



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 23, 2024 REPORT NO. PC-24-022

HEARING DATE: May 30, 2024

SUBJECT: General Plan Refresh (Blueprint SD Initiative)

REFERENCES: [June 29, 2023, Blueprint SD Initiative Workshop, Report No. PC-23-015](#)

[September 22, 2022, Blueprint SD Initiative Workshop, Report No. PC-22-048](#)

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the Blueprint SD Initiative amendment to the General Plan?

Staff Recommendations:

1. RECOMMEND to the City Council APPROVAL of a resolution certifying the Program Environmental Impact Report for the Blueprint SD Initiative General Plan Amendment, the University Community Plan Update, and the Hillcrest Focus Plan Amendment to the Uptown Community Plan (Attachment 2).
2. RECOMMEND to the City Council APPROVAL of a resolution adopting the Blueprint SD Initiative General Plan Amendment (Attachment 3).

Mobility Board Recommendation: On May 1, 2024, the Mobility Board voted (7-0-0) to recommend the approval of the Draft Blueprint SD Initiative General Plan Amendment.

Community Planners Committee Recommendation: On May 28, 2024, the Community Planners Committee voted on the Draft Blueprint SD Initiative General Plan Amendment. A verbal update will be provided at the Planning Commission hearing.

Park & Recreation Board Recommendation: N/A

Historical Resources Board Recommendation: N/A

Environmental Review: The City of San Diego, as Lead Agency under the California Environmental Quality Act (CEQA), prepared a Draft Program Environmental Impact Report (PEIR) SCH No. 2022090061 covering this activity. The public review period to comment on the Draft EIR ended on April 29, 2024. A Final PEIR with responses to comments is being prepared.

Fiscal Impact Statement: N/A

Code Enforcement Impact: N/A

Housing Impact Statement: The General Plan Refresh (Blueprint SD) updates the 2008 General Plan Figure LU-1: Village Propensity Map with the Village Climate Goal Propensity Map. This map identifies areas with the greatest transit competitiveness and areas where new home opportunities will have the greatest benefits to implement the City of Villages Strategy. This map guides and aligns future community plan updates and amendments and is intended to identify areas where additional homes and jobs across the City could have the best opportunities to increase transit, bicycle, and walking mode shares to help meet Climate Action Plan and housing goals.

Blueprint SD affirmatively furthers fair housing by identifying areas of potential development throughout the City and includes policies that align the Climate Action Plan goals with the goals of providing affordable homes to all San Diegans as outlined in the Housing Element.

BACKGROUND

General Plan

The General Plan provides a policy framework for land use decisions that balances the needs of the City as required by state law (Government Code Section 65300). It expresses a Citywide vision and provides a comprehensive approach for how the City should develop, provide public facilities and services, and enhance the qualities that define the City of San Diego. The General Plan is based on the City of Villages overarching strategy, which focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to the planned regional transit system.

The General Plan provides a vision and policy framework to guide the development of each of the City's community planning areas. Community plans, which are part of the General Plan Land Use Element, are intended to refine the General Plan's Citywide policies and provide location-based policies and recommendations to guide development over a 20-to-30-year timeframe. Community plans provide more detailed land use designations and community-specific policies on a wide array of topics including housing, mobility, open space and parks, public facilities, safety, noise, sustainability, environmental justice, urban design, and historic preservation.

The General Plan and community plans play a critical role in meeting the City's Climate Action Plan (CAP) goals and contributing to the region's mobility vision and needs. The General Plan and community plans identify land uses and public improvements that work toward achieving the Citywide mobility mode share goals (Attachment 9) in the Climate Action Plan, meaning reducing the overall amount of distance that people travel by car, which reduces overall greenhouse gas emissions in the City. Travel by car can be reduced in two ways: 1) by shifting people into travel by walking/rolling, biking, or riding transit, and 2) strategically planning for land uses so that the distance that people must travel to reach their daily destinations is shorter. As such, the City has shifted away from accommodating additional vehicular travel to instead focus on reducing vehicular miles travel through strategic land use planning, primarily by locating new homes and jobs within walking distance to transit stops and stations, and through investments in walking/rolling, bicycling, and transit improvements.

Policy Context

Community Plans

Due to San Diego's unique size and geography, the City is organized into 52 community planning areas. The General Plan provides the overarching direction to guide new growth aligned with the City of Villages strategy. Community plans refine the General Plan's policies into community-specific policies and recommendations to guide new development over a 20 to 30-year timeframe. Together, the General Plan and community plans identify land uses and public improvements that work toward reducing transportation-related pollution (or greenhouse gas emissions).

Climate Action Plan

The City Council adopted its first Climate Action Plan in 2015. Most recently in 2022, the Council adopted an update to the [Climate Action Plan](#), which sets a goal to achieve net zero greenhouse gas (GHG) emissions by 2035. To support this goal, the Climate Action Plan identifies various strategies to reduce GHG emissions. The largest contributing source of GHG emissions is the on-road transportation network – meaning cars traveling in the city. These emissions generate over half (55 percent) of total Citywide emissions. The Climate Action Plan includes various actions to reduce transportation-related emissions, including locating new development in areas near transit, with a focus on providing walking/rolling and biking infrastructure and additional transit investments to serve these areas.

Housing Element

The General Plan Housing Element was adopted and certified in 2021 and contains goals, policies, and programs to encourage home development throughout the City. The Housing Element is also consistent with Assembly Bill (AB) 686, which requires housing elements to affirmatively further fair housing by taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws. The Housing Element includes the following goals to further fair housing:

- Facilitate the Construction of Quality Housing;
- Improve the existing Housing Stock;
- Provide New Affordable Housing;
- Enhance Quality of Life;
- Exemplify Sustainable Development and Growth; and
- Publicize Housing Needs and Resources.

The City can achieve these goals and affirmatively further fair housing by removing regulatory barriers and allowing for homes at varying levels of affordability throughout the City. This allows for more people to live in the community of their choice.

In recent years, the City of San Diego has adopted new programs to allow for more homes in all communities by allowing for 100 percent affordable development in more communities, expanding the use of Complete Communities Housing Solutions and Accessory Dwelling Unit Home Density Bonus Program into more communities with higher resources and opportunities. The City has adopted Community Plan Updates in communities with access to transit and included policies that encourage the development of more homes at varying levels of affordability in those areas.

The City can also assist in transforming concentrated areas of poverty into areas of opportunity by focusing its infrastructure funding and resources based on need. The City has adopted the Parks Master Plan and Build Better SD which focus the City's funding for parks and infrastructure in areas where it is needed the most in communities of concern. Council Policy 800-14 was recently updated to prioritize capital improvement projects to produce equal and equitable outcomes.

As a part of the General Plan, the Blueprint SD Initiative and the Housing Element must be internally consistent, meaning the climate goals outlined in Blueprint SD must be achieved within the context of Housing Element goals for affirmatively furthering fair housing. Climate goals are generally met by providing opportunities for new homes and jobs in areas with access to transit; however, furthering fair housing requires allowing for homes in areas with high paying jobs, high performing schools, and fewer environmental impediments. These areas do not always have access to quality transit. As the City implements the Blueprint SD Initiative, consideration will be needed to ensure both goals are being met to meet the City Climate goals and affirmatively further fair housing.

The General Plan Land Use Element includes updated goals, strengthened and new policies, and new discussion to address fair housing, consistent with the Housing Element as follows:

- Balanced Communities Goal: ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels and affirmatively further fair housing.
- Strengthened discussion in Balanced Communities to describe equitable development and fair housing, including discussion on a range of City led initiatives and programs in place to address fair housing across the city.
- New and strengthened policies:
 - Affirmatively further fair housing choice, promote equal housing opportunity, and promote the development of balanced and equitable communities that consider community-wide involvement, participation, and needs.
 - Apply land use designations at the parcel level to guide sustainable and equitable development within a community.
 - Include a variety of residential densities to increase the amount of housing types and sizes and provide opportunities for more affordable homes in all communities and affirmatively further fair housing.
 - Continue to promote job opportunities accessible to community members in low-income neighborhoods. Continue to promote job opportunities accessible to community members in low-income neighborhoods.
 - Prioritize Community Plan Updates in higher resource areas to promote affordable housing in those areas and affirmatively further fair housing.

Mobility Master Plan

The Mobility Master Plan is a strategic document guiding the implementation of mobility improvements, strategies, and actions necessary to support modes of transportation that will reduce Green House Gas (GHG) emissions such as walking/rolling, biking and taking transit. The Plan implements the vision, goals and policies set out in the General Plan Mobility Element, with both planning for reduced GHG emissions. The General Plan focuses on providing land use strategies related to GHG emissions reductions, and the Mobility Master Plan focuses on reducing GHG

emissions from a transportation perspective. The Mobility Master Plan is currently in draft form and expected to be considered by the City Council by in Winter 2024.

Regional Transportation Plan

In December 2021, the San Diego Association of Governments (SANDAG) adopted the current [Regional Plan](#). The Regional Plan serves as the Regional Transportation Plan for the San Diego region and includes an updated transportation network. The Regional Transportation Plan is updated every four years. Consistent with the goals of the Climate Action Plan, the Regional Transportation Plan contains policies to improve transit access and options and reduce GHG emissions. The 2021 Regional Plan includes a Sustainable Communities Strategy, which provides a coordinated transportation and land use planning framework for reducing per capita GHG emissions in the region.

DISCUSSION

General Plan Refresh Overview

A. Why is a General Plan Refresh (Blueprint San Diego Initiative) needed?

The General Plan Refresh provides a framework to grow in a climate-friendly way that addresses the City's current housing, climate, and equity goals. More specifically, the General Plan Refresh identifies a land use strategy and complementary policies to support GHG emissions reduction goals. It is a focused effort to refresh the Citywide land use strategy in the General Plan and to revise and add new policies, discussion, and figures to reflect the 2022 Climate Action Plan and 2021 Regional Transportation Plan.

To achieve greater consistency with the Climate Action Plan, the General Plan Refresh will encourage more homes and jobs in areas that provide the greatest likelihood of transit usage and improve opportunities to walk/roll, bike, and take transit for daily needs. The General Plan Refresh identifies additional opportunities for homes to be located to help address the City's housing crisis and provide existing and future generations with the opportunity to live in San Diego, near where they work. This General Plan Refresh will guide future community plan updates, amendments, and other planning efforts to make progress toward the City's housing, climate, and equity goals.

B. What type of Community Engagement and Outreach was conducted for the draft General Plan Refresh (Blueprint SD)?

The draft General Plan Refresh was developed through online engagement, question and answer sessions, in-person office hours at libraries across the City, community meetings and presentations, agency briefings and presentations, and written/online comments submitted by the public. A dedicated webpage was launched as the home page for ongoing engagement and information. The SR-15 Transportation, Equity, and Affordable Housing Task Force, Community Planners Committee, and various Community Planning Groups provided feedback. Other public agencies, including the San Diego Association of Governments, San Diego Metropolitan Transit System (MTS), and San Diego Unified School District, were also included as a part of the engagement process.

C. What are the main issues raised during the comment period for the draft General Plan Refresh (Blueprint SD) (Attachment 10 – All Public Comments)?

The Draft General Plan Amendment was released for feedback for a period of six weeks between March 14, 2024, and April 29, 2024. Staff received feedback via online submissions and in-person during a range of participant meetings and presentations with community members, associations, agencies and City departments. Feedback received to date has focused primarily on the Village Climate Goal Propensity map (which is proposed to replace the Village Propensity Map in the adopted General Plan), mobility needs, and other public facility, services and infrastructure needs.

1. *Land Use*

- a. Regional Growth Forecast: A concern that the draft Series 15 forecast projects a lower level of growth compared to Series 14.

The Blueprint SD Initiative provides a growth framework beyond the regional plans that is consistent with both the most recent Climate Action Plan and 2050 Regional Transportation Network.

- b. Home Capacity: A concern that the proposed policy direction would lead to excessive density and intensity that increases land prices and results in out-of-scale development.

The Implementation of the Village Climate Goal Propensity map could facilitate additional housing, including higher intensity housing, through ongoing and future Community Plan Updates in appropriate locations throughout the City. Although progress has been made in constructing new housing, development has not kept pace with demand, especially in new very low-, low-, and moderate-income housing. Implementation of the Blueprint SD Initiative land use and policy framework will guide growth in the region and focus it near areas that are consistent with Citywide sustainability goals including VMT efficiency and the CAP.

- c. Land Value Capture: A desire to see policies promoting the use of land value capture.

Policies that address land value through Supplemental Development Regulations may be introduced through future Community Plan Updates (CPUs), Specific Plans, or Focused Plan Amendments (FPAs).

- d. Development Location: A desire to locate new homes north of Interstate 8 and economic development south of Interstate 8.

The Blueprint SD Initiative provides a Citywide growth framework. A Citywide approach is necessary to accommodate anticipated growth that meets both Climate Action Plan goals and RHNA targets.

- e. Community Plan Updates: A desire to prioritize community plan updates along transit corridors and near existing high-frequency transit.

The Blueprint SD Initiative proposes an updated policy and land use framework defined by the Village Climate Goal Propensity Map. This map would guide the development of future CPUs, Specific Plans, and FPAs, and primarily focus future increases in development intensities that support higher density residential and mixed-use development within the Blueprint SD Initiative Climate Smart Village Areas. The identification of areas that could accommodate future home and job growth may help inform where future CPU, Specific Plans, and FPAs would best address Climate Action Plan goals.

- f. Village Climate Goal Propensity Map: A concern that the proposed Village Climate Goal Propensity Map is a land use plan rather than an update to the Village Propensity Map.

The Village Climate Goal Propensity Map does not mandate specific land use decisions across the City. Instead, it serves as a guide for land use decisions during future community plan updates, Specific Plans, and FPAs. Future public input will remain critical as part of the community plan update process.

2. *Mobility*

- a. Existing Transit: A desire to focus new homes and jobs near existing transit service, especially fixed-route transit such as the Trolley, and not rely on planned transit service.

The Village Climate Goal Propensity Map, which was developed with the 2050 Regional Transportation Network in mind, provides a framework for directing land uses within areas that would align with both existing and planned transit infrastructure, with the overall goal of increasing opportunities for homes and jobs in locations that would cause a shift in mode share from single occupancy vehicles to walking/rolling, bicycling and transit use.

- b. Transit Service Limitations: A concern that transit services and ridership will remain limited due to the City's size and auto-oriented design.

The Blueprint SD Initiative seeks to provide a Citywide growth framework for mixed-use villages that are connected to high quality transit. The Initiative seeks to implement a land use strategy that provides for additional homes and jobs with access to high quality transit.

- c. Technology: A desire to see policies addressing micro mobility, autonomous vehicles, electric vehicles, and other advances in mobility technology. Some comments also noted that electric cars would help meet Climate Action Plan goals and that autonomous vehicles would soon 'de-prioritize fixed-route connectivity between villages' and further reduce transit ridership.

Proposed amendments to Mobility Element included within the Blueprint SD Initiative revisions to several tables to provide current data reflecting existing conditions and updated City policy direction. These changes include updates to

tables, which include the addition of shared mobility corrals, shared micro-mobility, and goods movement/freight as parking tools.

The introduction of micro mobility programs that focus on connecting neighborhoods, business districts, and high demand destinations will be introduced through future CPUs, Specific Plans, and FPAs.

3. *Urban Design*

Form-Based Code: A desire to see objective standards and strategies, such as form-based code, to address transitions between higher and lower density areas, incorporate historic preservation, and reflect adaptive reuse opportunities.

The Blueprint SD Initiative does not propose amendments, such as Form Based Code, to the City of San Diego's Land Development Code. The General Plan is a guiding document that informs and guides design elements such as these, which may be implemented through future CPU, Specific Plans, Land Development Code Updates, and FPAs.

Economic Prosperity

Low Resource Areas: A desire to see opportunities for homes, jobs, and other resources for areas south of I-8 and in low-resource areas.

As a Citywide initiative, Blueprint SD Initiative identifies opportunities to locate housing and goods/services in all resource areas near employment centers with convenient transit access to improve the jobs-housing balance, enhance and strengthen employment areas, promote employment opportunities, and encourage sustainable development.

4. *Recreation*

Park Land Acquisition: A desire to identify strategies to meet park-related goals.

Opportunities to further meet park specific needs and goals may be implemented through future CPUs, Specific Plans, and FPAs consistent with the framework provided by the City of San Diego's Parks Master Plan.

5. *Conservation*

Heat Island Effect and Urban Forestry: A concern that infill development will result in the heat island effect and reduce the City's tree canopy.

The Blueprint SD Initiative provides a Citywide growth framework that is consistent with the Climate Action Plan. Climate Action Plan consistency regulations include policies aimed at reducing the heat island effect and maintaining the City's tree canopy.

6. *Public Facilities, Services and Safety*

Adequate Facilities:

- A desire to provide adequate public facilities concurrently with new development.

It is anticipated that provisions providing for adequate public facilities would be identified during future CPUs, Specific Plans, and FPAs in a manner consistent with the Climate Action Plan and Build Better SD.

- A concern how public facilities will be funded to support future growth.

The funding of public facilities will also be identified during future CPUs, Specific Plans, and FPAs consistent with Build Better SD, which prioritizes infrastructure in areas with the greatest needs and growth.

D. How is the General Plan Refresh (Blueprint San Diego Initiative) consistent the City of Villages Strategy?

The General Plan Refresh updates the Village Propensity Map (Attachment 4) with the Village Climate Goal Propensity Map (Attachment 5). The map is a part of the General Plan Land Use and Community Planning Element and identifies village areas that can support sustainable growth. It is anticipated to guide how community plans are updated consistent with the City of Villages strategy.

The Village Climate Goal Propensity Map reflects the 2050 Regional Transportation Network and recent land use patterns. The Village Climate Goal Propensity Map identifies areas with a higher likelihood for walking/rolling, biking, and transit usage compared to driving. Factors considered for determining greatest likelihood for walking/rolling, biking and transit usage include access to homes, jobs, mixed-use destinations, high-frequency transit services, competitive transit access to job centers, and connections between transit and destinations. This approach identifies areas with the greatest potential for new homes and jobs that align with the City's climate goals and contribute to increasing transit, bicycle, and walk/rolling.

The Village Climate Goal Propensity Map does not mandate specific land use decisions across the City. Instead, it serves as a guide for land use decisions during future community plan updates. Future public input will continue to be critical as part of the community plan update process.

E. What key policy concepts are introduced in the General Plan Refresh to better align with the City's climate, housing and equity goals?

Four key concepts called Sustainable Steps Forward have been developed to foster the development of village areas in a way that aligns with the City's climate, housing, and equity goals. These steps outline potential actions aimed at enhancing transit efficiency, expanding housing and mobility choices, and advancing climate goals. The General Plan Refresh uses these concepts to guide and inform new and revised policies.

The Sustainable Steps Forward are as follows:

1. *Provide convenient and affordable transportation options:* Increase the affordability and convenience of climate-friendly transportation options, such as walking/rolling, biking, and public transit.
2. *Get to and from work in a climate-friendly way:* Provide more options to get to work and reduce the need for additional car travel.
3. *Plan for more homes and jobs near transit:* Plan for more homes and jobs near transit to lower emissions.
4. *Create complete neighborhoods:* Provide options for services and amenities, such as shopping and grocery stores, closer to homes so that most daily needs can be met through a short walk, bike, or transit ride.

F. What are the proposed policy changes to the General Plan?

The General Plan Refresh incorporates policies, discussion, and figures are proposed as part of the General Plan Refresh to better align with the City's climate, housing, and equity goals and complement the revised draft Village Climate Goal Propensity Map. A summary of proposed changes (Attachment 7) is highlighted below for each element.

1. *Land Use and Community Planning Element*

- a. Increased discussion on the City of Villages land use strategy to identify potential infill opportunities to increase new homes near transit and employment areas as part of community plan updates, Specific Plans, and FPAs.
- b. Revised density ranges and the creation of higher density land uses (going from 73+ to 290+ du/ac) and created new land use designation tables that include colors and patterns of land use designations.
- c. Added exemption for some proposed General Plan and community plan amendments that increase residential density/and/or mixed-use intensity in Community Plan designated Village areas from initiation if they are deemed by staff to be consistent with the three initiation criteria.
- d. Increased discussion of 'Balanced Communities and Equitable Development' to reflect the City's commitment to affirmatively furthering fair housing and summarized recent initiatives to support balanced and equitable communities.

2. *Mobility Element*

- a. A revised Transit Land Use Connections with Village Propensity Map (Attachment 6) has been included in the General Plan Refresh, which combines the revised Village Climate Goal Propensity Map with existing and planned transit services from the 2050 Regional Transportation Network. It helps show the relationship between land use and transportation, facilitating informed decisions on where new homes and jobs with good transit accessibility should occur.
- b. Added discussion on prioritizing the mobility of people and sustainable modes of transportation, as well as the relationship between land use and transportation planning.

- c. Added a new section on shared use mobility with discussion on the ability of shared use mobility to decrease miles driven as well as policies that guide shared mobility, including parking zones for shared mobility devices, partnerships to optimize availability in mobility hubs for first/last mile connections and equitable access to shared mobility devices.
 - d. Revised section on transit to include discussion of regional coordination and the most up-to-date regional strategy, including regional rail, as well as emerging technologies to provide transit-supportive infrastructure and increase transit ridership.
 - e. Added discussion on transit-supportive land uses and the relationship between mobility infrastructure—including walking/rolling, biking and transit—and more intense land uses that complement a walkable lifestyle to support a ‘City of Villages’ strategy.
 - f. Added new section on ‘Complete Streets’ and policy direction to prioritize mobility of people and sustainable modes.
 - g. Added new policies on Vision Zero, operational measures, and infrastructure improvements for road safety.
 - h. Added new discussion and policies on curb management.
 - i. Added new section on emerging mobility technologies that will help move people and goods around the City in ways that will help meet Climate Action Plan goals and reduce vehicular travel.
3. [Urban Design Element](#)
- a. Added new policies to encourage pedestrian-oriented design along transit corridors and in new infill development to help break up ‘superblocks.’
 - b. Added new and revised policies that encourage pedestrian-orientation and transitions of scale between higher and lower densities.
4. [Economic Prosperity Element](#)
- a. Revised to reflect the most recent Regional Transportation Plan, more recent statistics on industrial land, and latest figures for employment growth by industry.
5. [Public Facilities, Services, and Safety Element](#)
- a. Minor text edits to reflect a prioritization of public investment in communities with the greatest need.
 - b. Added discussion on the City processes to determine residential developments that have less than two means of ingress / egress to an evacuation route (defined as a ‘constrained parcel’) to meet requirements of Senate Bill 99.
 - c. Added discussion on City plans, programs, and processes for hazard mitigation planning and disaster response to meet the requirements of Assembly Bill 747.
 - d. Added policy to encourage consideration of infrastructure to be funded through development opportunities.

6. [Recreation Element](#)

- a. Revised to more specifically focus on addressing historic disinvestment in areas of greatest need.
- b. Added new policies on mitigation of climate change impacts on open space and environmental assets to address requirements of Senate Bill 1425.

7. [Conservation Element](#)

- a. Revised to reflect the latest information from the Intergovernmental Panel on Climate Change and changes in State law.
- b. Revised to reflect the Climate Action Plan and the Vernal Pool Habitat Conservation Plan.
- c. Added discussion on Pure Water San Diego and the threat of sea level rise.
- d. Added new policies to protect open space and habitat networks and provide open space that meets the needs of all community members to address requirements of Senate Bill 1425.

8. [Noise Element](#)

- a. Minor text edits for clarity.

9. [Glossary](#)

- a. New definitions added: Climate Equity Index; Communities of Concern; Institutional Use; Multiple-Use Commercial Land Use; Multiple-Use Residential Land Use; Non-Residential Land Use; Residential Land Use; Structurally Excluded Community.

G. What are the main revisions to the draft General Plan Refresh (Blueprint SD) since the Planning Commission Workshop on June 29, 2023?

The proposed revisions to the General Plan include several key areas since the Discussion Draft was presented to the Planning Commission on June 29, 2023.

1. *Land Use and Community Planning*

- Added a summary of tables and the addition of tables LU-5 through LU-11.
- An updated policy to reflect importance of considering fire-evacuation routes when designating land uses.
- Added an additional discussion of thriving urban communities for families with children and multi-generational living and the addition of a policy for thriving urban communities for families with children and multi-generational living.

- Added a policy addressing fair and equal treatment of people of all genders, in all aspects of community planning.
- Added a policy addressing Specific Plan amendments without an initiation when certain criteria are met.

2. *Urban Design*

- Added a policy to encourage the provision of publicly accessible restrooms with new non-residential development consistent with Council Policy 800-07.

3. *Mobility*

- Added policies that encourages micro transit, affirm the City's commitment to lead by example and implement pilot project programs and encourage employers to establish options for employee commutes such as shuttles, carpools, and telework options.

4. *Economic Prosperity*

- Added employment area descriptions and new tables to illustrate regional educational attainment by race and regional educational attainment levels over the age of 25 population.

5. *Recreation*

- Added policies regarding the mitigation of climate change impacts on open space and environmental assets to address requirements of Senate Bill 1425.

6. *Conservation*

- Added policies for nature-based solutions, to protect open space and habitat networks, as well as provide open space that meets the needs of all community members to address requirements of Senate Bill 1425.

7. *Public Facilities, Services & Safety*

- Added discussion of plans, programs, and regulations to describe the City departments that have done network and geospatial analysis that identify "constrained parcels" within the City in accordance with Senate Bill 99.
- Updated Water Storage and Capacity Tables.
- Updated figures on landfill capacity and operations.
- Amended policy on waste diversion.
- Added discussion to address flood mitigation.

- Added a new policy to encourage alternative methods for funding public infrastructure.

8. *Appendices*

- Removed Appendix C, EP-3: Guidelines for the Regional Center and Subregional Employment Areas.

9. *Glossary*

- Added a new definition for a constrained parcel.

H. What is the relationship to the Draft Environmental Justice Element and the General Plan Refresh?

References to Environmental Justice have been removed in the Land Use Element. It will be replaced by the draft Environmental Justice Element, which was prepared through a separate initiative and is anticipated to be incorporated into the General Plan prior to the adoption the Blueprint SD Initiative. On April 30, 2024, the Environmental Justice Element was recommended for [approval by the Planning Commission](#) and it is anticipated to be considered by the City Council in June 2024.

I. What is the environmental review process for the General Plan Refresh?

A Citywide Program Environmental Impact Report (PEIR) has been prepared (Attachment 8) to evaluate the environmental impacts of areas where significant land use changes and implementation of the General Plan policies. The analysis identifies potential feasible mitigation measures to reduce environmental impacts across the City in a manner that best achieves the City's climate goals outlined in the Climate Action Plan. The University Community Plan Update and Hillcrest Focused Plan Amendment are also analyzed within this PEIR, however, each of those items will be considered separately from the adoption of Blueprint SD Initiative. The public comment period for the PEIR closed on April 29, 2024. Staff is reviewing the comments received and will provide written responses to comments in a Final EIR that will be presented to the City Council.

The California Environmental Quality Act (CEQA) establishes defined periods for public review and comments on environmental documents. Comments received on draft environmental documents often relate to community plans, which remain open and available throughout the entire Community Plan Update process. It is therefore highly valuable to have these discussions during the community plan process itself to allow for more meaningful conversations and ensures that feedback is received at the most appropriate stage.

J. How will Blueprint San Diego help improve the Community Plan Update process?

The General Plan Refresh introduces a strategic and streamlined approach to guide comprehensive Community Plan Updates. Utilizing the enhanced growth framework provided by the General Plan Refresh, Community Plan Updates, Specific Plans, and Focused Plan Amendments will align with the Village Climate Goal Propensity Map to refine how

growth is delivered at a community level. This approach provides an opportunity for the City to conduct additional community plan updates and enables specific discussions with community members who may not be able to stay engaged for the lengthy period of time required by previous Community Plan Updates. The City values the important role Community Plans play toward addressing the unique needs of each community. Informed by community input, these changes ensure that as many people as possible are able to participate in the Community Plan Update Process.

It is anticipated that the environmental analysis for future Community Plan Updates will tier off the PEIR and address any additional environmental considerations at a community level. Environmental analysis for future Community Plan Updates will incorporate applicable mitigation and address potentially significant impacts to the environment identified through the PEIR public review process. Through this approach, the City Planning Department plans to reduce the time it takes to complete Community Plan Updates from over 5 years to less than 3 years. This means that the Department can accomplish the updates of more plans more often, with less overall funding required, while ensuring robust and meaningful community outreach.

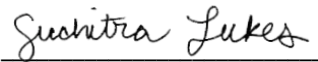
K. What is the relationship to the Community Plan Updates that are in progress?

Community plan updates currently in progress (University, Clairemont, College Area, Mid-City Communities, and the Hillcrest Focused Plan Amendment) will be consistent with the framework identified in the General Plan Refresh including the Village Climate Goal Propensity Map (previously named the Village Propensity Map). Future community plan updates, including ones currently underway, are anticipated to tier from the General Plan Refresh PEIR for their environmental analyses. The village propensity values identified in the Village Climate Goal Propensity Map serve as a general guide for identifying opportunities for future homes and jobs as part of future community plan updates, specific plans, and plan amendments, with the potential for higher densities and intensities being assigned to areas with a higher village propensity. Opportunities for future homes and jobs are anticipated less in areas with a lower village propensity.

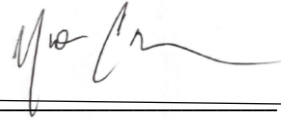
CONCLUSION

The Blueprint SD Initiative provides a comprehensive amendment to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, mobility and transit, environmental protection, and climate change adaptation and sustainable growth. The Blueprint SD Initiative amends the General Plan to reflect an updated Citywide Village Climate Goal Propensity Map and policy framework to promote reductions in per capita greenhouse gas emissions and vehicle miles traveled as part of community plan updates and amendments. The amendment to the General Plan identifies complementary land use, transportation, and related policies to support future development consistent the revised Village Climate Goal Propensity Map. The General Plan amendments are consistent and align with the climate goals outlined in the City's CAP and Climate Resilient SD Plan.

Respectfully submitted,



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Attachments:

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2. Draft Resolution certifying the Program Environmental Impact Report for the Blueprint SD Initiative General Plan Amendment, the University Community Plan Update, and the Hillcrest Focus Plan Amendment to the Uptown Community Plan
3. Draft Resolution adopting the Blueprint SD Initiative General Plan Amendment.
4. [Adopted Village Propensity Map](#)
5. [Draft Village Climate Goal Propensity Map](#)
6. Draft Transit Land Use Connections with Village Propensity Map
7. [Summary of Proposed Changes](#)
8. [Draft Environmental Impact Report](#)
9. [Mode Share Memo](#)
10. [Draft Blueprint SD Public Comments](#)