

COMMUNITY PLANNERS COMMITTEE

San Diego, California

Top Ten Revisions to the Proposed “Blueprint SD” Project

The Community Planners Committee (CPC) held several hearings on the “Blueprint SD” project during 2023 - 2024 and created the CPC Blueprint Ad Hoc Subcommittee.

The recommendations are found in the report, “Community Planners Committee Blueprint SD Responses”. That document consists of detailed comments on each element of the Blueprint SD project, and an Executive Summary.

This document, the “Top Ten” is a companion to the complete report. The ten items selected are the most important of the needed additions to the proposed Blueprint SD project.

The Top Ten

1. At the time of Community Plan Updates, the latest population forecasts shall be obtained, and the community plan development capacity, existing and proposed, reconciled with the forecasts.
2. Urban design guidelines must include provisions which ensure that the unique attributes of the communities will be retained and enhanced.
3. Implementation provisions shall ensure that projects with a major impact on a community will trigger a discretionary review. This trigger may be based on height, number of housing units, size of non-residential building space, or size of the site.
4. Community Plan Updates are intended to result in adequate housing sites, and projects which are suitable in density, height, and form. To prevent overriding the new community plans, the Complete Communities: Housing Solutions ordinance shall be suspended in communities that complete a Community Plan Update after the adoption of Complete Communities: Housing Solutions.
5. In low-resource communities, policies shall include incentives for moderate income and market rate housing with opportunities for employment and provide for full-service retail outlets that brings low-resource communities within a reasonable standard deviation to match the median resources and income of the city.
6. Community Plan Updates and infrastructure plans shall ensure that public facilities will be provided concurrent with development.
7. Parks and recreation planning is based on a community’s population. Therefore, the amount of authorized development and the projected buildout population must be proportional to the parks and recreation facilities which can feasibly be provided.
8. Develop incentives for adaptive reuse, to conserve embedded energy and limit the burdening of landfills with construction debris.
9. Improve protections for mature trees, to preserve the tree canopy. This will help to sequester carbon and reduce urban heat-island impacts.

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10. When community plan updates occur, include an analysis of Land Value Capture to provide revenue for needed public facilities and community benefits.