Community Planning

The City of San Diego General Plan (2008) sets out a long-range vision and policy framework for how the City should plan for future growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years.

The General Plan is structured to work in concert with the City's community plans and other adopted plans and policies, such as mobility plans, Parks Master Plan, Climate Action Plan, and Climate Resilient SD. It provides guidance emphasizing the need to reinvest in existing communities. It has a strong sustainability focus through policies addressing transit/land use coordination; climate change; healthy, walkable communities; green buildings; clean technology industries; water and energy conservation and management; and urban forestry. In addition, the General Plan features protections for prime industrial lands, strategies for providing urban parks, toolboxes to implement mobility strategies, and policies designed to further the preservation of San Diego's historical and cultural resources.

The General Plan includes the City of Villages strategy to focus growth into mixed-use villages that are pedestrian-friendly, of different scales, linked to the transit system. The Village Propensity Map shows areas across the City with village-like characteristics. Villages are unique to the community in which they are located, yet all villages would be pedestrian friendly and inviting, characterized by accessible and attractive streets and public spaces. Villages are intended to offer a variety of housing types and affordability levels. The strategy draws upon the character and strengths of San Diego's natural environment, distinctive neighborhoods, and activity centers that together form the City as a whole.

The General Plan is comprised of an introductory Strategic Framework section and the following elements: Land Use and Community Planning; Mobility; Economic Prosperity; Public Facilities, Services, and Safety; Urban Design; Recreation; Historic Preservation; Conservation; and Noise. The Housing Element update was adopted separately in 2021 and is provided under separate cover from the rest of the 2008 General Plan. The policies within each element were developed with ten guiding principles in mind. These principles are to achieve:

- An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean;
- Diverse residential communities formed by the open space network;
- Compact and walkable mixed-use villages of different scales within communities;
- Employment centers for a strong economy;
- An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
- High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
- Historic districts and sites that respect our heritage;
- Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
- A clean and sustainable environment;
- A high aesthetic standard.

The City has conducted a focused update to the General Plan, also known as Blueprint SD. Blueprint SD is a proactive effort to create an equitable and sustainable framework for growth to support current and future San Diegans. Blueprint SD identifies areas for more homes and jobs that are connected to convenient and affordable options to walk, bike, and ride transit to meet daily needs, such as going to work, school, or the grocery store. This approach helps meet the needs of our growing city while making progress towards our climate goals. This updated strategy (or "blueprint") for growth was used to refresh the General Plan.

Implementation of the General Plan is being accomplished through a broad range of legislative and regulatory actions that influence private and public development. The General Plan Action Plan identifies measures and timeframes for implementing General Plan policies. The Action Plan highlights eight key initiatives which are critical to General Plan implementation, as follows: Community Plan Updates, Climate Change Initiatives, Water Supply and Conservation Efforts, Land Development Code (LDC) Amendments, Public Facilities Finance Strategy, Economic Development Strategic Plan, Parks Master Plan, and Historic Preservation Incentives.

Community Plans

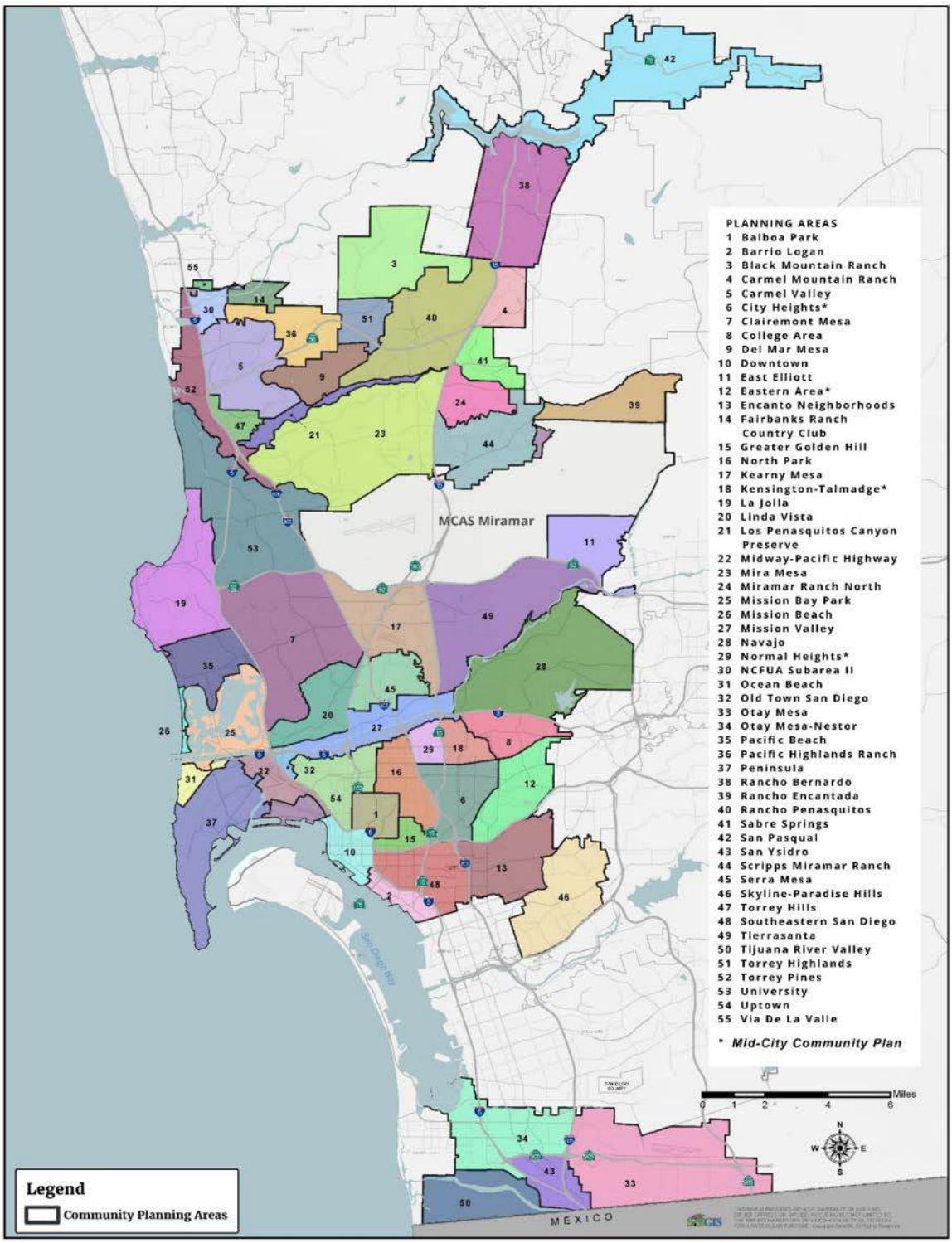
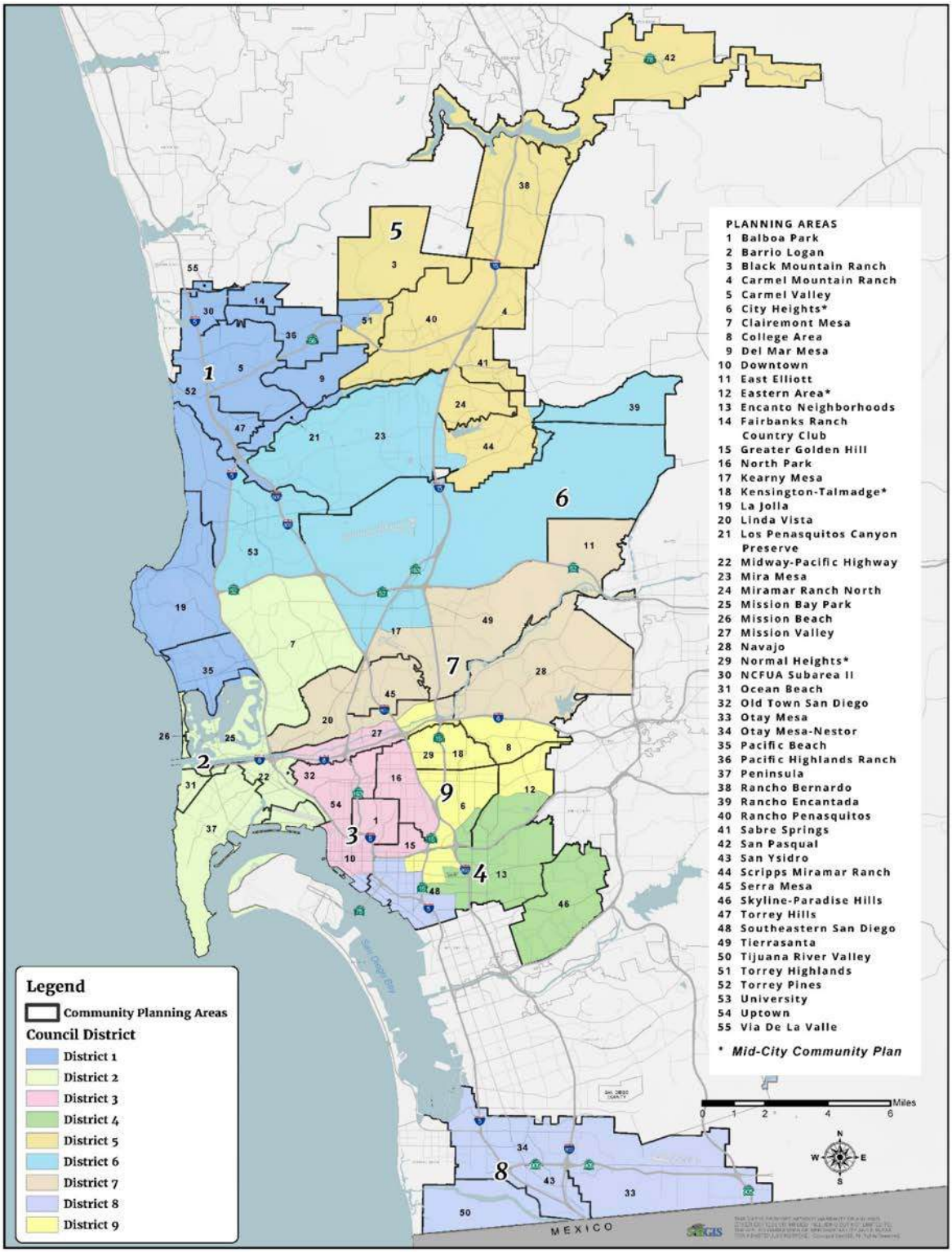
The City has 52 community planning areas due to San Diego's unique size and geography. The General Plan provides the overarching direction to guide the growth of these areas, and community plans are written to refine the General Plan's Citywide policies into location-based policies and recommendations to guide development over a 20 to 30-year timeframe. Together, the General Plan and community plans identify land uses and public improvements that work toward enhancing the qualities that define the City of San Diego and making progress toward key goals, such as reducing transportation-related pollution (or "greenhouse gas emissions").

The General Plan, community plans, and other adopted plans and policies, such as mobility plans, Parks Master Plan, Climate Action Plan, and Climate Resilient SD, are policy documents, which require regulatory tools and programs to help implement their goals and standards. The implementation tools for planning documents include the Municipal Code, specific plans, the Multiple Species Conservation Program (MSCP), zoning, code enforcement, development impact fees, and others. These regulations and programs help guide land use; development and design; and, similar to community plans, rely on equitable public engagement to inform their successful implementation.

CIP Conformance to the City's General Plan, Community Plans, and Other Adopted Plans and Policies

The capital improvement project information in the current budget was reviewed by City planners for conformance with the City's General Plan, community plans, and other adopted plans and policies, as required by Council Policy 000-02 and General Plan Policy PF.A.4.a. These capital improvement projects were found to be consistent with the General Plan, relevant community plans, other adopted plans and policies, and facilities financing plans.

Community Planning Areas



Community Planning Areas by Council District