

# City of San Diego General Plan Action Plan

May 19, 2008

Working DRAFT

City of San Diego  
City Planning & Community Investment Department

## General Plan Implementation

*A good plan goes to waste if it is not implemented.<sup>1</sup>*

Implementation of the City's general plan utilizes a multi-faceted approach given that San Diego is large and its communities are diverse in terms of land use, natural features and demographics. As discussed in the Land Use and Community Planning Element, community plans are an integral part of the general plan. Our use of community plans is an accepted way to refine the policies of the general plan as they apply to a smaller geographic area, and then to implement them by zoning regulations, ordinances, and other discretionary actions.

The General Plan Action Plan arranges implementation measures consistent with the structure of the General Plan. The action items are organized by each of the plan's nine elements. (Note: The Housing Element is not included in the Action Plan. Government Code section 65400(B) requires preparation and submittal to the State of an Annual Progress Report on the Housing Element.)

Each element of this Action Plan identifies the policies in the corresponding General Plan element. Some implementation measures are described in detail in the Action Plan tables, and contain specific follow up actions. Others call for the development of regulations, programs and master plans. Still others can only be identified and carried out once community plans are updated.

## Monitoring & The Annual Progress Report

In order to monitor the progress and effectiveness of General Plan implementation measures, an annual report will be prepared and used to measure advancement toward specific goals and policies of each element and made available to the public. The annual report will also be used to develop a longer-term evaluation of the General Plan and to determine the need for updating any element or policy prior to a comprehensive update. Detailed monitoring of implementation actions identified as ongoing actions will not be required.

## Funding & The Budget Process

The Action Plan is intended to be an integral part of the City's budget and finance process. During the budget process and formation of the City's financial strategies and plans, the Action Plan will be used to identify funding priorities for General Plan implementation. The preparation of the annual progress report will provide the

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<sup>1</sup> State general plan guidelines, chapter 9

opportunity to evaluate progress on implementation measures and provide updated information on funding of implementation actions.

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## TIMEFRAME DEFINITIONS

**SHORT-TERM: 0 TO 3 YEARS**

**MID-TERM: 3 TO 5 YEARS**

**LONG-TERM: 5 TO 10 YEARS**

**ONGOING: ONGOING WORK EFFORT**

## RESPONSIBLE PARTY ACRONYMS

**CPCI – CITY PLANNING & COMMUNITY INVESTMENT**

**DSD – DEVELOPMENT SERVICES DEPARTMENT**

**E&CP – ENGINEERING & CAPITAL PROJECTS**

**ESD – ENVIRONMENTAL SERVICES DEPARTMENT**

**OHS – OFFICE OF HOMELAND SECURITY**

**P&R – PARK & RECREATION DEPARTMENT**

# Key General Plan Implementation Actions

Key General Plan Implementation Actions	Responsible Department	Time Frame	Funding
Community Plan Updates	CPCI	Ongoing See discussion below	<b>Variety of Sources</b> Staff funding has been identified to begin the program of plan updates. Additional funding will need to be identified to update community plans on a regular schedule.
Land Development Code Amendments	CPCI/DSD	Dependent upon specific amendment  See specific actions for time frames	<b>General Fund Staffing /Consultant Services</b> Funding will need to be identified to complete all Land Development Code Amendments identified in the Action Plan within the timeframes identified.
Public Facilities Financing Strategy	CPCI	Short-term	Staff funding has been identified
Economic Development Strategic Plan	CPCI	Short-term	<b>General Fund Staffing</b> Staff funding has been identified.
Parks Master Plan	CPCI	Mid-term	<b>General Fund Staffing/Consultant Services</b> Funding will need to be identified to provide for consultant services
Comprehensive Historic Preservation Transfer of Development Rights Program	CPCI	Short-term	<b>General Fund Staffing</b> Staff resources have been identified to begin work on this program.
Climate Change Initiatives	CPCI/ESD as lead with participation from other City Departments	Includes ongoing, short-, mid-, and long-term actions	<b>Variety of Sources</b> Dependent upon action

## Community Plan Updates

The implementation of the City of Villages land use strategy will be accomplished primarily through the update of the City’s community plans. The table below identifies community plans that are in the update process or scheduled to begin in the near future. Additional community plans are also in need of update. As staffing and funding becomes available to begin additional updates or as plan updates identified below are completed, updates of the remaining community plans will commence.

<b>Anticipated Schedule of Community Plan Updates</b>		
<b>Community Plan</b>	<b>Start Date</b>	<b>Estimated Commencement of Hearing Process</b>
Otay Mesa	Ongoing	Spring, 2009
Ocean Beach	Ongoing	Spring, 2009
Barrio Logan	Spring, 2008	Spring, 2010
Grantville Master Plan*	Spring, 2008	Summer/Fall, 2009
Uptown, North Park & Golden Hill Cluster	Summer, 2008	Summer, 2010
Midway-PCH & Old San Diego	Summer, 2008	Summer, 2010
San Ysidro	In the next 6-18 months dependent upon staff and funding availability	To be Determined
Mission Valley		
Southeastern San Diego & Skyline-Paradise Hills		
Peninsula		

\*Includes amendments to the Navajo & Tierrasanta Community Plans

Staffing for community plan updates will rely on a combination of planning staff and consultants, depending on the needs and funding availability of each community. Funding for community plan updates will come from a variety of sources including: grants, redevelopment funding, the general fund, contributions from other agencies, and other sources. Funding from Community Development Block Grants (CBDG) can be used for specific communities when it can be demonstrated that there is a benefit to low-to moderate-income populations. Where possible, community plan updates will be ‘clustered’ in groups of two or three in order to comprehensively analyze issues and impacts. However, each community will maintain its own distinct community plan.

## Land Development Code Amendments

Another key component of General Plan implementation will be land development code amendments/updates. These amendments will take place as part of community plan updates when needed to provide zoning packages to implement land use designations or site-specific recommendations, as part of the regular Land Development Code update process, or as stand alone amendments needed to implement specific policies in the General Plan related to the Conservation, Mobility, and Urban Design elements. The amendments identified throughout the action plan have been assigned a timeframe according to priority. Additional funding will need to be identified to provide

for staffing or consultant services to accomplish the amendments in the timeframes specified.

## **Public Facilities Financing Strategy**

The Public Facilities Financing Strategy establishes a plan of action to address the provision of public facilities within the City of San. Facilities Financing staff has begun initial work on developing the strategy.

## **Economic Development Strategic Plan**

The Economic Development Strategic Plan will further refine the goals and policies of the Economic Prosperity Element, report on economic trends, describe targeted industry clusters, inform infrastructure and land use priorities, develop strategies for addressing near- to mid-term economic issues, and identify new initiatives for public and private partnership. The Plan is currently being updated and will be completed with existing staffing.

## **Parks Master Plan**

The Parks Master Plan will be a comprehensive, citywide plan to guide park and open space acquisition, design and development, recreational programming and needed maintenance over the next 20-30 years. The preparation of a Parks Master Plan will require consultant services and funding will need to be allocated to complete this work within timeframe identified. A portion of the funding will be allocated in the FY09 budget to begin work on the Parks Master Plan.

## **Comprehensive Historic Preservation Transfer of Development Rights (TDR) Program**

The Historical Resources Board is in the process of establishing an Incentives Subcommittee to research and evaluate specific incentives, including proposals for a TDR program. The Incentives Subcommittee will meet monthly beginning in June 2008 and will refer specific proposals to the full Board and on the City Council for implementation. Existing Historical Resources staff will work with the subcommittee to develop the program.

## **Climate Change Initiatives**

Climate change has been a growing concern for the City of San Diego and other cities around the world. The City of San Diego General Plan incorporates policies which address local Green House Gas Emission (GHG) mitigation strategies. Additional steps will need to be taken to reduce GHG emissions, identify adaptation goals, and curb the impact of climate change at a local level.

# Land Use and Community Planning Element Action Items

No.	LAND USE ELEMENT ACTIONS	General Plan Policy	Responsible Departments
<b>Short-term Actions</b>			
1.	Evaluate and refine the Village Propensity model as a tool to be used in community plan updates.	LU-A.2	CPCI
2.	Prepare and maintain a community plan preparation manual as an administrative tool to guide community plan updates.	LU-C.1 LU-C.2 LU-C.5	CPCI
3.	Update development regulations to implement FAA height standards.	LU-G.5	DSD
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	CPCI
<b>Mid-term Actions</b>			
<b>Long-term Actions</b>			
<b>Ongoing Actions</b>			
5.	Update community plans to achieve citywide and community goals.	LU-A.1 LU-E.1 LU-A.2 LU-E.2 LU-A.3 LU-E.3 LU-A.4 LU-H.1 LU-A.5 LU-H.2 LU-A.6 LU-H.3 LU-A.7 LU-H.4 LU-A.8 LU-I.11 LU-A.9 LU-I.12 LU-B.1 LU-I.13 LU-B.2 LU-I.14 LU-B.3 LU-I.15 LU-C.1 LU-I.16 LU-C.2 LU-I.1 LU-C.4 LU-I.2 LU-C.5 LU-I.3 LU-C.6	CPCI
6.	Apply new zone packages where needed to implement the land use designations and policy recommendation of the General Plan as community plans as updated.	LU-F.1	DSD
7.	Create and apply incentive zoning measures to achieve citywide and community goals during the community plan update process.	LU-F.3	DSD
8.	Review discretionary development proposals and plan amendment proposals to ensure that projects	LU-A.7 LU-H.1 LU-A.9 LU-H.2 LU- LU-H.3	CPCI/DSD



	do not adversely affect General Plan goals.	A.10 LU- A.11 LU-H.7 LU-C.3 LU-F.2	LU-H.4 LU-I.1 LU-I.2 LU-I.3	
9.	Amend public facilities financing plans concurrently with amendments to the General Plan and community plans.	LU-D.2		CPCI
10.	Continue to maintain and update a database of land use plan amendments approved by the City.	LU-D.5		CPCI
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.7 LU-D.8	LU-D.9 LU- D.10 LU- D.11 LU- D.12 LU- D.13 LU- D.14	CPCI
12.	Continue to coordinate with the Airport Land Use Commission, Federal Aviation Administration, Navy and Marine Corps on development projects, community plan amendments and updates, zoning code amendments as appropriate to address land use compatibility.	LU-G.1 LU-G.6 LU-G.7 LU-G.8 LU-G.9	LU- G.10 LU-G.2 LU-G.3 LU-G.4	CPCI/DSD
13.	Coordinate with the Airport Land Use Commission ALUC on the development of land use plans and regulations.	LU-G.1		CPCI/DSD
14.	Continue to update Public Facilities Financing Plans on a regular schedule	LU-I.4 LU-I.5	LU-I.6 LU-H.5	CPCI
15.	Continue to identify non-phase shifted lands as Proposition 'A' lands.	LU-J.1		CPCI/DSD
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		CPCI
17.	Incorporate expanded public outreach and evaluation of inequitable impacts in all transportation projects, plans and programs. Coordinate with SANDAG to improve transportation options for all groups.	LU-I.7 LU-I.8 LU-I.9 LU-I.10 LU-H.6		E&CP/CPCI
18.	Continue to identify and evaluate prospective annexation areas.	LU-K.1 LU-K.2	LU-K.3 LU-K.4	CPCI