

# City of San Diego General Plan

Adopted March 10, 2008



City Planning & Community Investment Department



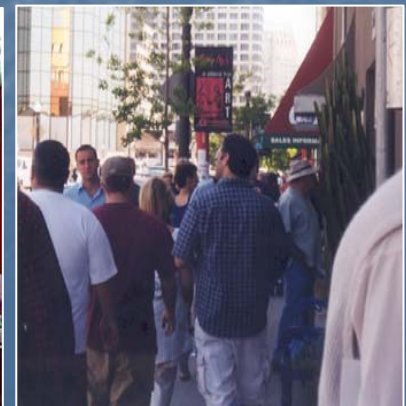


# General Plan Preparation

- California Government Code *§65300*
- Guide for future growth and development
- Required Elements: Housing, Land Use, Circulation, Conservation, Safety, Open Space, and Noise
- Comprehensive
- Long-term
- Consistency between and within elements
- Consistency between maps/diagrams and text
- Equal status of elements

# General Plan Update

- Began with Strategic Framework Element and City of Villages Strategy adopted in 2002
- Structured to fit into the context of San Diego's community planning program
- A smart growth plan; positions San Diego for TransNet, Prop 1C, and other funding sources







# General Plan Public Input

- Broad public input included over 260 public meetings/presentations
- Community Planners Committee – approximately 30 meetings
  - Final vote was 13-3-3 on 11/7/07 to support the General Plan, as amended by CPC Motions
- Planning Commission - 13 workshops and public hearing on 11/1/07 and 11/8/07
  - Unanimous votes to recommend City Council approval of each element, and the overall plan update, with recommendations
- Land Use and Housing Committee - 11 workshops and 12/5/07 public hearing
  - Recommended City Council approval of Draft General Plan, with edits and identification of issues for further discussion
- Natural Resources & Culture Committee – Hearing on January 9 and January 30, 2008
- City Council Adoption – March 10, 2008

# General Plan



Strategic Framework (not an element)



Land Use and Community Planning



Mobility



Urban Design



Economic Prosperity



Public Facilities, Services and Safety



Recreation



Conservation



Historic Preservation



Noise

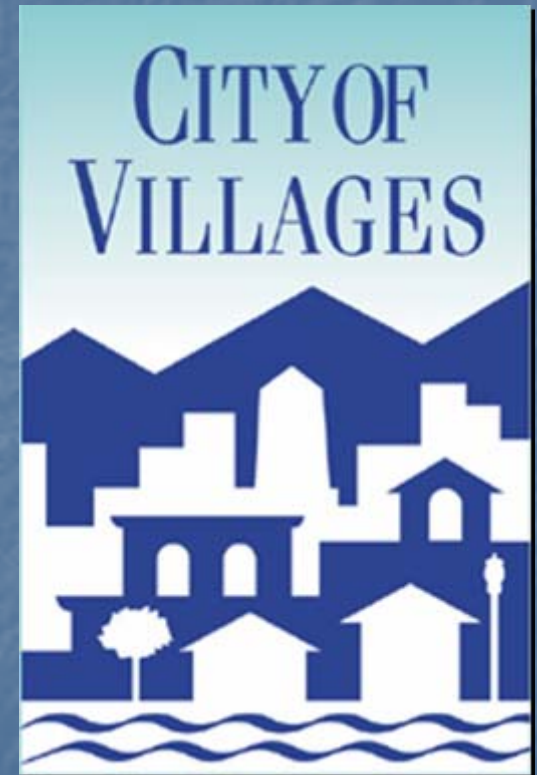


Housing



# Strategic Framework

- Contains Strategic Framework Vision Statement
- Presents the Guiding Principles
  - Based on the SFE City of Villages and Core Values
- Provides Element Summaries
- Describes Action Plan and key implementation strategies







# Land Use and Community Planning Element

- City of Villages strategy
  - Distinctive, walkable, mixed use villages
  - Local destinations (stores, services, parks, schools)
  - Connected to transit
  - Distinctive public places
- Menu of land use designations
- Airport Land Use Planning
- Balanced Communities
- Environmental Justice











# Role of General and Community Plans

## ■ General Plan

- Citywide policies
- Citywide housing goals
- Menu of standardized land use designations
- Guidance for community plan preparation

## ■ Community Plans

- Part of Land Use Element
- Designate land uses and densities
  - Village locations
  - Mix of housing
  - Site specific guidance
- Identify areas of stability and change
- Refine citywide policies as needed
- Streamline to focus on community specific issues



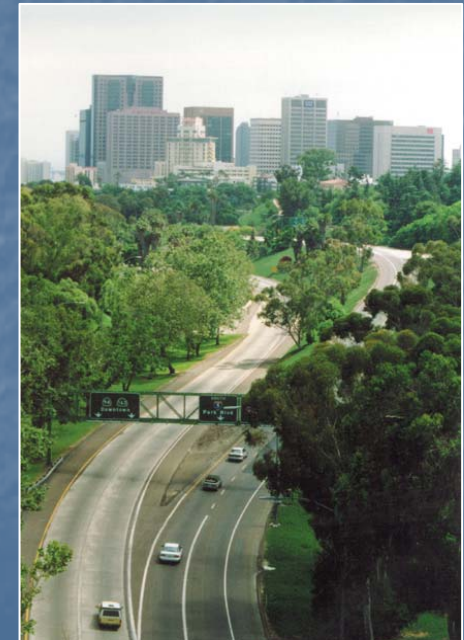
# Community Plan Amendments

- Criteria for plan amendment initiation moved to GP
- Community and General Plan Amendment Procedures
- Applicant Appeal rights to City Council
  - Technical Amendment Initiation Criteria
  - Initiation Criteria



# Mobility Element

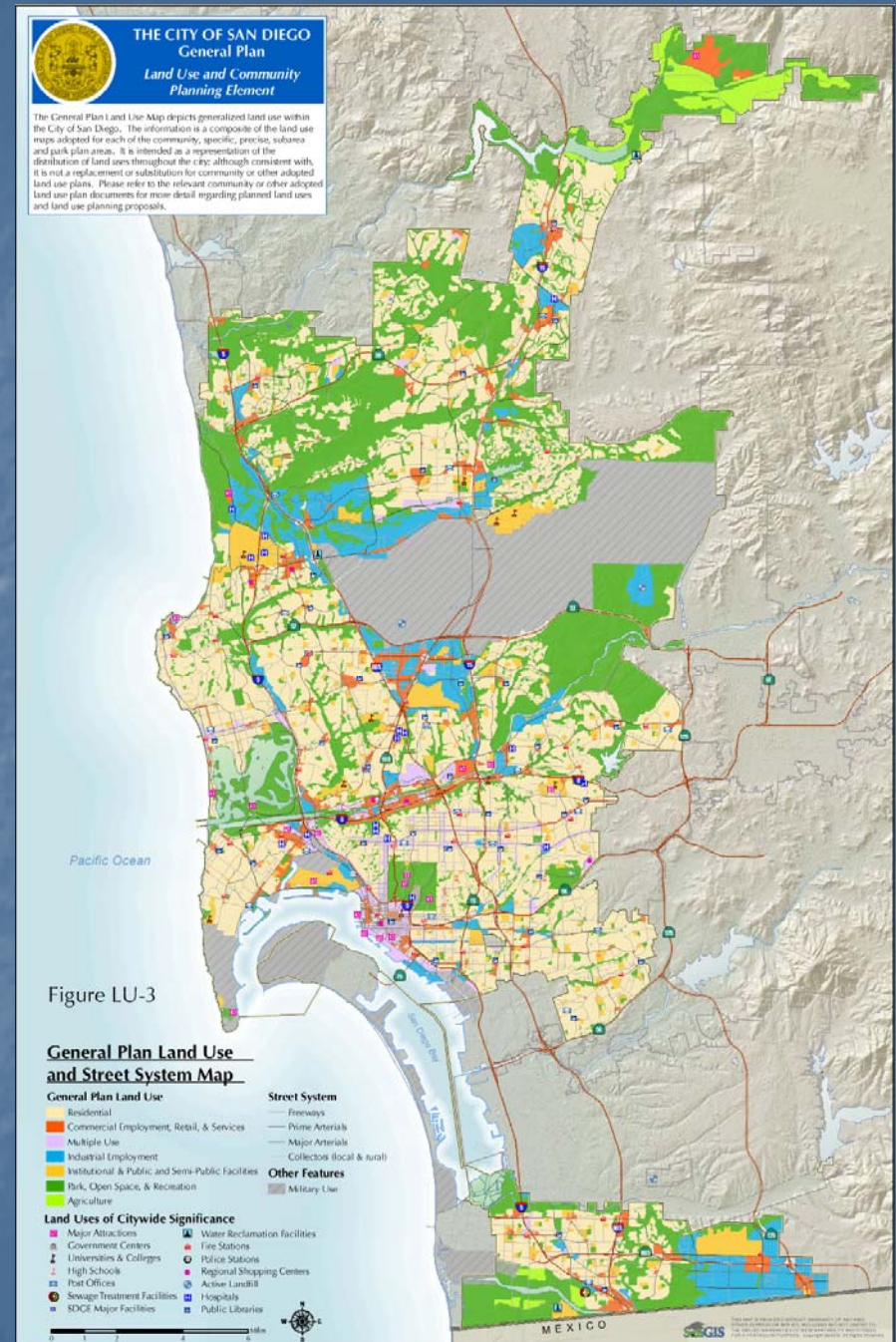
- Transit/Land Use Coordination
- Multi-modal solutions
  - Walkable, healthy communities
  - Bicycle facilities
  - Streets and freeways
  - Transit and transit-orientation
  - Parking management
  - Transportation management
- Guidance for regional collaboration
- Toolbox approach for tailored implementation





# Land Use and Streets Map

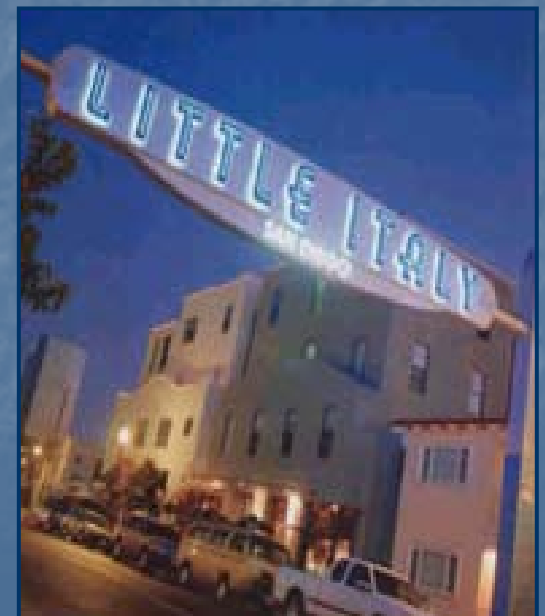
- Composite of community plan maps
- Does not replace or substitute community plan maps
- No changes to land use designations or zoning





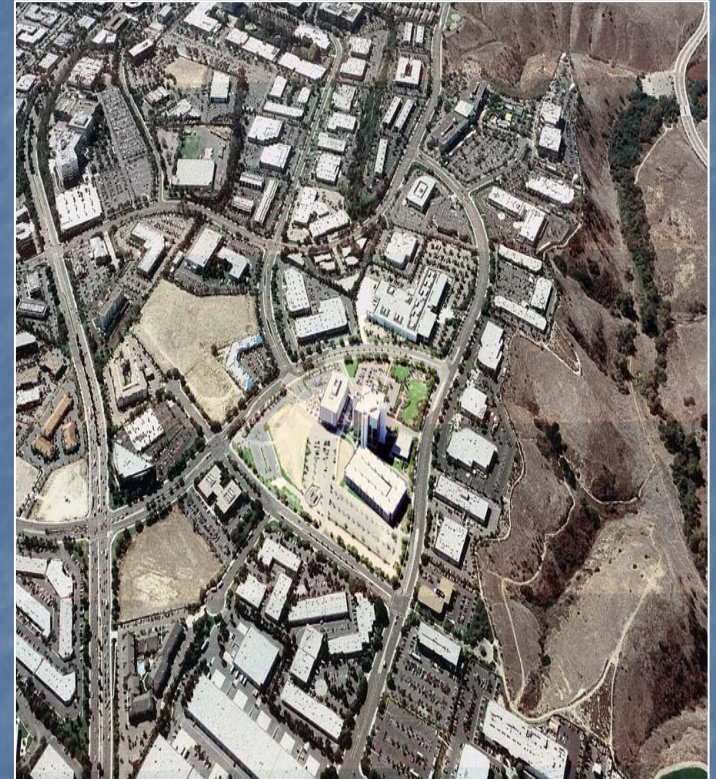
# Urban Design Element

- Respect the city's natural features and distinctive neighborhoods
- Create diverse, walkable, mixed-use villages
- Design vibrant public spaces and prominent civic architecture
- Provide public art



# Economic Prosperity Element

- Protect Industrial Lands
  - Identify Prime Industrial lands
  - Limit incompatible land use intrusions
- Community Investment
  - Access to capital
  - Redevelopment
  - Infrastructure investments
- Workforce Quality of Life
  - Middle-income job opportunities
  - Workforce housing in villages
  - Education and training
  - Higher quality good jobs/living wage issue
- Collocation Policies





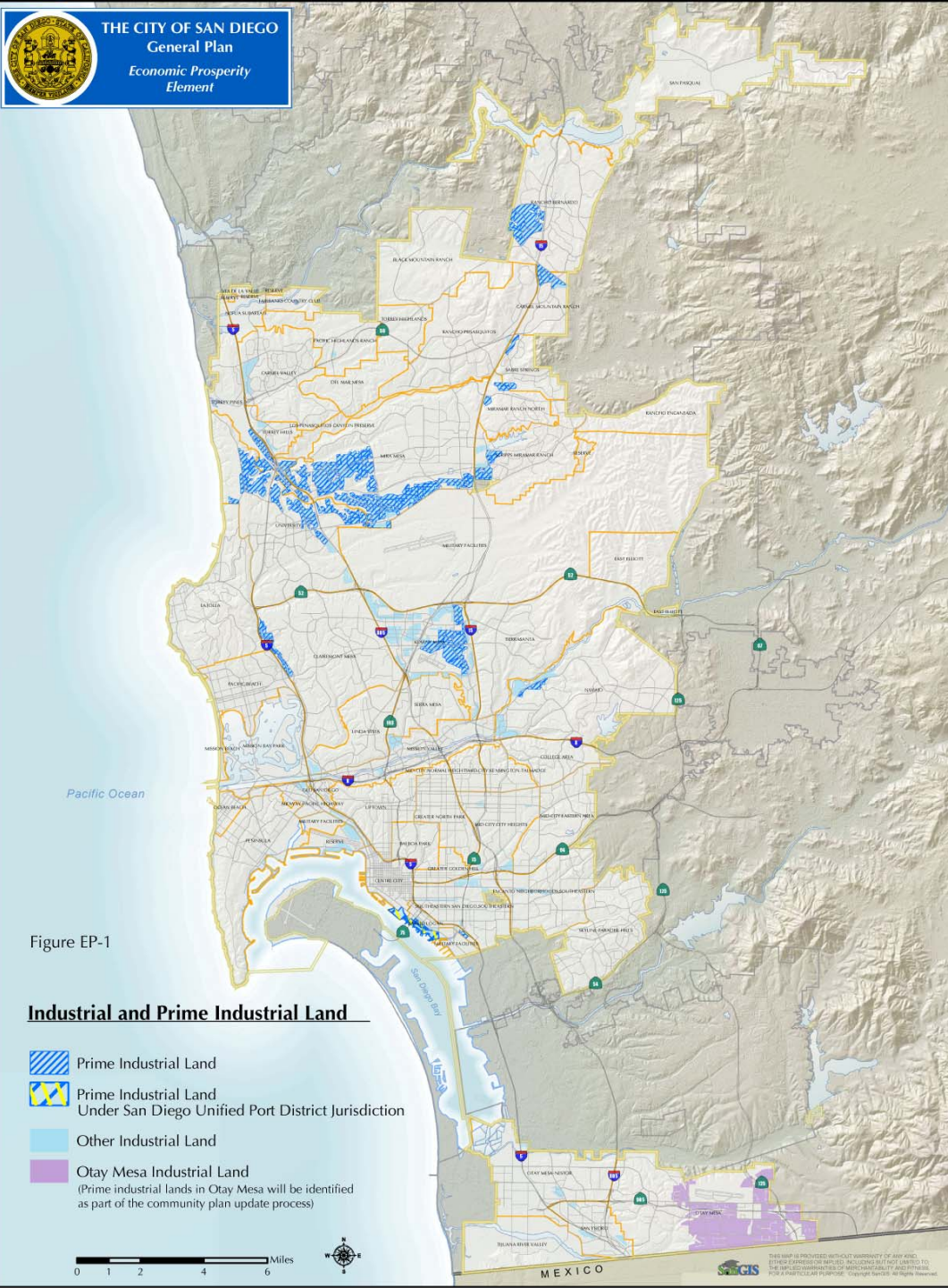


Figure EP-1

**Industrial and Prime Industrial Land**

-  Prime Industrial Land
-  Prime Industrial Land Under San Diego Unified Port District Jurisdiction
-  Other Industrial Land
-  Otay Mesa Industrial Land  
 (Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)





# Public Facilities, Services and Safety Element

- Guides provision of facilities and services to serve the existing population and new growth
- Updates public facility and service standards and policies
- Presents guidelines for capital improvement priorities & coordination
- Describes facility financing mechanisms





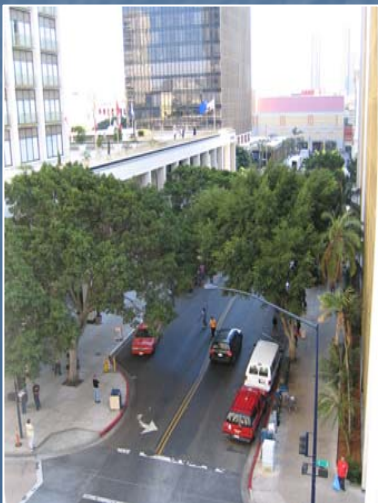
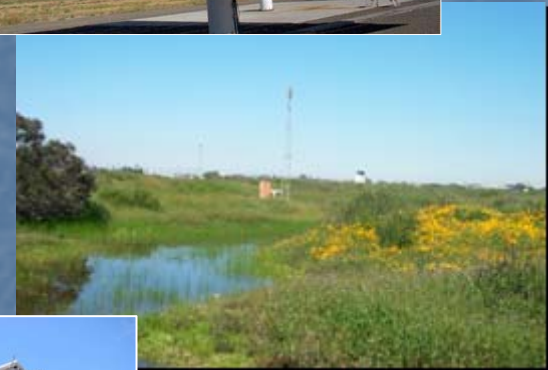
# Recreation Element

- Adds more definition and details to 1979 GP to reflect City's urbanized environment
- Directs preparation of a citywide Parks Master Plan
- Includes policies for a wide range of recreational opportunities for a diverse population
- Includes population-based guidelines for the provision of parks and recreation facilities
- Calls for a system of trails linking neighborhood, parks and open spaces
- Addresses relevant "Canyonlands" initiative proposals



# Conservation Element

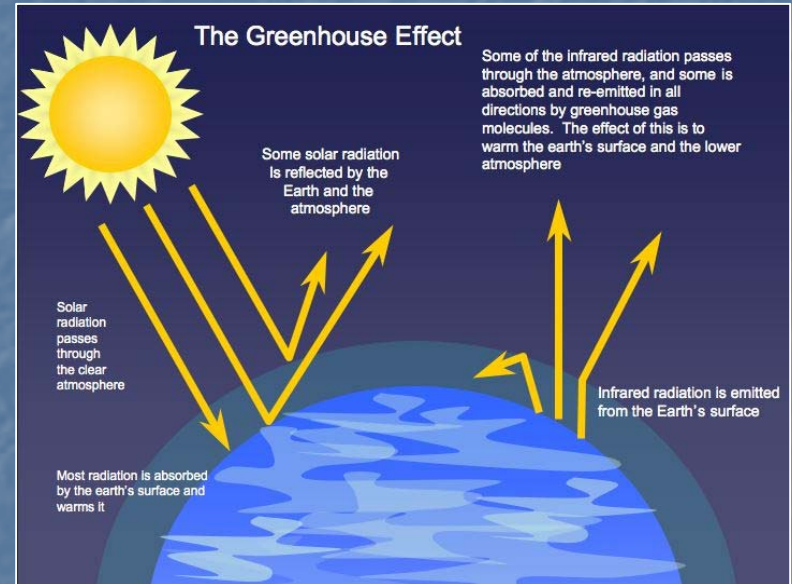
- Promote sustainable development
- Conserve and manage resources
- Preserve and protect parks, open spaces, natural landforms and features
- Prevent pollution
- Expand the urban forest





# Climate Change

- Conservation Element has a stronger focus on climate change which includes an expanded discussion and a new table that:
  - Identifies climate change issues and
  - Provides references to where related policies can be found throughout the General Plan
- Addresses sustainable development



# Noise Element

- Minimize exposure to excessive noise
- Identifies noise compatible land uses
- Provides typical abatement measures
- Addresses mixed-use
- Revisions to Noise Land Use Compatibility Matrix
  - Conditionally compatible land uses by noise level
- Policy addressing noise studies for community plan updates





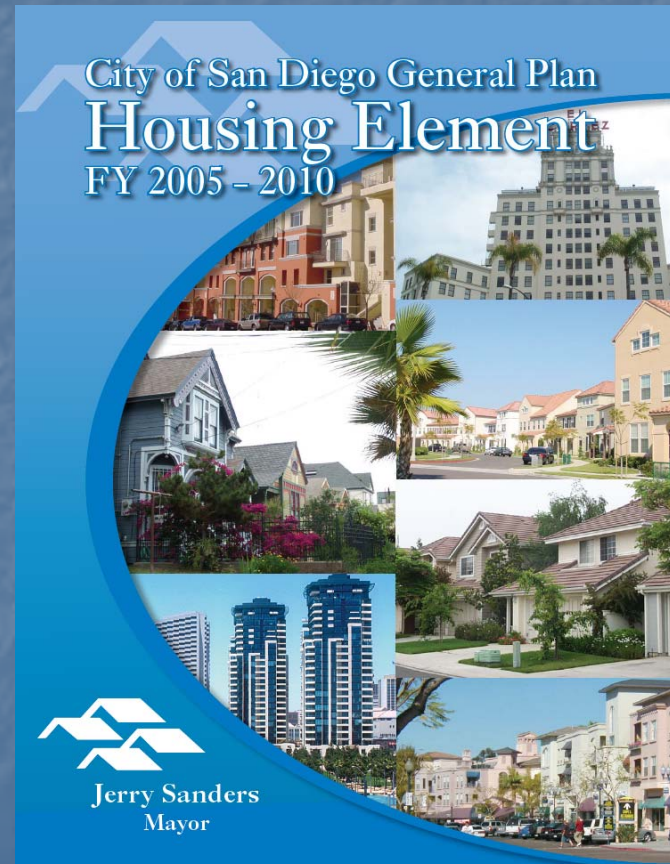
# Historic Preservation Element

- Strengthen historic preservation planning
- Actively identify, document, evaluate, designate and preserve historical resources
- Promote financial and development incentives for historic property owners
- Develop a historic preservation sponsorship program
- Foster greater public participation and education
- Increase opportunities for cultural heritage tourism



# Housing Element

- Mandatory 5 year update cycle
- Detailed state requirements for content and mandatory review by the state Department of Housing and Community Development
- Adopted in 2006, under separate from the rest of the General Plan due to the required compliance cycle







# Housing Element

- The Housing Element must demonstrate to the state that the General Plan's [community plans cumulatively] capacity is adequate to meet projected housing needs for the next 5 years
- San Diego was assigned its total housing unit production goal through a process conducted by SANDAG
  - The production number is a goal, not a requirement
- The number of dwelling units that must be accommodated is set by an allocation based on State population projections and regional forecasts done by SANDAG
- For the 2005-2010 period, the City's goal for total production of housing units is 45,741, with 18,735 of them at very low or low income affordability.

# Draft Action Plan

- Implementation measures, organized by element, to correlate to General Plan policies
- Currently being drafted
- LU&H Workshop June 18, 2008
- Key Implementation Actions
  - Community Plan Updates
    - Clustering
    - Focus on uniqueness and site-specific recommendations
  - Land Development Code amendments
  - Public Facilities Financing Strategy
  - Economic Development Strategic Plan
  - Parks Master Plan
  - Comprehensive Historic Preservation TDR Program
  - Climate Change Initiatives



The General Plan is posted at:

<http://www.sandiego.gov/planning/genplan/index.shtml>

Hard copies and CD folders will be available within a month

The Final Program Environmental Impact Report is posted at:

<http://www.sandiego.gov/planning/genplan/peir.shtml>

