16	Condo Conversion Relocation Policy (HE-91)	Housing Commission	Tenants who are displaced due to conversion of rental units to condominiums will receive the equivalent of three months' rent as a relocation payment. Assist all rental tenants displaced by condominium conversions.	Ongoing	No activity on ordinance during 2011.
Condo Conversion Good and Neighborhood Policy			Units undergoing conversion to meet	Ongoing	No activity on ordinance during 2010 as a result of no condo conversion activities taking

			good neighbor standards.		place.
					In 2011 San Diego LISC, in conjunction with its partners, continued to provide technical assistance and training to affordable housing development professionals - including Funders, Developers, Community Development Corporations, and related Community Based Organizations.
17	Assistance to Nonprofit Development Corporations (HE-93)	Local Initiative Support Corp.; Housing Commission	1,000 units	200 per year	LISC's Housing Development Training Institute provided training to local developers on subjects including; -low income housing tax credits, -public bond financing, -utilization of related public funding sources. San Diego LISC has provided TA, training and or financial assistance advancing the following projects: Trojan Apartments, World Trade Center, The Rehab of Parker Kier Apartments, the Rehab of Mission Hotel, and various housing development projects pursued by City Heights CDC.

GOAL #5

Facilitate Compliance With All Applicable Federal, State and Local Laws and Regulations; Promote Achievement of Balanced Community Goals; Promote Conservation of Nonrenewable Energy Resources; and Promote Consistency With the Remainder of the General Plan and Other Major Citywide Planning Efforts

Quantitative Objective: Progress Towards Affordable Housing Goals and Community Balance

					Inclusionary Housing Units listed under Inclusionary Housing (HE-38).
1	Inclusionary Housing (HE-103)	Housing Commission	Require that 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	Ongoing	15 th & Commercial = 14 units, Verbena = 8 unit, Riverwalk = 5 units. Over \$3.929 million in-lieu fees were collected in CY 2011. Projects that received Inclusionary funding: 15 th & Commercial, Kalos Apartments

2	On-Site Building Density Bonus (HE-103)	DSD; Housing Commission	Provide a 10% ministerial bonus to projects that build required inclusionary units on-site rather than paying the in-lieu fee.	1,000 units by 2010.	Never adopted by City, activity will not be pursued in the future.
3	Community Plan Density Range Implementation (HE-103)	DSD - PLANNING DIVISION; DSD	Ensure that new developments adhere to housing density ranges in community plans.	Ongoing	Ongoing.
4	Balanced Community Policy (HE-103)	DSD - PLANNING DIVISION; Housing Commission	Update and strengthen the Balanced Communities Policy to incorporate other community balance policies and programs in Housing Element in order to move closer toward economically balanced communities throughout the City.	Amend Council Policy by FY 2007	The Land Use Element (Section H) of the 2008 General Plan contains updated balanced communities policies. Development Services is drafting language to incorporate the concepts of Balanced Communities and council Policy 600-19 into the Housing Element update to the City's General Plan.
5	Transit-Oriented Development (HE-103)	DSD - PLANNING DIVISION	Locate higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.	Address in the General Plan update and community plan updates.	Ongoing. The 2008 General Plan provides for TOD development and higher intensity mixed-use development along transit corridors and within village locations. The City is currently updating 12 community plans which will which promote housing, employment and services along transit corridors and near identified villages. Additionally, the SDHC has created a "Three-Year Work Plan To Facilitate Transit-Oriented Affordable Housing Development (TOD).
Quantitative Objective: Progress Towards Use of Redevelopment Agency Low- And Moderate-Income Set Aside Fund					
1	Rental Rehabilitation (HE-107)	Redevelopment	Coordinate its plans and programs for the provisions and preservation of affordable housing with those of other	Approx. 36 per year and 175 units by 2010.	Village Green (Crossroads Project Area) – 60 affordable units restricted with RDA rents, rehabilitation completed in 2011. Vista Grande (SEDC Merged Project Area) – 24 affordable units

			governmental and not-for-profit agencies involved in the provision of affordable housing.		
2	Rental New Construction (HE-107)	Redevelopment	Assist in financing the construction of new rental units affordable to very low-, low- and moderate-income households emphasis on housing for working families	Approx. 400 per year and 1,950 by 2010.	Verbena (San Ysidro Project Area) – 79 affordable units
3	Owner-Occupied Housing Rehabilitation (HE-107)	Redevelopment	Redevelopment set-aside funds will be used to improve existing housing owned by very low- and low-income households to revitalize depressed neighborhoods.	Approx. 40 per year and 250 units by 2010.	54 HELP (Housing Enhancement Loans) provided to low and moderate income owner occupants.
4	For-Sale Units (HE-108)	Redevelopment	Assist in financing the construction of new condominiums, townhomes and single-family homes with purchase prices affordable to moderate-income households.	Approx. 50 per year and 250 units by 2010.	None completed in 2011
5	Special Purpose Housing (HE-108)	Redevelopment	Help secure funding and locations to create housing linked to supportive services for special needs populations.	Approx. 75 per year and 375 units by 2010.	None completed in 2011
6	Housing Outside Redevelopment Areas (HE-108)	Redevelopment	Redevelopment set-aside funds will be used to assist in constructing new housing for families outside the boundaries of redevelopment areas	Ongoing when appropriate/ cannot be quantified	None completed in 2011

			where benefit can be demonstrated.		
Quantitative Objective: Progress Towards Reducing Housing Discrimination					
1	Reduce Impediments to Fair Housing (HE-111)	Fair Housing Council	Take actions necessary to reduce impediments to fair housing identified in 2004-2005 update of Analysis of Impediments to Fair Housing Choice.	Ongoing	DSD – Planning Division Staff is currently drafting language to address this to be included in the Housing Element Update.
2	Fair Housing Assessment (HE-111)	Housing Commission	Assist in enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.	Annual Funding	The Housing Commission is in the process of requesting bids for testing services. A test sample of 5% of the Housing Commission's owned units will be tested by a successful Fair Housing Consultant.
3	Council Policy 600-20 Implementation (HE-111)	Housing Commission	Continue implementation of Council Policy 600-20.	Ongoing	Development Services is drafting language to incorporate the concept of an affirmative action marketing program, as required by Council Policy 600-20, into the Housing Element update to the City's General Plan.
Quantitative Objective: Progress Towards Energy Conservation					
1	Residential Interior/Exterior Water Survey Program (HE-114)	City of San Diego Water Utilities Department	Provide residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	Ongoing	Ongoing. See response to Single-family and Multi-family Audits (HE-114) below.
2	Ultra-Low Flush Toilet Program (HE-114)	City of San Diego Water Utilities Department	The Water Dept. shall provide financial incentives of \$75 per installed toilet to City residents in Multi-	Save 30,000 units annually and 150,000 Acre Feet by 2010	368 fixtures were replaced with HETs.

			Family properties who install ultra-low flush toilets.		
4	Single-family and Multi-family Audits (HE-114)	City of San Diego Water Utilities Department	The Water Department will conduct audits on a voluntary basis with single-family and multifamily households to assist them in reducing water consumption. Approximately 12,500 City residences shall be audited between 2005 and 2010.	2,500 units annually and 12,500 units by 2010.	2,557 properties surveyed.
5	San Diego Municipal Code Section 93.0208 and Title 24 California Building Code (HE-115)	DSD	Reduce Sewer flows as part of Memorandum decision in Civil Case 88-1001-B (United States, State of California & Sierra Club vs. City of San Diego)	Ongoing	Completed.
6	Enhanced Public Education	City of San Diego Water Utilities Department	Develop various avenues for better coordination with the San Diego County Water Authority and the Metropolitan District of Southern California.	Ongoing	Ongoing.
7	Residential H-axis Washing Machine Rebate	City of San Diego Water Utilities Department	Provide financial incentives in a partnership with the San Diego County Water Authority to provide a program that provides a point-of-purchase discount of \$175 off the cost of a new qualifying HEW.	750 units annually and 3,750 units by 2010.	5,314 High Efficiency Washers.
8	Citywide Landscape Ordinance	DSD	Minimize erosion, conserve energy and	Ongoing review of	Completed.

	SDG&E Conservation Programs		water, reduce the risk of fire and improve the appearance of the built environment. See below:	development plans as required by demand See below:	
9	- Energy Conservation A	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	Support SDG&E program to promote energy conservation	Ongoing	California Center for Sustainable Energy reports the following: 1. CCSE contract with SDG&E for contractor training for residential energy efficiency through 2013. Goal = 3,600 homes. 2. Energy Resource Center continuing through 2012. The Local Government Partnership with SDG&E includes the following: 1. Municipal retrofits. 2. Review of City Codes and Standards. 3. Investment in a Green City 4. Community Education & Outreach 5. CFL Build Recycling 6. Balboa Park Energy Efficiency Program 7. Energy Efficiency Marketing
	- Energy Conservation B		Support installation of photovoltaic/solar	Ongoing	1. CCSE support to City via CSI incentive programs. 2. CCSE implementer and agent for Solar America Cities implementation. 3. VNEM analysis. 4. Fire Safe Communities.
	- Energy Conservation C		Support cost effective energy technologies with both positive economic and environmental impacts	Ongoing	CCSE is completing an assessment of 3 rd party energy efficiency work in City facilities. Street Lighting retrofit is an \$18 million project that will be completed in 2012.
10	Community Energy Partnership	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	Support and encourage high performance standards in new construction and redevelopment to promote increased	Ongoing	CCSE sits on SEAB; beyond that, CCSE has no role here at present.

			energy conservation.		
11	Home Energy Partnership	San Diego Gas and Electric	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Ongoing	Ongoing.
12	Renewable Buy Down Program	San Diego Gas and Electric	Support cash rebates for renewable energy electric generating systems.	Ongoing	SDG&E is currently implementing the following sustainable energy programs: <ul style="list-style-type: none"> - Greening Our Fleet - Clean Transportation Program - Renewable Energy - Sustainable Communities Program - Regional Energy Plan
13	California Tax Credit	San Diego Gas and Electric	Support the use of tax credits for photovoltaic or wind driven system that generates capacity of not more than 200 kilowatts.	Ongoing	Ongoing.
14	General Plan and Community Plan Updates	DSD - PLANNING DIVISION	Utilize its planning processes, to promote efficient land use and development patterns which conserve such resources as fuel, water and land.	Ongoing	Ongoing implementation of the City of Villages smart growth strategy. Community plan updates underway include: Barrio Logan, Ocean Beach, Otay Mesa, Uptown, North Park, Grantville, San Ysidro, Midway, Old Town, and Golden Hill. Other community plans that began in 2011 include Southeastern San Diego.