

Age Friendly Housing and Transportation

General Plan and Community Plans

City Planning Department

May 21, 2025



City Planning Department

Mission

Plan for an equitable and sustainable future with affordable homes, good jobs, infrastructure and public spaces for the people of San Diego.

Divisions

- Community Planning and Housing
- Climate Policy
- Environmental Policy and Public Spaces
- Work Culture and Operations

What Are We Planning For?

- ✓ **Create Homes for All of Us**
- ✓ **Protect & Enrich Every Neighborhood**
- ✓ **Advance Mobility & Infrastructure**
- ✓ **Champion Sustainability**
- ✓ **Foster Regional Prosperity**



Community Planning & Housing

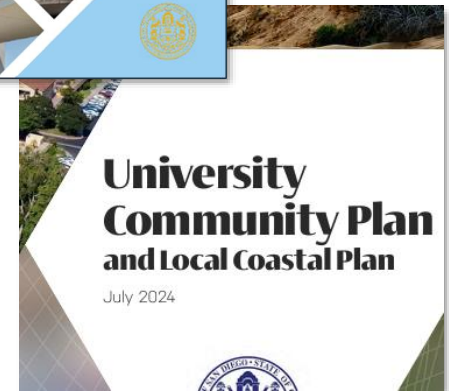
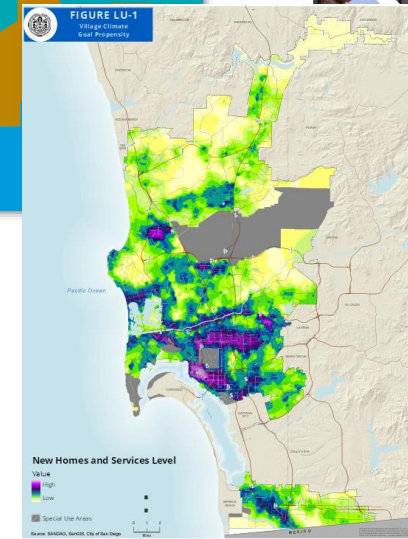
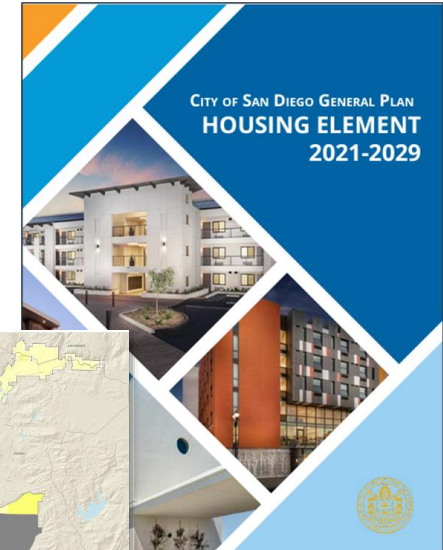
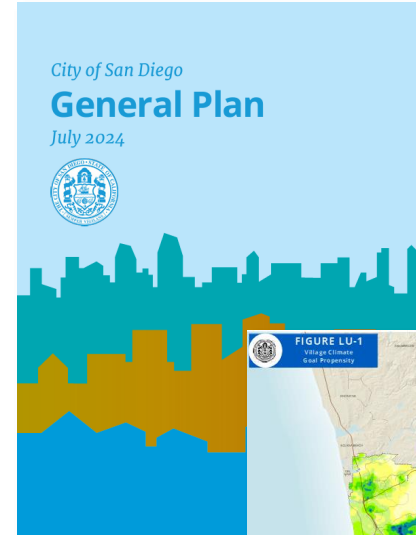
Plan through amending and implementing the General Plan

- **Land Use & Community Planning Element**
- **Housing Element**

Update Community Plans

Work within Community Planning Areas

Amend the Local Coastal Program

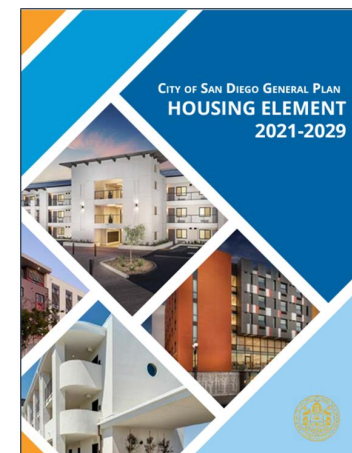
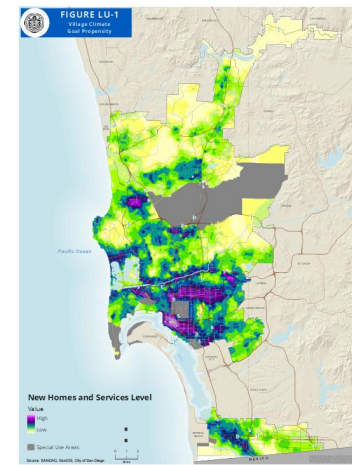
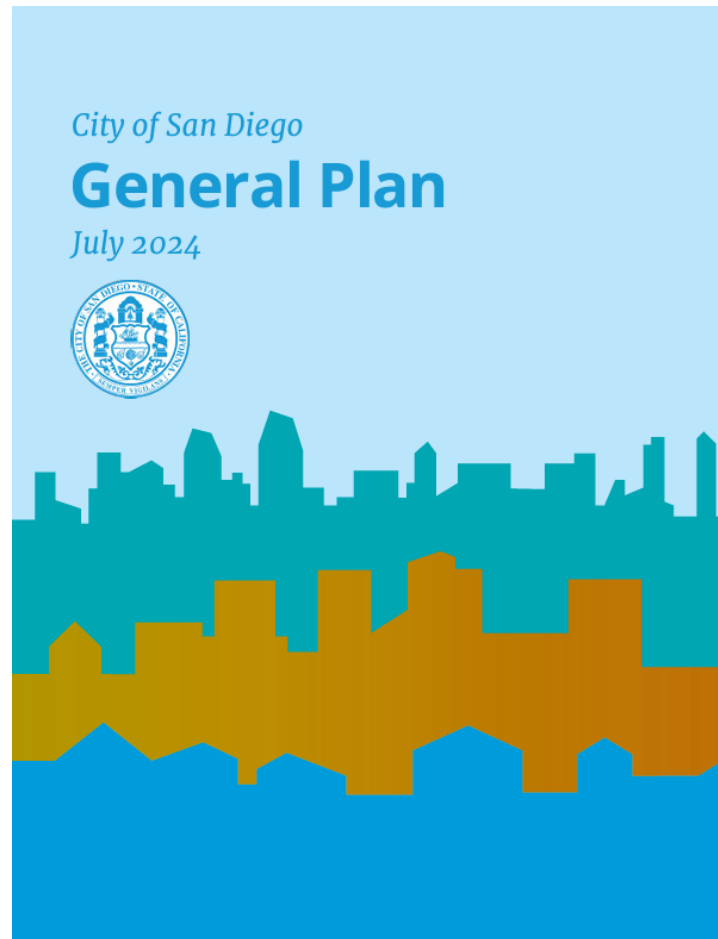


General Plan and Pertinent Elements

Adopted in 2008, updated in 2024

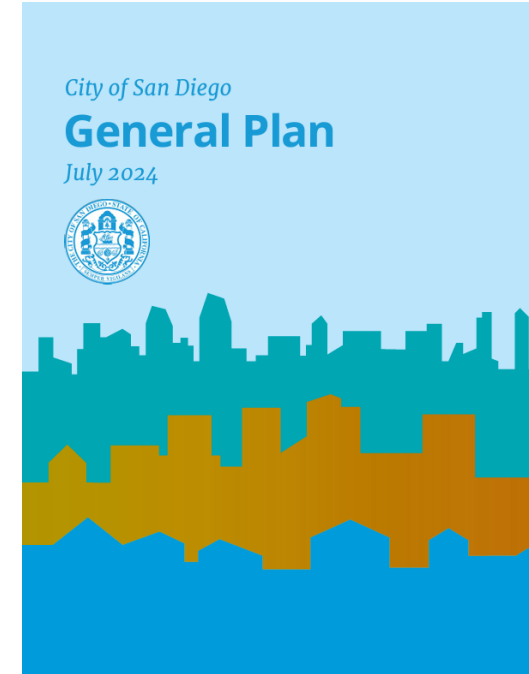
Regulates city development through elements, notably:

- **Land Use & Community Planning Element**
- **Housing Element**
- **Mobility Element**



Blueprint SD (Our General Plan)

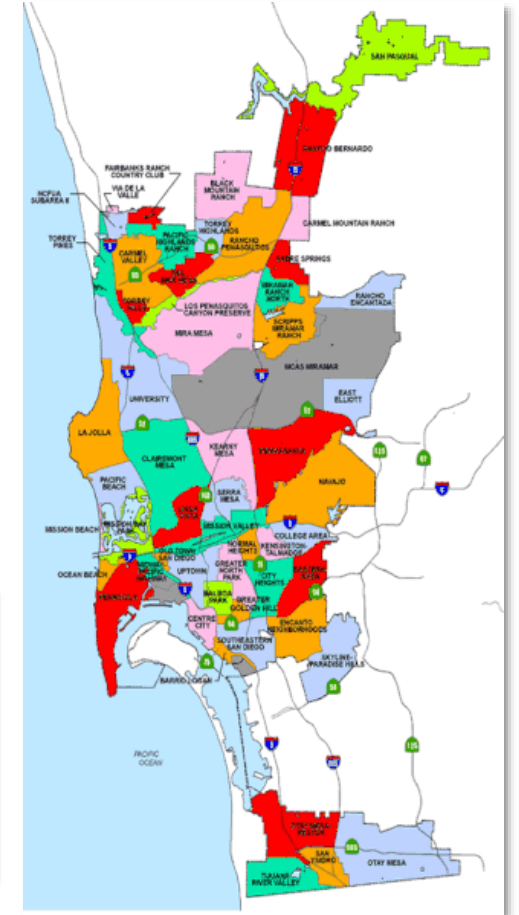
- A general plan is each local government's blueprint for meeting the community's long-term vision for the future.
- The Community Planning team develops and updates policies that shape the long-term future of our city.
- The Community Planning team collaborates with various internal and external teams, our local community, and numerous agencies to ensure our policies address the needs of future populations while tackling the challenges our city faces.



Community Planning Areas and Plans

52 community planning areas which have their own community plan

Community plan updates, in coordination with the General Plan and its Land Use Element, achieve both citywide and community-level goals



Community Plan Updates

- Our commitment is to work closely with the local community to create a policy framework that fosters sustainable and appropriate growth for the future.
- Community Plans serve as an extension of the General Plan and provide consistent, community-specific, guidance.
- The Community Planning team leads on the development of community plan updates (CPUs), focused plan amendments (FPAs), and specific plans.



Age Friendly Action Plan

- Released in 2021
- Aims to create a more vibrant and equitable city for people of all ages
- The plan focuses on eight interconnected **domains of livability** to address the needs and enhance the well-being of older adults
 1. Outdoor Spaces and Buildings
 2. Social and Civic Participation
 3. Respect and Social Inclusion
 4. **Housing**
 5. **Transportation**
 6. Community Health and Wellness



General Plan Land Use Element

Age Friendly Action Plan

Goals

- Neighborhoods are safe and have convenient nearby amenities (parks, libraries, etc.).
- All residents have access to housing transition options across all income and accessibility levels.

Actions

- Support and incentivize access to affordable/livable housing, increasing the housing stock in the City of San Diego for older adults.
- Increase universal design housing options and knowledge of minor home safety modifications.

General Plan Land Use Element

Goals

- A sustainable land use pattern that helps the city meet the needs of current and future generations, while helping advance climate goals.
- Mixed-use villages that offer a variety of homes that are affordable for people with different incomes and needs.
- Pedestrian-friendly mixed-use villages that are characterized by inviting, accessible, and attractive public streets and spaces.

Policies

- **LU-H.10** Foster inclusive neighborhoods that support families with children and intergenerational households, encourage community interaction, and provide safe, convenient, enjoyable and accessible public amenities.
 - Inclusive housing, Accessible Parks, Accessible Libraries
- **LU-H.1** Affirmatively further fair housing choice, promote equal housing opportunity, and promote the development of balanced and equitable communities that take into account community-wide involvement, participation, and needs.
 - Provide a full range of senior housing from active adult to convalescent care in an environment conducive to the specific needs of the senior population.

Implementation Example

University Community Plan Update (2024)

Policies

- Promote housing options that can be comfortably occupied by seniors, including stacked flats, units without internal staircases, and with limited stairs on external paths.
- Encourage a diverse mix of unit sizes and types, such as three-bedroom, shopkeeper, home occupations, residential-work units, and micro-units to accommodate many lifestyles, family sizes, employees, and students.
- Encourage the expansion of accessible educational facilities for families and adult learners.
- Promote site design practices so that development is accessible by all modes of travel. Consider strategies so that all primary entrance doors are connected to a pedestrian path with limited conflict points with automobiles.

Supplemental Development Regulations

- The creation of public spaces and specific amenities
- Public Right-of-Way Improvements
- Pedestrian Improvements
- Affordable Homes



General Plan Housing Element

Age Friendly Action Plan

Goals

- All residents have access to housing transition options across all income and accessibility levels.

Actions

- Support and incentivize access to affordable/livable housing, increasing the housing stock in the City of San Diego for older adults.
- Promote the development of accessory dwelling units including accessible units.

2021-2029 Housing Element

Goals

- #1 Facilitate the Construction of Quality Housing
- #2 Improve the Existing Housing Stock
- #3 Provide New Affordable Housing

Policies

- **HE-E.1** Monitor the need for housing for seniors across all income groups and for various levels of care, and support programs and incentives that encourage the development of a variety of age-friendly housing options.
- **HE-I.9** Encourage micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower income individuals, and promote their development within TPAs citywide.
- **HE-G.5** Encourage the incorporation of accessibility improvements into rehabilitation projects to increase affordable housing access for seniors and people with disabilities.

Implementation Example

Housing Action Package 1.0 (2022)

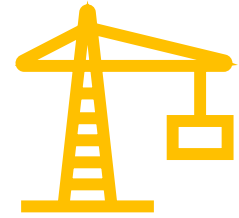
Housing Accessibility Program

- Encourage accessible residential development above what is required pursuant to the California Building Code and to increase the number of accessible dwelling units in the local housing supply.
- Goal is to allow individuals to “age in place.”

Housing Action Package 2.0 (2023)

Accessible Dwelling Unit Incentive Program

- Encourages the development of ADUs, which are secondary housing units on the same lot as single-family homes that are accessible for people with disabilities by amending the ADU Home Density Bonus Program.
- Amended the ADU Density Bonus Program to create an accessible ADU bonus.



General Plan Mobility Element

Age Friendly Action Plan

Goals

- Expand mobility choices throughout the City of San Diego, including alternative transportation methods, to reduce greenhouse gas emissions and vehicle miles traveled, contributing to a regional approach.
- Strive for all forms of transit, including active transit (biking, walking, etc.) to be accessed safely.
- Expand transportation options designed for older adults and promote their use.

Actions

- Ensure that older adults have access to appropriate transit in all San Diego communities.
- Expand and increase citywide bicycle ridership.
- Support and educate on alternative transportation methods.

General Plan Mobility Element

Goals

- A complete, functional, and interconnected pedestrian network, that is accessible to pedestrians of all ages and abilities.
- Greater walkability/rollability achieved through pedestrian-friendly street, site, and building design.

Policies

- **ME-C.2** Strengthen and expand existing microtransit services to complement traditional transit, fill transportation network gaps, facilitate last-mile connections, extend transit reach in underserved areas, and expand mobility options for vulnerable populations, including seniors and people with disabilities.
- **ME-A.4** Make sidewalks and street crossings accessible to pedestrians of all abilities.
 - Provide special attention to the needs of children, older adults, and people with disabilities through the application of universal design principles.
- **ME-D.8** Support efforts to develop additional transportation options for nondriving older adults and persons with disabilities

Implementation Example

University Community Plan Update (2024)

Policies

- Create **continuous pedestrian and bicycle networks** with amenities to further accommodate and encourage residents to walk or ride a bike for their commuting and daily needs.
- Encourage the installation of **continental crosswalks, advanced stop bar placement, ADA-compliant curb ramps, pedestrian countdown signals, and, where appropriate, audible indicators** at all crossing points at signalized intersections.
- Provide a **continuous bicycle network of safe, convenient, and attractive bikeways** throughout the University Community, with an emphasis on low stress connections between the southern neighborhoods and destinations in the northern portion of the community, as well as to schools, parks, mixed-use and employment villages, commercial centers, transit stations and mobility hubs.
- Provide **first- and last-mile connections to and from all transit stations** with amenities that support safety, comfort, connectivity, and accessibility for all modes of travel, such as walkways, bikeways, and vehicle drop-off areas.

Supplemental Development Regulations

- **Public Right-Of-Way Improvements**
- **Pedestrian Improvements**
- **Complete Streets**



Summary

The *Age Friendly San Diego Action Plan*, *General Plan*, and *Community Plans* are aligned and work together to achieve a more livable San Diego for residents of all ages. Each plan seeks to increase the availability of:

- **Accessible public spaces**
- **Opportunities to walk, bike, roll and take transit**
- **Accessible and affordable homes**



Questions?

Contact

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