

WORK PROGRAM

FISCAL YEAR 2027



Introduction

The City Planning Department work program implements the [Mayor's Strategic Plan](#) and the Department's [Tactical Equity Plan](#). Following are the Strategic Plan priorities and how the Department strives to further those strategies through its work program:

✓ **Create Homes for All of Us**

Ensure every San Diegan has access to secure, affordable housing.

✓ **Protect & Enrich Every Neighborhood**

Connect communities to safe public spaces and opportunities to learn, grow and thrive.

✓ **Advance Mobility & Infrastructure**

Create transportation options that are enjoyable, safe and convenient.

✓ **Champion Sustainability**

Promote opportunities for reducing climate impacts and thriving in the face of a changing climate.

✓ **Foster Regional Prosperity**

Encourage economic growth and opportunity in every community and for every San Diegan.

The Department's Tactical Equity Plan outlines the Department's commitment to correcting past harms and creating an inclusive future for all of San Diego's community members by addressing disparities in the key focus areas we plan for: homes and jobs, equity, climate and the environment, and public spaces and mobility.

Mission

The City Planning Department's mission is to plan for an equitable and sustainable future with affordable homes, good jobs, infrastructure and public spaces for the people of San Diego.

Vision

The City Planning Department's vision is a forward-thinking leader that works together with the people of San Diego to find and implement solutions that improve the lives of the City's community members.

FY 27

MAJOR PLANNING INITIATIVES

HOMES & JOBS

Mid-City Communities Plan Update

✓ Create Homes for All of Us

Focuses opportunities for housing within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improves walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



**PLAN
MID-CITY**
Communities Plan Update

Mid-City Communities Plan Update: The Mid-City Communities Plan Update serves as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Plan Update envisions the development of active, pedestrian-oriented areas to support opportunities for homes and mixed-use development connected to residential areas, public spaces and transit. The Plan Update also envisions a mobility network that serves vehicles and encourages walking/rolling, biking and transit use. It acknowledges the natural network of canyons and open spaces as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program; (SANDAG) Regional Early Action Planning Grant; (Caltrans) Sustainable Communities

Project Website: sandiego.gov/planning/mid-city-communities-plan-update

Projected Completion: 2027

Otay Mesa-Nestor Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas near transit.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Otay Mesa–Nestor Community Plan Update

Otay Mesa-Nestor Community Plan Update: The Otay Mesa-Nestor Community Plan Update will serve as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Plan Update will focus on planning for active, pedestrian-inviting areas to support opportunities for homes, jobs and services near transit. It will also focus on retail and employment centers, residential areas, parks and public spaces, and bus rapid and light rail stations. Additionally, the Plan Update will plan for safe and enjoyable ways to move around by walking/rolling, bicycling, riding transit and driving. It will acknowledge the open space areas within the Otay River Valley and Tijuana River Valley as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program

Project Website: sandiego.gov/planning/otay-mesa-nestor-community-plan-update

Projected Completion: 2029

Rancho Bernardo Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas near transit.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Rancho Bernardo Community Plan Update

Rancho Bernardo Community Plan Update: The Rancho Bernardo Community Plan Update will serve as the updated long-range vision for land use, mobility, urban design, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Plan Update will focus on planning for active, pedestrian-oriented areas to support opportunities for homes, jobs and mixed-use development near transit. It will also focus on retail and employment centers, residential areas, parks and public spaces, and transit. Additionally, the Plan Update will plan for a mobility network that serves vehicles and encourages walking/rolling, bicycling and transit use. It will acknowledge the natural network of canyons and open spaces as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program

Project Website: sandiego.gov/planning/rancho-bernardo-community-plan-update

Projected Completion: 2028

Affordable Home Development Master Plan

✓ Create Homes for All of Us

Comprehensively plans for the development of City-owned property with homes for people of all incomes and in all communities.

✓ Champion Sustainability

Identifies opportunities for new home development on City-owned property in areas that are located near transit to best achieve the City's climate goals.



Affordable Home Development Master Plan: The Affordable Home Development Master Plan will provide a comprehensive plan to utilize City-owned property to develop homes for people of all incomes in all communities that are best served by transit and amenities. The Master Plan will reduce development costs and expedite housing construction on public land. Additionally, the Master Plan will identify potential shelter sites to address the urgent need for increased shelter capacity for people experiencing homelessness. Through this comprehensive planning process, the City can most efficiently position itself to leverage its land for the development of critically needed new homes that meet the needs of San Diegans.

Partially Grant Funded: (SANDAG) Regional Early Action Planning Grant

Project Website: sandiego.gov/planning/work/affordable-home-development-master-plan

Projected Completion: 2027

Mixed-Use Zones Update

✓ Create Homes for All of Us

Promotes strategically planning for homes in areas close to transit, stores, jobs, schools and parks.

✓ Advance Mobility & Infrastructure

Identifies areas for new homes and other development that can best be served by transit, pedestrian and bicycle infrastructure investments.

✓ Champion Sustainability

Reduces greenhouse gas emissions by planning for new development located close to where people need to travel.



Mixed-Use Zones Update: The Mixed-Use Zones Update will provide a comprehensive update to the mixed-use zones and development regulations in the Land Development Code to ensure that these zones best implement the General Plan’s vision and the City’s climate, equity and housing goals.

Project Website: sandiego.gov/planning/work/mixed-use-zones-update

Projected Completion: 2027

Neighborhood Homes for All of Us

✓ Create Homes for All of Us

Focuses opportunities for housing in all residential areas and provides opportunities for homeownership. Provides opportunities for small-scale neighborhood homes that are not currently being produced to meet the needs of San Diego families.

✓ Champion Sustainability

Provides opportunities for homes in existing communities with access to transit and improves walking, rolling, biking and transit connections.



Neighborhood Homes For All of Us: Small-scale neighborhood homes are townhomes, rowhomes and small-scale multiple-home buildings that are built to the same scale as surrounding traditional single-family homes that can provide home options for first-time homebuyers, families with children and middle-income households. These types of homes are often missing due to regulatory barriers such as zoning, that limit the available land on which they can be built. Neighborhood Homes For All of Us will include home design guidelines to provide sample plans, layouts and designs, financing strategies and regulations to allow for the development of these homes in more areas in the City in a manner that will enhance the City's neighborhoods. The City Planning Department will engage with the public and interested stakeholders to assist in developing regulations for these neighborhood homes.

Partially Grant Funded: (SANDAG) Regional Early Action Planning Grant

Project Website: sandiego.gov/planning/work/neighborhood-homes

Projected Completion: 2027

Inclusionary Housing Update

✓ Create Homes for All of Us

Identifies requirements for affordable housing that do not adversely affect the overall production of housing, while ensuring that the City continues to affirmatively further fair housing in all communities.

✓ Foster Regional Prosperity

Strives to ensure that there are sufficient housing opportunities to support the workforce needed for a thriving local economy.



Inclusionary Housing Update: The Inclusionary Housing Regulations were last updated in 2019, with localized inclusionary housing requirements subsequently adopted for Barrio Logan in 2020 and University City in 2024. With more than five years since the last evaluation, a comprehensive update to the City's Inclusionary Housing Regulations is prudent to balance the need for and the overall production of affordable housing, in a manner that affirmatively furthers fair housing across the City.

Project Website: sandiego.gov/planning/work/inclusionary-housing-update

Projected Completion: 2027

General Plan Amendments

✓ Protect & Enrich Every Neighborhood

Supports evacuation route identification for residential areas with less than two points of ingress or egress to support wildfire resilience.

✓ Advance Mobility & Infrastructure

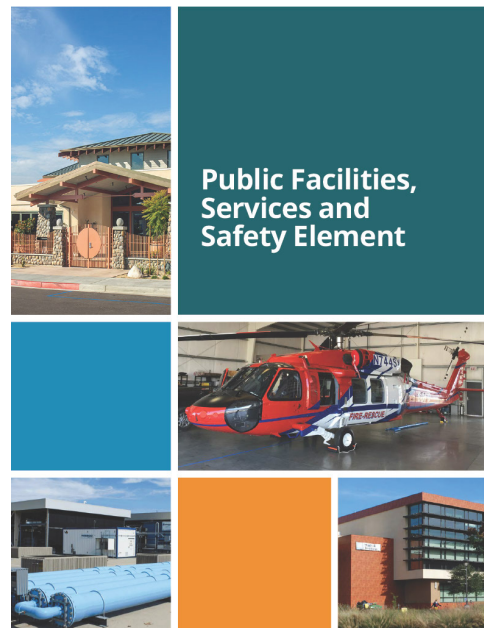
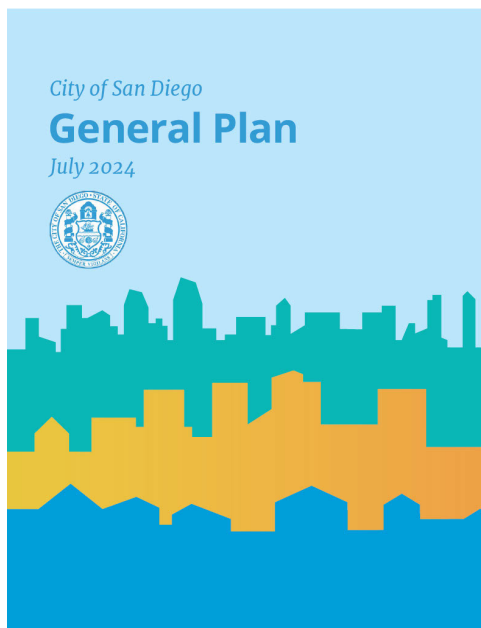
Identifies opportunities for improved connections for residential areas with less than two points of ingress or egress.

✓ Champion Sustainability

Supports resilient communities for evacuation in the face of intensifying wildfire risks from a changing climate.

✓ Foster Regional Prosperity

Promotes regional prosperity by mitigating risk to wildfires and enhancing home safety.



General Plan Amendments: This initiative will include amendments to the General Plan to align with updated State requirements and support consistency with related Citywide planning initiatives and work programs. As part of this effort, the General Plan will align with updated state requirements (Senate Bill 99) and identify areas with limited evacuation routes. It will establish clear policies to improve secondary access, emergency evacuation, and overall community safety. By aligning with State requirements, the amendment provides an approach to sustainable growth and public protection within areas with limited evacuation access, ensuring a safe and resilient city prepared for the effects of climate change. Broader General Plan amendments will also support consistency with other State requirements and ongoing City work related to mobility, infrastructure, sustainability, housing, wildfire resilience and public safety.

Project Website: sandiego.gov/planning/work/general-plan

Projected Completion: 2027

The Equitable and Balanced City; Action Plan to Affirmatively Further Fair Housing

✓ Create Homes for All of Us

Identifies strategies, policies, and actions to equitably distribute market-rate and affordable homes and infrastructure investments across the City.

✓ Protect & Enrich Every Neighborhood

Develops a comprehensive set of actions that enable connections to resources within each neighborhood and where needed, identifies opportunities to invest in neighborhoods with insufficient public amenities.

✓ Advance Mobility & Infrastructure

Develops actions to understand needs and maximize funding available to improve connections to affordable homes, high-performing schools and high-paying employment opportunities across the City.

✓ Foster Regional Prosperity

Equitably distribute housing and infrastructure resources across populations and neighborhoods to ensure growth and enhancement in all neighborhoods.



The Equitable and Balanced City: Action Plan to Affirmatively Further Fair Housing: Develops an action plan to overcome historic patterns of segregation and expand housing opportunities. The plan will identify strategies and approaches to equitably increase housing supply and safe transportation to public spaces, high-performing schools, and high-paying jobs with a focus on the identification and distribution of resources in a way that encourages homes for people of all incomes.

Project Website: sandiego.gov/planning/work/equitable-balanced-city

Projected Completion: 2027

Transit Village Plan: Shaping Senate Bill 79 to Best Serve San Diego through a Transit-Oriented Development Alternative Plan

✓ Protect & Enrich Every Neighborhood

Tailors state law to local conditions in San Diego to best plan for additional growth near transit.

✓ Create Homes for All of Us

Focuses opportunities for more homes near transit addressing the housing crisis and creating more home-ownership opportunities.

✓ Champion Sustainability

Provides opportunities for more homes in communities with access to transit and improves walking/rolling, biking and transit connections.



Transit Village Plan: Shaping Senate Bill 79 to Best Serve San Diego through a Transit-Oriented Development Alternative Plan: SB 79 requires cities to approve multifamily homes up to a specified height, density, and scale in areas that otherwise allow for residential, mixed-use and commercial development near certain transit stops. To implement SB 79, the City of San Diego has elected to prepare the Transit Village Plan, which will be a Transit-Oriented Development Alternative Plan allowed under SB 79. The Transit Village Plan allows the City to shift the number of homes around each qualifying trolley and bus stop to best tailor the requirements to San Diego's unique local conditions. This plan is anticipated to include amendments to the [Municipal Code](#), zoning, affected [community plans](#), and the [General Plan](#).

Preparing the Transit Village Plan also allows the City to fully evaluate where additional homes should be allowed and provide opportunities for the public to share feedback. The Plan will strive to best ensure alignment with the City's existing General Plan and Land Development Code.

Project Website: sandiego.gov/planning/work/senate-bill-79

Projected Completion: 2027

EQUITY

Equity Forward: Inclusive Public Engagement Guide

✓ **Protect & Enrich Every Neighborhood**

Provides public engagement guidelines and training for City staff to ensure all community members have the opportunity to meaningfully participate in City decisions so that City decisions can best improve the lives of community members.



Equity Forward: Inclusive Public Engagement Guide: The Inclusive Public Engagement Guide serves as the foundation for a meaningful public engagement program that provides guidelines for how City decisions consider input from community members representative of the population's demographics so that these decisions ultimately improve San Diegans' quality of life.

In the next phase of implementing the Guide, the City will develop a series of online and instructor-led trainings that will enhance City staff's capacity to engage people meaningfully and support equitable and inclusive engagement processes. In addition, the City will be working with community-based organizations to conduct public workshops to provide community members with information about how the City works, how strategic planning goals can be developed and implemented through public participation and ways to meaningfully engage to make their views heard.

Partially Grant Funded: (SANDAG) Regional Early Action Planning Grant

Project Website: sandiego.gov/engagement

Projected Completion: 2026

Environmental Justice Incompatible Uses Study

✓ Create Homes for All of Us

Identifies opportunities to provide incentives for new home development where previously-conforming incompatible uses may otherwise continue to persist.

✓ Protect & Enrich Every Neighborhood

Provides options to allow for the discontinuation of incompatible land uses that can adversely affect the quality of life for people that live in Environmental Justice Communities.



Environmental Justice Incompatible Uses Study: This study will evaluate the environmental and economic effects of potential requirements to discontinue previously-conforming incompatible uses that operate on residentially-zoned properties in Environmental Justice Communities within specified distances of various sensitive receptors, such as homes, schools and hospitals.

Partially Grant Funded: (SANDAG) Regional Early Action Planning Grant

Project Website: sandiego.gov/planning/work/environmental-justice-incompatible-uses-study

Projected completion: 2027

ENVIRONMENT & CLIMATE

Climate Action Plan Update

✓ Protect & Enrich Every Neighborhood

Reduces climate-warming emissions in ways that produce community benefits and equitable outcomes for all San Diegans.

✓ Champion Sustainability

Identifies actions to reduce the City's fair share of climate-warming emissions in alignment with State goals.

✓ Foster Regional Prosperity

Supports workforce and economic development with actions that increase demand for clean energy careers, use energy and resources more efficiently and lower long-term energy and infrastructure costs.



Climate Action Plan Update: This plan is an update of the City's Climate Action Plan, which was last updated in 2022. The purpose is to maintain alignment of the City's Climate Action Plan with State targets and goals for reducing emissions through actions that also deliver core community benefits, including increased climate resilience and equitable outcomes for all San Diegans. An updated emissions inventory, future projections and reduction targets will be prepared so the plan update is informed by the most recent and best available data, methodology and best practices. Measures and actions will be developed and quantified to achieve emissions reductions to levels that meet or exceed the targets. The plan update will be informed by a Clean and Efficient Buildings Strategy, which will identify potential actions the City can take to reduce emissions from existing homes and other buildings and include information on the costs and benefits of those actions. Measures and actions will also be analyzed to identify potential for increased climate resilience, community benefits and equitable outcomes, costs, and feasible funding and financing mechanisms. The update will provide implementation details for the updated measures and actions and a schedule for monitoring and updating the plan.

Grant Funded: (SANDAG) Smart Growth Incentive Program

Project Website: sandiego.gov/planning/work/working-on/cap

Projected Completion: 2028

Coastal Resilience Master Plan Implementation (Phase 2)

✓ Protect & Enrich Every Neighborhood

Promotes accessible and safe coastal recreational spaces for all San Diegans.

✓ Champion Sustainability

Supports a resilient San Diego coastline with nature-based solutions that can adapt to, recover from and thrive under changing climate conditions.

✓ Foster Regional Prosperity

Promotes regional prosperity by encouraging nature-based infrastructure along the coast that will minimize risk to businesses and increase climate resilience.



Coastal Resilience Master Plan Implementation (Phase 2): This plan will identify specific resilience and conservation needs along the coastline and develop a portfolio of nature-based solutions to promote resilience of our coastline and communities to sea level rise while also benefiting wildlife, habitat and enhancing coastal access. Phase 2 of the planning effort builds on the work of Phase 1 and includes continued community and stakeholder engagement, Tribal coordination, additional environmental analysis, initial engineering for four of the project sites selected by the City Council as part of the adoption of the Coastal Resilience Master Plan and technical studies to inform project design. The four project sites are: Tourmaline Beach, Ocean Beach – Dog Beach, Ocean Beach – Beachfront, and Sunset Cliffs.

Partially Grant Funded: State Coastal Conservancy

Project Website: sandiego.gov/climate-resilient-sd/projects/coastal-resilience-master-plan

Projected Completion: Phase 1: Completed, Phase 2: 2027

Extreme Heat Action Plan

✓ **Protect & Enrich Every Neighborhood**

Plans for actions to reduce the effects of extreme heat that improve the lives of all San Diegans.

✓ **Champion Sustainability**

Supports resilient communities in the face of extreme heat resulting from a changing climate.

✓ **Foster Regional Prosperity**

Promotes regional prosperity by identifying extreme heat actions to minimize risk and increase community and climate resilience.



Extreme Heat Action Plan: The Extreme Heat Action Plan will address land use drivers of extreme heat and work with community members to identify specific cooling solution projects within the City's most heat-vulnerable neighborhoods. The Extreme Heat Action Plan will be aligned with heat mitigation strategies within Climate Resilient SD and be informed by the City's Urban Heat Vulnerability Index.

Partially Grant Funded: (Governor's Office of Land Use and Climate Innovation) Extreme Heat and Community Resilience Program

Project Website: sandiego.gov/planning/work/extreme-heat-action-plan

Projected Completion: 2027

California Environmental Quality Act (CEQA) Toolkit

✓ Create Homes for All of Us

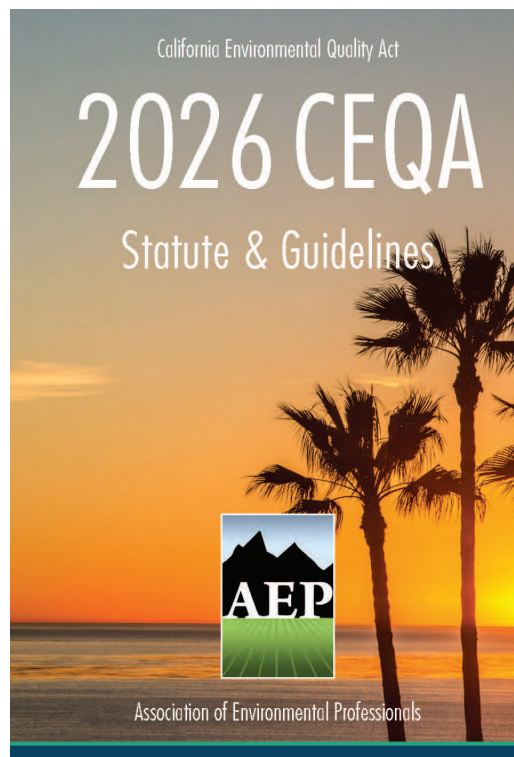
Streamline the environmental approval process for homes by providing a standardized set of templates for environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA).

✓ Advance Mobility & Infrastructure

Streamline the environmental approval process for infrastructure projects by providing a standardized set of templates for environmental analysis prepared pursuant to CEQA.

✓ Champion Sustainability

Supports City initiatives that implement the Climate Action Plan and Climate Resilient SD and ensures all City actions are consistent with the City's climate policies.



CEQA Toolkit: The California Environmental Quality Act (CEQA) requires public agencies to consider the environmental consequences of their actions. To do this, City staff across multiple departments prepare a variety of environmental documents. The CEQA Toolkit will provide a one-stop shop for both public and private programs and projects that will include standardized templates for environmental documents as well as a collection of City-specific guidelines for applying the City's CEQA Significance Determination Thresholds.

Project Website: sandiego.gov/planning/work/ceqa-toolkit

Projected Completion: 2027

Resilient Restoration

✓ Protect & Enrich Every Neighborhood

Updates the City's Biology Guidelines to allow for more streamlined permitting for wetland restoration, green infrastructure and channel maintenance.

✓ Champion Sustainability

Supports implementation of Climate Resilient SD policies for a thriving natural environment to allow for more wetland restoration, protection of public health and safety, and improvement of air and water quality.



Resilient Restoration: Working with community members and stakeholder groups, an update to the City's environmental regulations will provide opportunities for more streamlined permitting requirements for projects that are consistent with the City's Climate Action Plan and Climate Resilient SD, such as wetland restoration, habitat restoration, and other channel maintenance necessary to ensure public health and safety.

Contingent upon funding.

Project Website: sandiego.gov/planning/work/resilient-restoration

Projected Completion: 2029

Resilient Coastlines: Sea Level Rise Vulnerability Assessment and Adaptation Pathways

✓ Protect & Enrich Every Neighborhood

Promotes accessible and safe coastal recreational spaces for all San Diegans.

✓ Champion Sustainability

Supports a resilient San Diego coastline with nature-based solutions that can adapt to, recover from and thrive under changing climate conditions.

✓ Foster Regional Prosperity

Promotes regional prosperity by identifying adaptation strategies along the coast that will minimize coastal flooding and erosion risk to communities and businesses.



Resilient Coastlines: Sea Level Rise Vulnerability Assessment and Adaptation Pathways: Previously completed vulnerability assessments will be updated to meet requirements of Senate Bill 272, including evaluation of coastal flooding and erosion with focused analysis on coastal wetlands and habitats, coastal development and tribal resources. The plan will include a long-term adaptation plan with phased adaptation pathways up to 2100.

Contingent upon funding.

Project Website: sandiego.gov/planning/work/resilient-coastlines

Projected Completion: 2029

Wildfire Safe Homes: Pilot Retrofits

✓ Protect & Enrich Every Neighborhood

Plans for neighborhood-scale home retrofits to support wildfire resilience.

✓ Champion Sustainability

Supports resilient communities in the face of intensifying wildfire risks from a changing climate.

✓ Foster Regional Prosperity

Promotes regional prosperity by mitigating risk to wildfires and enhancing home insurability.



Wildfire Safe Homes: Pilot Retrofits: The City of San Diego is partnering with Insurance for Good, the San Diego Regional Climate Collaborative and insurance sector leaders to launch a Wildfire Ready: Insurability Pilot. This program is designed to help homeowners in wildfire-prone areas reduce their wildfire risk and access more affordable home insurance.

Funding: In partnership with San Diego Regional Climate Collaborative and Insurance for Good.

Project Website: sandiego.gov/planning/work/wildfire-safe-homes

Projected Completion: 2029

Preservation and Progress

✓ Create Homes for All of Us

Updates the City's historic preservation program to provide clear pathways for permitting more new homes and other uses on properties with historic and cultural resources while more effectively preserving and adaptively reusing these resources.

✓ Protect & Enrich Every Neighborhood

Provides opportunities for new homes and other uses that benefit our communities, while identifying and protecting resources that tell a shared story important to the City's architectural, historical and/or cultural history and identity and encouraging its continued progress and evolution.

✓ Champion Sustainability

Supports adaptive reuse of existing buildings and provides clear pathways for permitting new homes and other uses in areas located near transit.

✓ Foster Regional Prosperity

Strategically identifies, preserves and celebrates our City's rich history, culture and heritage providing economic opportunities for generations to come.



Preservation and Progress: Preservation and Progress will provide a comprehensive update to the City's historic preservation program that includes amendments to the General Plan Historic Preservation Element, the Historical Resources Regulations and Guidelines and Historical Resources Board policies. It will also include the development of a new Comprehensive Historic Preservation Plan to more effectively and efficiently streamline processes for new homes and other uses while preserving resources of historic, architectural, and cultural significance and encouraging their adaptive reuse. Preservation and Progress will be processed through two phases of amendments. The first phase will include items of lesser complexity, such as amendments to the City's Mills Act program and designation appeals process. The second phase will include items of greater complexity, such as amendments to the City's Historical Resources Regulations and Guidelines. It will also involve changes to the City's potential historic resource review process to shift away from a reactive approach that overly burdens resources lacking significance to a proactive process that protects properties and districts of true historical, architectural, cultural and tribal significance.

Project Website: sandiego.gov/planning/work/historic-preservation-planning/preservation-and-progress

Projected Completion: Package A: 2025 (completed); Package B: 2027

Citywide Historic Context Statement

✓ Create Homes for All of Us

Supports the City's efforts to identify and protect significant historical resources worthy of preservation and adaptive reuse, as well as properties that lack historic significance and are therefore well-suited to redevelopment.

✓ Protect & Enrich Every Neighborhood

Implements the goals and policies of the General Plan's Historic Preservation Element and supports the City's efforts to identify and protect the City's historical and cultural resources.



Citywide Historic Context Statement: For the purposes of historic preservation, the history of San Diego, including its architecture, infrastructure and economy, has never been formally centralized. The City has completed numerous community-based historic contexts and surveys of the built environment; however, the historical information is fragmented and incomplete. The development of a Citywide Historic Context Statement will provide a more robust picture of San Diego's history and topics for further study, inform future survey and context work, centralize historical information, and support the City's efforts to identify and protect significant historical and cultural resources worthy of preservation as well as properties that lack significance and are therefore well-suited to redevelopment. Additionally, the project will fill the contextual vacuum that is currently filled by property owners and applicants on a property-by-property basis, which is inefficient, ineffective and burdensome.

Partially Grant Funded: Certified Local Government Grant

Project Website: sandiego.gov/planning/work/citywide-historic-context-statement

Projected Completion: 2028

Equity Forward: Citywide Trails Master Plan

✓ Protect & Enrich Every Neighborhood

Trails in both open spaces and developed urban areas provide opportunities for healthy enjoyment and transportation, as well as connections within and between all communities.

✓ Champion Sustainability

Ensuring the protection of sensitive open space areas, while identifying compatible walking/rolling and biking connections not only protects our plants and animals but also provides more healthy and active ways to move around our city.



Equity Forward: Citywide Trails Master Plan: The Citywide Trails Master Plan was identified in the Parks Master Plan as a critical implementation item. The Trails Master Plan will guide the equitable and environmentally responsible development, enhancement and construction of existing and new trails throughout the city. The Parks Master Plan will also guide its close interaction and synergy with open space planning and conservation, in compliance with the City's Multiple Species Conservation Program. In addition to trails within the City's open space, the Trails Master Plan will also include urban pathways and other community connections.

Partially Grant Funded: (California Coastal Commission) Local Coastal Program Local Assistance Grant

Project Website: sandiego.gov/planning/work/citywide-trails-master-plan

Projected Completion: 2028

Home Electrification Affordable Rebates and Technical Assistance Program (HEART)

A Transitioning to Healthy and Sustainable Buildings Initiative

✓ **Protect & Enrich Every Neighborhood**

Expands access to healthier and sustainable homes by providing resources for energy-efficient home upgrades for people who may not otherwise be able to afford them. By enabling the upgrade to high-efficiency electric appliances, this program will help reduce indoor air pollution and enhance building safety and comfort.

✓ **Champion Sustainability**

Facilitating energy-efficient upgrades, reduces dependency on fossil fuels and supports a cleaner, more sustainable future. The program prioritizes cost-effective solutions that minimize financial burdens while ensuring long-term energy resilience for benefiting community members.



Home Electrification Affordable Rebates and Technical Assistance Program (HEART): This program, funded by the Energy Efficiency and Conservation Block Grant (EECBG), aims to support low- and moderate-income households in transitioning to energy-efficient, all-electric homes. The program provides financial assistance (via rebates) and technical guidance to help homeowners and renters replace fossil fuel appliances with electric alternatives, reducing energy costs and emissions. By prioritizing communities with the greatest needs, the program ensures equitable access to the benefits of electric energy upgrades, while furthering the City's climate goals.

Partially Grant Funded: (U.S. Department of Energy) Energy Efficiency and Conservation Block Grant

Project Website: sandiego.gov/planning/heart

Projected Completion: 2026

PUBLIC SPACES & MOBILITY

CicloSDias

✓ Protect & Enrich Every Neighborhood

By temporarily closing streets to cars and making them available as car-free public spaces, CicloSDias events provide community members with new opportunities for active recreation and connection.

✓ Champion Sustainability

Car-free street events provide opportunities to experience sustainable and healthy ways of getting around the city.

✓ Advance Mobility & Infrastructure

Provides safe and convenient opportunities to bike, walk and roll.



Photo Credit: Oliver Asis

CicloSDias: CicloSDias promotes safe and healthy ways of getting around the city by holding car-free street events. Inspired by CicLAvia in the City of Los Angeles, CicloSDias temporarily closes streets to cars and opens them to community members of all ages and abilities to safely ride, walk and roll. This program includes events in locations throughout the city. These City-hosted events will help develop a model toolkit that can be used by other organizations who wish to host additional future CicloSDias events for years to come.

Partially Grant Funded: (California Department of Transportation) Active Transportation Program

Project Website: sandiego.gov/planning/work/ciclosdias

Projected Completion: 2027

Street Design Manual

✓ Protect & Enrich Every Neighborhood

Identifies standards for the City's streets to achieve a roadway network that safely and enjoyably connects communities.

✓ Advance Mobility & Infrastructure

Identifies design specifications for streets in a manner that best improves walking/rolling, biking, transit and vehicle connections.

✓ Champion Sustainability

Facilitates the development of more sustainable travel options.



Street Design Manual: The updated Street Design Manual will clearly identify guidelines and requirements for public right-of-way (street) improvements for City departments, developers, regional agency partners and community organizations. As an appendix to the Land Development Manual, the Street Design Manual assists in the implementation of the General Plan, Mobility Master Plan and Climate Action Plan. The Street Design Manual, in addition to these other Citywide plans and initiatives, will help make walking, rolling, bicycling, and using transit more convenient, efficient, and affordable. Amendments to the Land Development Code will be included to ensure clear and consistent standards for new development and retrofits with respect to public right-of-way improvements.

Project Website: sandiego.gov/planning/work/working-on/street-design-manual-update

Projected Completion: 2027

Bicycle Master Plan Update

✓ **Protect & Enrich Every Neighborhood**

Plans for a safe and enjoyable bicycle network connecting San Diego's neighborhoods with schools, parks, jobs and other daily activities.

✓ **Advance Mobility & Infrastructure**

Plans for a connected bicycle network for all San Diegans to be able to safely and enjoyably move around the city by bike.

✓ **Champion Sustainability**

Promotes more sustainable transportation solutions resulting in reduced greenhouse gas emissions and cleaner air for all San Diegans.



Bicycle Master Plan Update: The Bicycle Master Plan Update establishes a strategic framework for a citywide bicycling network. It will identify an interconnected bicycle network, with a focus on safety, equity, and convenient access to everyday destinations like work and school. It will guide and prioritize future bicycle investments citywide. The Plan aims to improve and expand a safe, connected, and convenient network for people of all ages and abilities.

Grant Funded: (Caltrans) Sustainable Transportation Planning Grant

Project Website: sandiego.gov/planning/work/working-on/bicycleplan

Projected Completion: 2027

Streets for All

✓ Protect & Enrich Every Neighborhood

Promotes neighborhood connections to foster interaction and promote community health and well-being.

✓ Advance Mobility & Infrastructure

Identifies opportunities for San Diegans to enjoy their streets and create connections within neighborhoods.



Streets for All: Streets for All can create a more livable environment for people by reducing vehicle access and traffic speeds to create safer spaces for walking, biking and community activities. The California Vehicle Code allows cities to implement slow streets programs which close streets to vehicular traffic or aim to limit vehicle speeds and volumes by using certain roadway design features. Streets for All includes a growing, connected network of streets that are safe and welcoming places to walk, bike and roll for people of all ages and abilities. To support this, the City will identify eligible streets, develop a manual that includes quick-build treatments, and share a process for the implementation of community-initiated Streets for All projects.

Partially Grant Funded: (U.S. Department of Transportation) Safe Streets and Roads for All (Round 1)

Project Website: sandiego.gov/planning/work/streets-for-all

Projected Completion: 2026

Equity Forward: Chollas Creek Watershed Regional Park Master Plan

✓ Protect & Enrich Every Neighborhood

Plans for cleaner air and water, safe and enjoyable ways to move around, high-quality places to play and enjoy nature, and safe and healthy homes that not only make great communities in traditionally underserved communities, but also provide unmatched recreational enjoyment for all San Diegans.

✓ Champion Sustainability

Plans for safe and healthy spaces for people to live, connect and play through improved and sustainable environmental conditions.

✓ Foster Regional Prosperity

Fosters connected and thriving communities for people in all of San Diego's communities by creating a regional attraction that will draw visitors to enjoy nature in a traditionally underserved community.



Equity Forward: Chollas Creek Watershed Regional Park Master Plan: The Chollas Creek Watershed has unparalleled historical, biological and cultural resources, traversing from La Mesa and Lemon Grove into the neighborhoods of City Heights, Eastern Area, Encanto, Southeastern San Diego and Barrio Logan. Identified as an implementation action within the Parks Master Plan adopted by the City Council in 2021, the Chollas Creek Watershed Regional Park Master Plan will provide an opportunity to bring diverse neighborhoods together through a watershed-wide system of trails and parks where people can gather, play, interact and enjoy nature. The Chollas Creek Watershed Regional Park Master Plan will deliver on the broader vision of more opportunities for outdoor recreation as well as the preservation of natural qualities and habitat within this area. The Chollas Creek Watershed Regional Master Plan will be shaped by public input.

Contingent upon funding.

Project Website: sandiego.gov/planning/chollas-creek-master-plan

Projected Completion: 2030

Balboa Park Master Plan Update

✓ Create Homes for All of Us

Plans for additional recreational opportunities to support new housing built in the communities that surround Balboa Park.

✓ Protect & Enrich Every Neighborhood

Provides for increased opportunities to enjoy San Diego's crown jewel central regional park.

✓ Advance Mobility & Infrastructure

Identifies opportunities for better connections to, within and through Balboa Park.

✓ Champion Sustainability

Identify opportunities for increased sustainability and resilience throughout Balboa Park.



Balboa Park Master Plan Update: The update to the Balboa Park Master Plan envisions the preservation, revitalization and enhancement of San Diego's historic Balboa Park, a 1,200-acre cultural and recreational destination that is home to San Diego's iconic National Historic Landmark District, museums, gardens, sports fields, parks, theaters and the renowned San Diego Zoo. The plan will include a long-term framework to improve access to the park, address the park's aging infrastructure, identify more play areas and protect its natural and historical assets. It seeks to plan for interactive, playful spaces that foster enjoyment and recreation for people of all ages and abilities, making the park a dynamic and welcoming regional destination.

Grant funded: This project is funded through multiple sources, including a (SANDAG) Smart Growth Incentive Program grant, a (Caltrans) Sustainable Transportation Planning grant, and The Prebys Foundation.

Project Website: sandiego.gov/planning/work/bp-master-plan-update

Projected completion: 2028

Equity Forward: Park Needs Index

✓ Protect & Enrich Every Neighborhood

Ensures amenities are geographically distributed, serving all of San Diego's diverse communities. Prioritize citywide investment in park-deficient communities. Increase access to recreation amenities.

✓ Advance Mobility & Infrastructure

Improves geographic distribution of road, transit, bike and pedestrian infrastructure to create complete streets and corridors.



Equity Forward: Park Needs Index: With the need for additional recreational opportunities and parkland increasing yearly, the Park Needs Index will identify the areas of the city with the greatest park needs and where the development of additional recreational value and parkland will have the greatest impact for community members. This systematic evaluation of park metrics will consider the quantity, quality, safety and accessibility of parks along with various social factors. The park metrics used in the Park Needs Index will be identified through a public process.

Project Website: sandiego.gov/planning/work/park-needs-index

Projected Completion: 2026

Citywide Development Impact Fee Nexus Studies Updates

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new homes in all communities.

✓ Advance Mobility & Infrastructure

Establishes Development Impact Fees by identifying a fair share cost of infrastructure improvements needed to support new homes and jobs.



Citywide Development Impact Fee Nexus Studies Updates: The City charges Development Impact Fees pursuant to the Mitigation Fee Act (California Government Code §66000 et seq.) to fund public facilities needed to serve or mitigate the effects of new development. With the adoption of the Parks Master Plan and Build Better SD, the funds contribute toward the following types of public facilities: Parks, Mobility, Library and Fire-Rescue. Nexus studies were prepared for each of the four public facility types, which looked at the cost of the public facilities needed and the nature and size of the proposed development to establish each fee. The nexus studies identify the fair share cost of the needed capital infrastructure that is attributed to new development based on a standard metric. The Development Impact Fee nexus studies for Parks, Mobility, Library and Fire-Rescue were completed in 2021 to 2022. Regular updates to the nexus studies are needed to ensure that new development funds the appropriate and proportional amount toward public facilities and infrastructure.

Project Website: sandiego.gov/planning/work/citywide-development-impact-fee-nexus-studies-updates

Projected Completion: 2026

ONGOING PLANNING

REPORTING

Reporting

✓ Create Homes for All of Us

Ensures key data is collected and housing programs are monitored to meet the City's goals for providing homes for people in all communities.

✓ Protect & Enrich Every Neighborhood

Monitors and reports on the climate resilience actions to further the protection and enrichment of communities in a changing climate.

✓ Advance Mobility & Infrastructure

Monitors and reports on the collection and expenditure of Development Impact Fees for infrastructure improvements needed to support new homes and jobs.

✓ Champion Sustainability

Monitors and reports on progress toward goals for reducing climate-warming emissions.

✓ Foster Regional Prosperity

Measuring progress toward housing and climate goals helps promote regional economic prosperity.



Reporting: The City Planning Department is responsible for annual reporting on many ongoing planning efforts.

- **Climate Action Plan Monitoring and Reporting:** The Climate Action Plan, which lays out actions to reduce climate-warming emissions, calls for annual progress reports on the status of implementation and regular updates on emissions levels in the city. Annual emissions levels, performance indicators and implementation status updates are published on the Climate Action Plan Dashboard. The Department also administers the City's Carbon Disclosure Project reporting.
- **Climate Resilient SD Monitoring and Reporting:** Climate Resilient SD is the City's comprehensive plan to prepare for, respond to and recover from climate change-related impacts and improve local communities. Climate Resilient SD annual reporting provides progress updates and implementation status for the climate adaptation and resilience strategies within the Climate Resilient SD Plan. Reporting provides a comprehensive overview of how the City is reducing the risk of current and future climate change hazards and building community capacity to thrive in a changing climate while improving social equity, health, safety and the environment for everyone.

- **Development Impact Fees Report:** This annual report provides an overview of Development Impact Fees and satisfies reporting requirements under the California Mitigation Fee Act. Development Impact Fees are fees that are imposed on new development in all communities to fund public infrastructure needed to serve our growing city. The report details the fees collected and how they are expended to improve the lives of San Diegans.
- **Heritage Preservation Program Reporting:** The San Diego Municipal Code requires the Historical Resources Board to provide an annual report to the Mayor and City Council on its activities, decisions and other work of the Board (SDMC Section 111.0206(d)(7)). The Board uses the Annual Certified Local Government Report as the foundation for this report. As a Certified Local Government (CLG), the City is required to prepare an Annual Report for the State Office of Historic Preservation (OHP) summarizing the work of the City and its Historical Resources Board during the reporting period. Additionally, the City's Office of Boards and Commissions requires all City boards and commissions to prepare an annual standardized report summarizing the activities and actions of the board or commission.
- **Housing Reporting:** The Housing Element identifies potentially developable land zoned for residential use to meet the City's housing target and provides goals, objectives, policies and programs to meet San Diego's housing needs. The Department completes a Housing Element Annual Progress Report with detailed information on housing proposals and permitting data and the progress made on meeting the City's regional housing needs targets. The report also includes information on the progress made on the implementation of goals, objectives, policies and programs included in the Housing Element. The Annual Report on Homes summarizes the data collected in the Housing Element Annual Progress Report, including progress made toward regional home production goals and the success of the City's home incentive programs.
- **Multiple Species Conservation Program (MSCP) and Vernal Pool Habitat Conservation Program (VPHCP) Reporting:** The MSCP was developed to preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. The MSCP Annual Report details progress toward the original conservation goal of 52,727 acres to be preserved within the Multi-Habitat Planning Area (MHPA) prior to the expiration of the City's MSCP permit in 2047. The report also includes a summary of MSCP monitoring and land management activities including mitigation, habitat enhancement and restoration, invasive species removal, trash and debris removal, abatement of unhoused encampments, volunteer events and education. The VPHCP is a framework that provides guidance on the protection, enhancement and restoration of vernal pool resources across the VPHCP Plan Area. The VPHCP Annual Report provides an annual summary to the wildlife agencies on implementing management activities, including analyzing data and tracking impacts to vernal pools and their species.
- **General Plan Monitoring Report:** The General Plan sets out a long-range vision and policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the following 20 to 30 years. The General Plan Monitoring Report identifies key implementation actions and summarizes the activity and progress of items listed in the General Plan Action Plan.

Project Website: sandiego.gov/planning/work/working-on/reporting

Projected Timeline: Ongoing

HOMES & JOBS

Development Project Reviews

✓ Create Homes for All of Us

Facilitates the construction of homes and jobs in all communities, as well as the infrastructure needed to support them, while preserving the City's historical, cultural and natural resources.

✓ Protect & Enrich Every Neighborhood

Ensures new development is consistent with adopted regulations and policies, including environmentally sensitive lands and historical resources, to protect and enrich communities.

✓ Advance Mobility & Infrastructure

Ensures new development projects provide needed infrastructure through the direct delivery of the infrastructure or through the payment of Development Impact Fees.

✓ Champion Sustainability

Results in development that is consistent with the City's environmental regulations.

Supports adaptive reuse of historic resources, utilizing existing upfront carbon and minimizing new upfront carbon emissions, as well as retrofit and repair that reduces operational carbon emissions.

✓ Foster Regional Prosperity

Facilitates new development, which fosters regional prosperity.



Development Project Reviews: The Development Services Department is responsible for the review of all development applications. The City Planning Department helps facilitate these ministerial and discretionary project applications in a variety of contexts.

- **Land Use Reviews:** The City Planning Department reviews discretionary projects for consistency with the General Plan and applicable Land Use Plan for Process 4 and Process 5 reviews as well as Process 3 reviews within Community Plan Implementation Overlay Zone and the Community Enhancement Overlay Zone. The department also processes project-specific Community Plan Amendment Initiations that may be required for a development project.
- **Sensitive Biological Resource Reviews:** The City Planning Department reviews ministerial and discretionary projects for consistency with the City's Multiple Species Conservation Plan and Environmentally Sensitive Lands Regulations.
- **Historical and Cultural Resource Reviews:** The City Planning Department reviews ministerial and discretionary projects impacting designated and potential historical resources for consistency with the City's Historical Resources Regulations. This includes adaptive reuse of historic resources as well as new development on properties with historical resources.
- **Development Impact Fee (DIF) Reviews:** The City Planning Department reviews ministerial and discretionary projects to ensure that DIFs are collected to support new homes and jobs in accordance with City regulations.

Project Website: sandiego.gov/planning/work/public-spaces

Projected Timeline: Ongoing

Interjurisdictional Coordination

✓ Create Homes for All of Us

Ensures the City can continue to plan for home opportunities in all communities.

✓ Advance Mobility & Infrastructure

Ensures mobility and infrastructure investments are delivered and maintained.

✓ Champion Sustainability

Ensures the City's plans align with the plans of partner agencies to achieve local, regional and global climate goals.

✓ Foster Regional Prosperity

Further regional prosperity as plans are implemented.



Interjurisdictional Coordination: The City Planning Department plays a primary role in coordinating with various local, state and federal agencies in the region, including:

- San Diego County Regional Airport Authority to ensure land use planning is compatible with airport operations.
- San Diego Air Pollution Control District on implementation of their Community Emissions Reduction Plan for the International Border Community.
- California Department of Transportation (Caltrans) to help identify future state mobility facility needs that support updated community plans and the Mobility Master Plan.
- San Diego Association of Governments (SANDAG) to ensure City planning efforts are consistent with the Regional Plan.
- California Department of Housing and Community Development to ensure compliance with State housing law and maintenance of the City's status as a Pro-Housing jurisdiction.
- California Coastal Commission regarding updates to the City's Local Coastal Program, including community plans and the Land Development Code.
- United States Fish and Wildlife Service and California Department of Fish and Wildlife regarding implementation of the City's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.
- California State Office of Historic Preservation on the implementation of the City's Heritage Preservation Program and maintenance of its status as a Certified Local Government.
- Port of San Diego to make sure community plans are consistent with the Port's Master Plan.
- Local school districts on facility needs resulting from community plan updates.
- Metropolitan Transit System (MTS) to ensure that City Planning efforts are consistent with the MTS Comprehensive Operational Analysis and operational adjustments.

Project Website: sandiego.gov/planning/work/interjurisdictional-coordination

Projected Timeline: Ongoing

Land Development Code Updates

✓ Create Homes for All of Us

Ensures permitting and approval processes are clear and can be implemented.

✓ Protect & Enrich Every Neighborhood

Helps meet the needs of residents and businesses, including allowing for innovation in commercial spaces and flexibility for residents to work from home.

✓ Advance Mobility & Infrastructure

Promotes the ability for community members to walk/roll, bike or take transit.

✓ Champion Sustainability

Encourages energy conservation, recycling and other measures to promote sustainability.



Land Development Code Updates: The City Planning Department makes updates to the Land Development Code on an annual basis. These updates include clarifications, regulatory reform and changes to bring the City into compliance with state law. It also ensures consistency with the City's housing, environment, equity, mobility, and infrastructure goals. Regular updates ensure that the City's regulations result in thriving communities and encourage economic development.

Project Website: sandiego.gov/planning/work/land-development-code

Projected Timeline: Ongoing

EQUITY

Planning Group & Community Planners Committee Support

✓ Protect & Enrich Every Neighborhood

Supports planning groups' continued operations in a manner that is transparent to the public, accessible to and inclusive of all community members, and effective in representing the diverse interests of their communities.



Planning Group and Community Planners Committee Support: The City Planning Department supports planning groups by providing annual training for all planning group members on Council Policy 600-24, ensuring open meetings (Ralph M. Brown Act), the California Environmental Quality Act (CEQA) and development project review. This training also covers planning group members' responsibilities while serving on a group, their roles relative to the City's Strategic Plan and the City Planning Department's work program.

Ongoing support to planning groups and the Community Planners Committee is also provided by assigned community planners and staff who:

- Serve as a single-point of contact for inquiries about land use matters, fostering clear, constructive, and respectful communication with community members
- Advise on planning group operations
- Reach out to planning group chairs monthly to offer support
- Share information about what the City Planning Department is working on throughout the year
- Post planning group agendas and minutes to the City Planning Department's website

Project Website: sandiego.gov/planning/community-plans/planning-group-resources

Projected Timeline: Ongoing

ENVIRONMENT & CLIMATE

Biodiverse SD (Multiple Species Conservation Program)

✓ Protect & Enrich Every Neighborhood

Conserves habitat and open space land in perpetuity and protects the region's biodiversity.

✓ Champion Sustainability

Supports the City's greenhouse gas emissions reduction and climate resiliency goals through the preservation and enhancement of habitat and natural vegetation communities.



Biodiverse SD: Biodiverse SD preserves a network of habitats and open space, protecting species and ecosystems that enhance our quality of life. Biodiverse SD, which includes the City's Multiple Species Conservation Program (MSCP), protects 85 species. It delineates core biological resource areas and corridors targeted for conservation, called the Multi-Habitat Planning Area (MHPA), to ensure long-term habitat conservation and the preservation of natural vegetation communities. Within the MHPA, only limited development may occur to ensure the long-term habitat conservation plan for the 85 species. Biodiverse SD implements the MSCP Subarea Plan under the City's MSCP Implementing Agreement.

Project Website: sandiego.gov/planning/work/biodiversity

Projected Timeline: Ongoing

Building Energy Benchmarking

A Transitioning to Healthy and Sustainable Buildings Initiative

✓ Create Homes for All of Us

Supports lower energy costs for people living in large, multiple-home developments.

✓ Protect & Enrich Every Neighborhood

Promotes healthy, comfortable homes and commercial buildings throughout the city.

✓ Champion Sustainability

Promotes energy efficiency and clean, renewable energy sources that reduce climate-warming emissions.

✓ Foster Regional Prosperity

Encourages investment in energy-efficient and clean, renewable energy technologies and opportunities for careers in clean energy; supports lower energy costs for people and businesses.



Building Energy Benchmarking: Under the City's Building Energy Benchmarking Ordinance, owners of large commercial and multiple-home buildings are required to report their energy use to the City by June 1 of each year. This information helps building owners understand their energy costs and find ways to save money and helps the public and the City understand how different types of buildings are performing. The ordinance specifically applies to commercial buildings over 50,000 square feet and multifamily and mixed-use buildings greater than 50,000 square feet and with 17 or more residential accounts to report annual energy use data to the City. The requirements are consistent with statewide requirements under Assembly Bill 802 (2015) and implementing regulations.

The City is using this data to determine what “good” energy performance looks like for different buildings in the city and eventually consider standards requiring buildings to improve their energy performance over time. Instead of just reporting energy use, these “building performance standards” would establish timelines by which minimum levels of building performance are required. Improving energy efficiency and using cleaner energy sources in commercial businesses and large, multiple-home developments supports Climate Action Plan goals to reduce climate-warming emissions from existing buildings.

Project Website: sandiego.gov/planning/climate-action/benchmarking

Project Timeline: Ongoing

Cost-Saving Energy Standards

A Transitioning to Healthy and Sustainable Buildings Initiative

✓ **Create Homes for All of Us**

Supports lower energy costs for new and existing homes.

✓ **Protect & Enrich Every Neighborhood**

Promotes healthy, comfortable homes and buildings throughout the city.

✓ **Champion Sustainability**

Promotes energy efficiency and clean, renewable energy sources that reduce climate-warming emissions.

✓ **Foster Regional Prosperity**

Supports the market for clean, renewable and energy efficient technologies and opportunities for careers in clean energy.

Supports lower energy costs for people and businesses.



Cost-Saving Energy Standards: As part of the City's process of adopting the California Building Standards Code, the City looks for opportunities to include local energy standards that will be cost-effective for homes and buildings in San Diego. Local energy standards can apply to different types of buildings, such as homes and businesses, and at different times, such as when a new building is constructed, when existing buildings are significantly remodeled or when equipment needs to be replaced. Local energy standards can lower energy costs, make homes and buildings healthier for the people who live and work in them and support Climate Action Plan goals to reduce climate-warming emissions from buildings. The City adopts the latest edition of the California Building Standards Code every three years. The next edition, the 2028 California Building Standards Code, is anticipated to be adopted by the City in early 2029.

Project Website: sandiego.gov/planning/work/energy-efficiency-requirements

Projected Completion: Ongoing

Environmental Review and Tribal Consultation for City Initiatives & Compliance with Federal Historic Preservation Law

✓ **Protect & Enrich Every Neighborhood**

Supports City initiatives that deliver critically needed actions and investments to our communities. Supports the identification and protection of tribal cultural resources and consideration of those resources as part of the land use planning process. Supports the preservation and reuse, where feasible, of resources eligible for or listed on the National Register of Historic Places.

✓ **Advance Mobility & Infrastructure**

Supports City initiatives that deliver infrastructure investments to our communities.

✓ **Champion Sustainability**

Supports City initiatives that implement the Climate Action Plan and Climate Resilient SD and ensures all City actions are consistent with the City's climate policies and regulations.

✓ **Foster Regional Prosperity**

Supports City initiatives that foster economic activity for the region.



Environmental Review: Citywide environmental reviews are a key part of the process for all City actions that require discretionary decisions. These reviews are required under the California Environmental Quality Act (CEQA). In addition to performing environmental reviews for City Planning Department initiatives, the City Planning Department prepares environmental documents for a variety of actions initiated by other City departments, amounting to more than 1,000 environmental reviews performed annually. This includes review for the Mobility Master Plan, the Utilities Undergrounding Program, the San Diego Housing Commission, the Economic Development Department, the Stormwater Department, Citywide environmental review and environmental support for the Parks & Recreation Department.

Tribal Consultation for City Initiatives: The City Planning Department is responsible for the implementation of Assembly Bill (AB) 52, which requires public agencies to consult with tribal nations during the CEQA process, and Senate Bill (SB) 18, which requires consultation with tribal nations for land use changes. The City Planning Department works alongside representatives of the Kumeyaay Nation to ensure that important tribal cultural resources are considered and addressed as part of City-initiated land use planning and CEQA processes.

Compliance with Federal Historic Preservation Law: The City Planning Department is responsible for some reviews delegated to the City under Section 106 of the National Historic Preservation Act, which requires a consideration of impacts to historical resources that may be listed on or eligible for listing on the National Register of Historic Places when a federal agency carries out, assists, funds, permits, licenses or approves projects. In most cases, Section 106 reviews conducted by the City of San Diego are required by federal funding associated with a project. The City currently has Programmatic Agreements in place to complete Section 106 reviews for the Quieter Homes Program funded by the Federal Aviation Administration and for projects that receive funding from the Department of Housing and Urban Development.

Project Website: sandiego.gov/planning/work/ceqa

Projected Timeline: Ongoing

Historic Resource Designation Nominations

✓ Protect & Enrich Every Neighborhood

Facilitates the identification, designation and preservation of the City's significant historical and cultural resources and heritage.



Historic Resource Designation Nominations: The City's Municipal Code allows a process for nominations to have buildings, sites, objects, structures, cultural landscapes and districts designated as historical resources under one or more of the City's Historical Designation Criteria. Criteria include an important association with a historically significant person or event, architectural significance, being designed or built by a significant architect or builder or having an important association with a specific aspect of San Diego's development, such as historical, social, architectural or cultural development. The nomination must include a historical report that fully evaluates the building and its eligibility under the City's Historical Designation Criteria. When a nomination is submitted, department staff reviews the nomination and docket it for review by the City's Historical Resources Board, which considers the nomination during a public hearing.

Project Website: sandiego.gov/planning/work/historic-resource-designation-nominations

Projected Timeline: Ongoing

Mills Act Program

✓ Protect & Enrich Every Neighborhood

Facilitates the reinvestment of property tax savings into the maintenance and restoration of significant historical and cultural resources.



Mills Act Program: The City's Mills Act Program provides an incentive for the designation, preservation and restoration of San Diego's significant historical and cultural resources. Owners of designated historical resources may apply for a Mills Act contract, which can provide a property tax reduction for property owners in exchange for maintenance and restoration of the resource in a manner that preserves and enhances its important historical features and materials. As part of the program, the City Planning Department staff reviews Mills Act applications and monitors executed contracts to ensure that property owners are complying with all contract conditions and requirements.

Project Website: sandiego.gov/historic

Projected Timeline: Ongoing

Open Space and Habitat Land Acquisition

✓ Champion Sustainability

Continuously pursues grants and utilizes funds in the City's Habitat Acquisition Fund to make proactive purchases of critical open space land to build out the City's open space preserve, ensuring that critical habitat is preserved.

✓ Foster Regional Prosperity

Ensures implementation of resource conservation planning and habitat preservation by identifying core biological resource areas targeted for conservation.



Open Space and Habitat Land Acquisition: Open Space and Habitat Land Acquisition focuses on preserving areas with plants and animals specifically identified for conservation. These areas currently include East Elliott Mission Trails Regional Park (MTRP), Otay Mesa, Del Mar Mesa and Carmel Mountain.

Project Website: sandiego.gov/planning/work/mscp/summary/financing

Projected Timeline: Ongoing

Support to City Boards and Commissions

✓ Protect & Enrich Every Neighborhood

Supports the identification and preservation of the City's important historical and cultural resources. Conserves habitat and open space land in perpetuity and protects the region's biodiversity. Ensures every neighborhood can not only adapt to climate change but can thrive in a changing climate.

✓ Champion Sustainability

Supports adaptive reuse of historic resources, utilizing existing upfront carbon and minimizing new upfront carbon emissions, as well as retrofit and repair that reduces operational carbon emissions. Supports implementation of the Climate Action Plan and Climate Resilient SD, which aim to reduce greenhouse gas emissions and improve the City's ability to adapt to, recover from and thrive under changing climate conditions.

✓ Foster Regional Prosperity

Supports public and private initiatives that foster economic activity for the region.



Support to the Planning Commission: The Planning Commission's seven members are volunteers appointed by the Mayor and confirmed by the City Council. The Planning Commission conducts public hearings and acts on items in accordance with the San Diego Municipal Code. It makes recommendations to the City Council on changes to the City's General Plan and community plans, rezonings and related land use matters. The Planning Commission is also given the authority to approve certain permits issued by the City of San Diego.

Support to the Historical Resources Board: The Historical Resources Board (HRB) is a volunteer board comprised of 11 members appointed by the Mayor and confirmed by the City Council and has authority over historical resources in the City of San Diego. Duties and responsibilities of the HRB, as defined by the San Diego Municipal Code, include designating individual historical sites, establishing historical districts and reviewing development projects that may affect historical resources. The HRB prepares an annual report of its activities and participates in many other voluntary historic preservation programs and events in the various communities of San Diego. The HRB also has three standing subcommittees: the Policy Subcommittee, the Design Assistance Subcommittee, and the Archaeological and Tribal Cultural Resources Subcommittee. The Heritage Preservation section provides support to the HRB, including staffing, training, distribution of materials and record keeping and reporting.

Support to the Resiliency Advisory Board: The Resiliency Advisory Board is a volunteer board comprised of 11 members appointed by the Mayor and confirmed by the City Council. Duties and responsibilities of the Resiliency Advisory Board, as defined by the San Diego Municipal Code, include advising the Mayor, City Council and relevant City departments on resiliency-related policies and programs. These include the City's Climate Resilient SD Plan (as amended). Multiple Species Conservation Program, Biodiverse SD, Climate Action Plan Strategy 5, Resilient Infrastructure and Healthy Ecosystems and other conservation and open space programs. The Board also advises on issues related to climate mitigation and adaptation, natural space restoration, wetlands, biodiversity, conservation and the best approaches for implementing the City's resiliency and biodiversity goals. The Climate Resilience and Conservation section provides support to the Resiliency Advisory Board, including staffing, training, distribution of materials and record keeping and reporting.

Support to the Climate Advisory Board: The Climate Advisory Board is a volunteer board comprised of 15 members appointed by the Mayor and confirmed by the City Council. Duties and responsibilities of the Climate Advisory Board, as defined by the San Diego Municipal Code, include advising the Mayor, City Council, and relevant City departments on climate, environment, environmental justice, climate equity, sustainability and energy policy for the City and assisting the City in implementing the Climate Action Plan. The Climate Action section provides support to the Climate Advisory Board, including staffing, training, materials distribution, record keeping and reporting.

Support to the Mobility Board: The Mobility Board is a 13-member volunteer board that serves as an advisory body to the Mayor and Council on policies and issues related to the City's transportation network. The Board analyzes transportation decision-making in a holistic way to help the City ensure that people driving, walking, bicycling, taking transit, parking or using other transportation modes will have safe, easy-to-use choices to move around the City. The Board helps to ensure the development of the City's transportation network meets the City's Climate Action Plan goals. The Mobility section provides support to the Mobility Board, including staffing, training, materials distribution, record keeping and reporting.

La Jolla Shores Advisory Board: The La Jolla Shores Advisory Board is a 7-member volunteer board that serves as an advisory body to City staff and the Planning Commission on proposed development and regulations within the La Jolla Shores Planned District. The Board uses the regulations in the La Jolla Shores Plan District Ordinance to evaluate proposed development.

Project Website: sandiego.gov/planning/work/support-to-city-boards-and-commissions

Projected Timeline: Ongoing

PUBLIC SPACES & MOBILITY

Equity Forward: Infrastructure Prioritization & Public Engagement

✓ Protect & Enrich Every Neighborhood

Ensures all community members can provide their input regarding infrastructure needs.

✓ Champion Sustainability

Facilitates infrastructure that sustains our natural environment and public health.

✓ Advance Mobility & Infrastructure

Provides guidelines to prioritize infrastructure where it is most needed, for the enjoyment of all community members.



Equity Forward: Infrastructure Prioritization & Public Engagement: The City Council adopted updates to policies 800-14 and 000-32 in 2022 to ensure future infrastructure projects best meet people's needs and improve their lives. Community participation is essential to achieve these goals. City staff and partner organizations engage with community members across the city on a regular basis through surveys, workshops and mobile engagements to identify infrastructure needs on a community and neighborhood level. This helps the City learn about what infrastructure San Diegans want to see and to equitably prioritize projects in partnership with asset-owning and managing departments. Input received through the public engagement process helps to guide the annual Capital Improvements Program (CIP) budget and the Five-Year Capital Infrastructure Planning Outlook, which are the City's road map for public infrastructure investment.

Project Website:

sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement

Projected Timeline: Ongoing

Developer-Built Infrastructure Projects (Reimbursement Agreements)

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new homes in our communities.

✓ Advance Mobility & Infrastructure

Facilitates the construction of infrastructure needed to serve new development.



Reimbursement Agreements: Often, it is advantageous for the City to have a developer construct certain infrastructure improvements that directly benefit the City, as well as the developer. In such instances, the City enters into reimbursement agreements with developers to construct the improvements. Examples of public improvements include streets, active transportation facilities, parks, libraries and fire and police stations. Reimbursements to developers are in the form of cash and/or credits against future building permits issued.

Project Website: sandiego.gov/planning/work/public-spaces/reimbursement-agreement

Projected Timeline: Ongoing

Development Impact Fee Program Implementation

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new development in our communities.

✓ Advance Mobility & Infrastructure

Facilitates the construction of infrastructure needed to serve new development.



Development Impact Fee Program Implementation: Development Impact Fees are imposed to implement the City's General Plan, which contains policies related to the maintenance of an effective public infrastructure financing program to ensure the impact of new development is mitigated through appropriate fees. With the adoption of Parks for All of Us and Build Better SD, all new development within the City of San Diego is required to pay Development Impact Fees based on the resolutions adopted for citywide Development Impact Fees for Parks, Mobility, Libraries and Fire-Rescue. Development Impact Fees are now imposed on a citywide basis and deposited into citywide development impact fee accounts based on the asset types of Parks, Fire-Rescue, Library and Mobility. The Public Spaces section in City Planning is responsible for charging Development Impact Fees, monitoring Development Impact Fee balances, allocating Development Impact Fee revenue to eligible projects and providing yearly reports on Development Impact Fee activity.

Project Website: sandiego.gov/planning/work/public-spaces

Projected Timeline: Ongoing