

City Planning Department

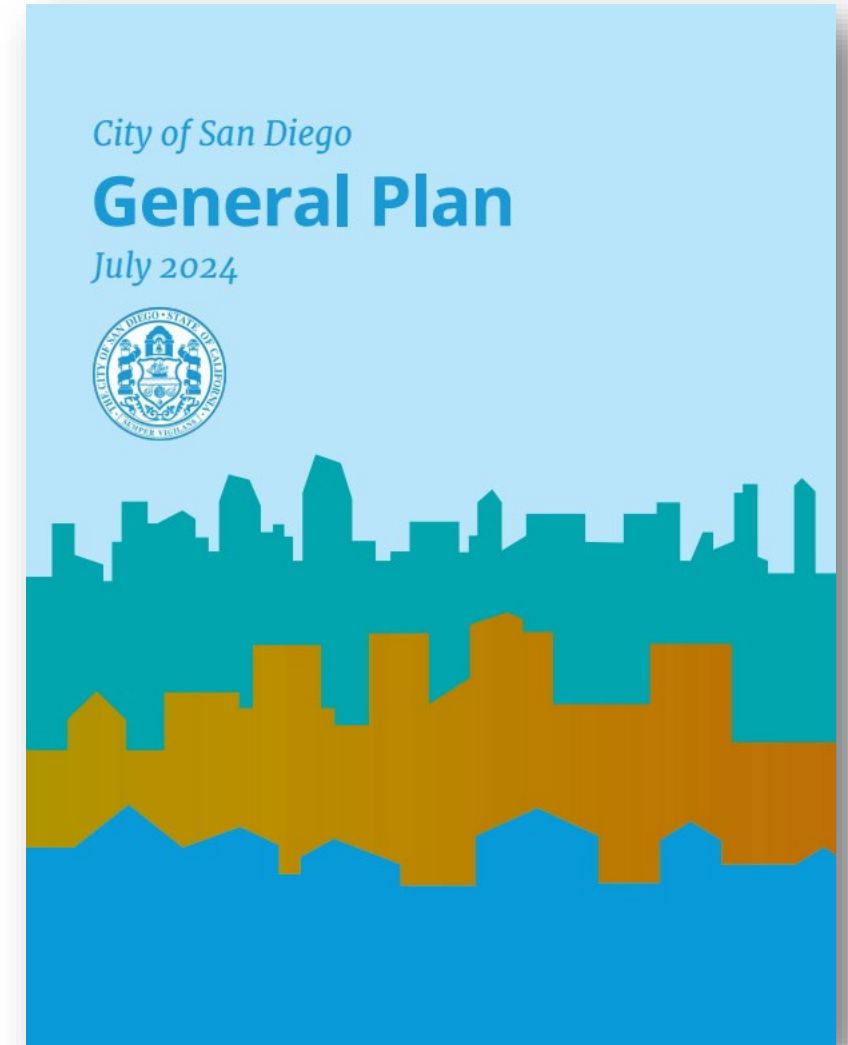
2027 General Plan Amendment

Senate Bill 99 Updates

October 2026

General Plan

- Provides the long-term vision and policies to guide citywide growth
- Comprehensively updated in 2008
- 2024 General Plan Amendment (“Blueprint SD”) included updates to the Public Facilities, Services & Safety Element
- 2027 General Plan Amendment addresses state requirements, achieves consistency between land use designations and base zones, and provides minor clarifying revisions



2027 General Plan Amendment

State Bill / Requirement	Description	Summary of Changes
SB 99	• Address secondary access	• New maps, discussion, and policies
Govt Code Section 65302.5	• Engage the Board of Forestry and Fire Protection	• New maps, discussion, and policies
SB 932	• Use “Safe Systems” approach	• New discussion and policies
AB 2684	• Address extreme heat	• New policy
AB 39	• Address electrification	• New/amended policies
Govt Code Section 65300.5	• General Plan must be internally consistent	• Updated discussion and policies to reflect Community Plan Updates

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Public Facilities, Services & Safety Element

- Provides the long-term policy guidance to protect the city and manage risks from a variety of hazards
- Updated in 2024; changes coordinated with Fire-Rescue and CAL FIRE
- Guides Community Plan Updates
- Works in conjunction with a variety of other plans including the Multi-Jurisdictional Hazard Mitigation Plan



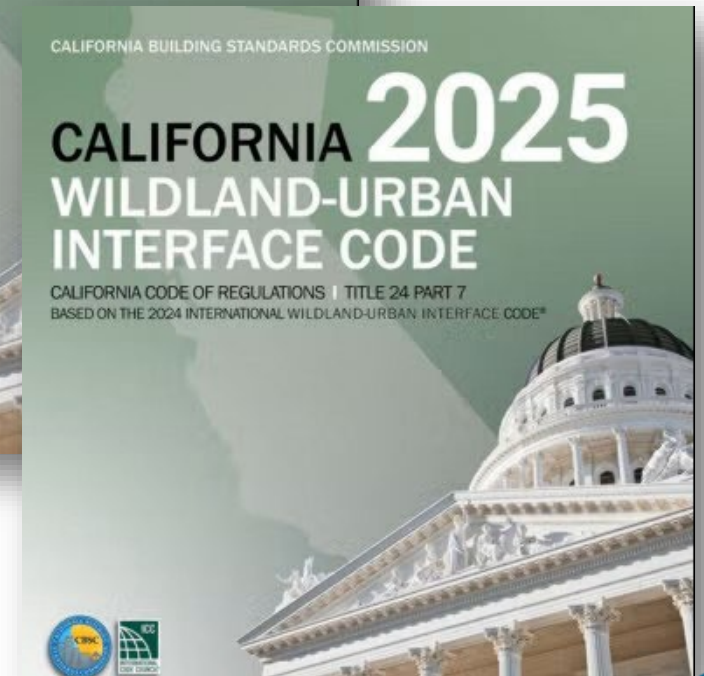
Public Facilities, Services and Safety Element



Public Facilities, Services & Safety Element

Policies work in tandem with a variety of regulations including:

- San Diego Municipal Code
- California Building Standards
 - California Building Code
 - California Fire Code
 - California Wildland-Urban Interface Code



Key Functions Across Departments

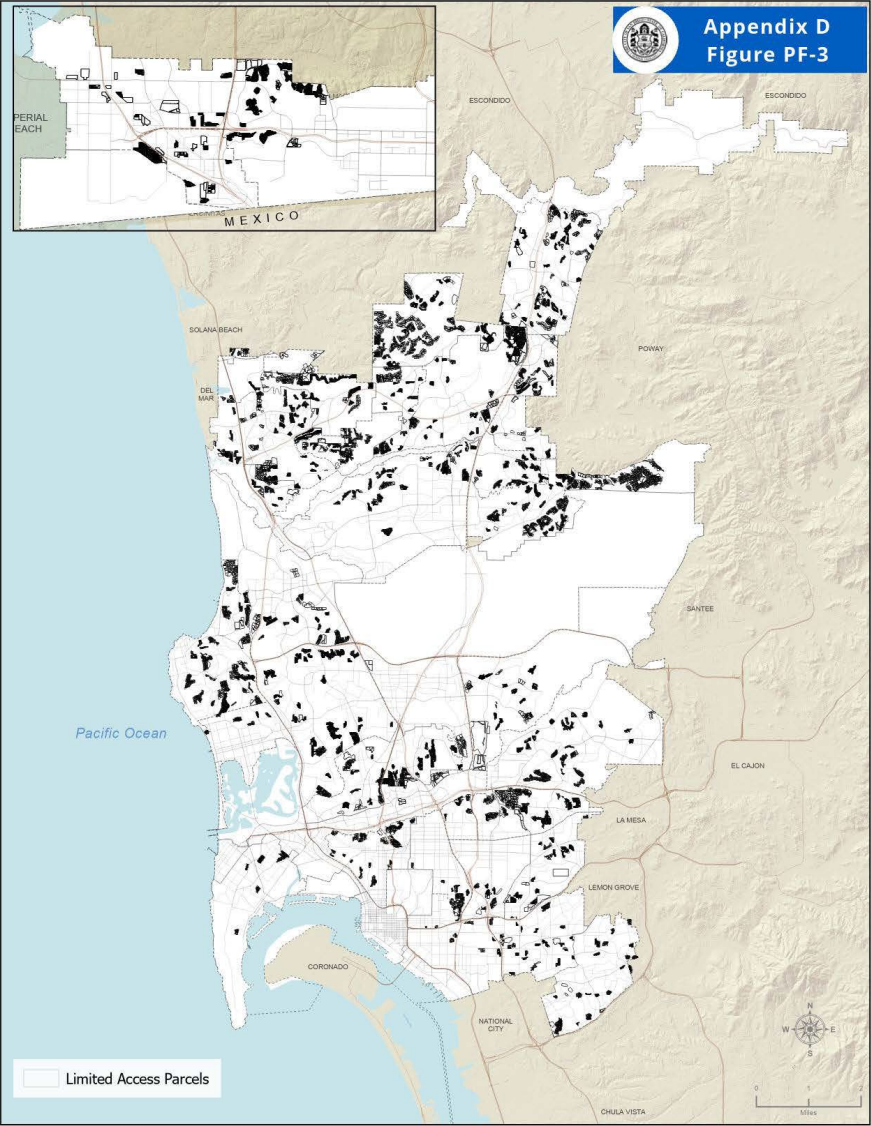
- **City Planning:** Works with City departments to develop long-term vision and policies to direct growth including with Fire-Rescue and Development Services
- **Fire-Rescue:** Provides emergency response; evaluates all new developments for emergency access, safety, and response
- **Development Services:** Reviews all new developments for compliance with codes and regulations; collects Development Impact Fees

Senate Bill 99 Requirement

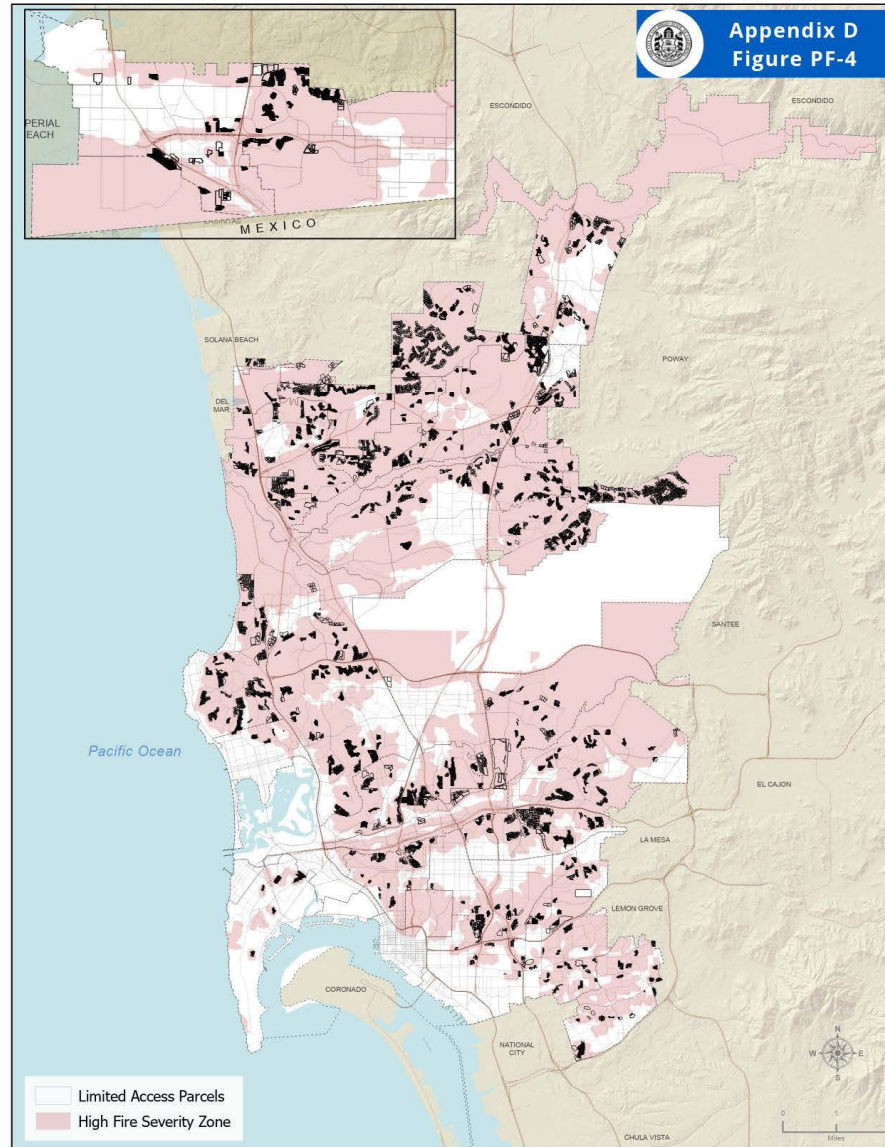
- Safety element must identify **all residential developments** located in **any hazard area** which lack at least **two emergency evacuation routes**

Methodology for Identifying Access Constraints

- Developed in coordination with Fire-Rescue and CAL FIRE
- GIS and satellite imagery used to identify “**Limited Access Residential Areas**” which have **one point of access on dead-end roads** that are **800 feet or more**
- Staff reviewed satellite imagery to assess driveway access and physical devices (bollards, locked gates, etc.) that may limit rapid evacuation
- Limited Access Residential Areas overlaid with hazard areas

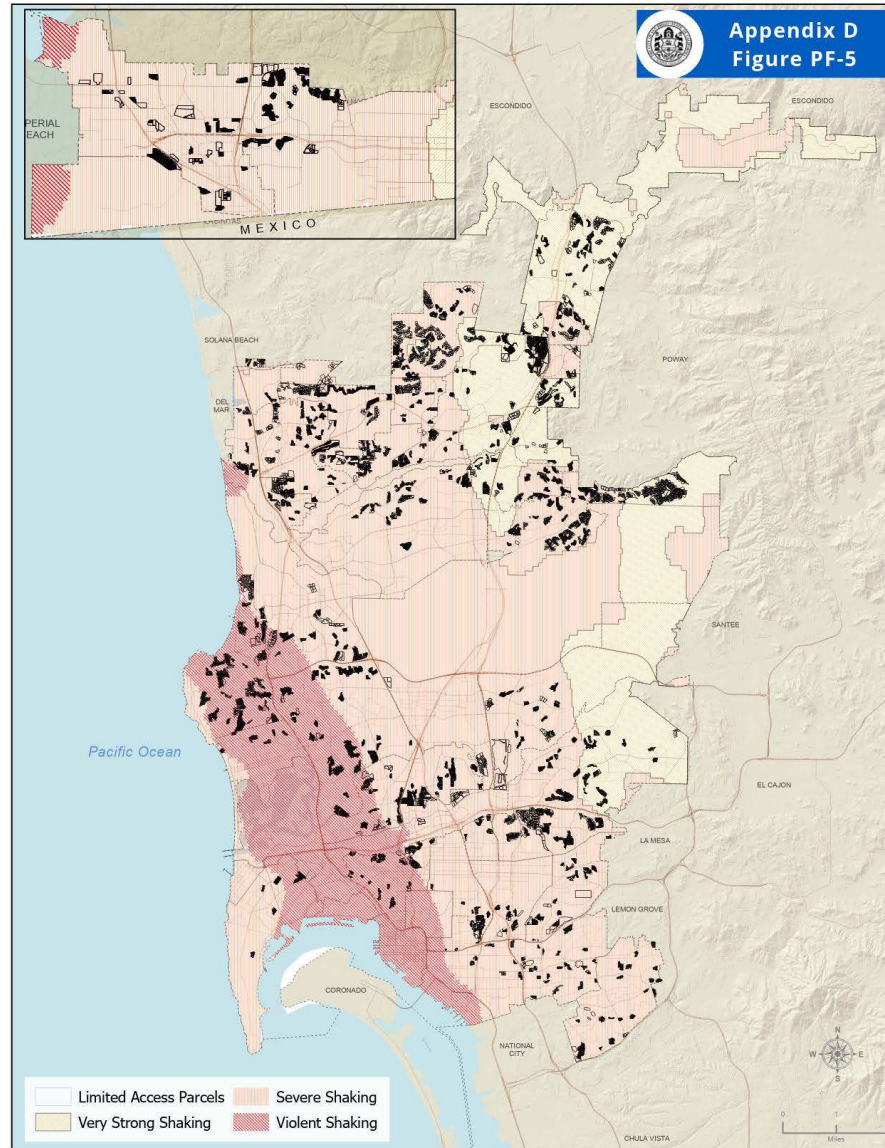


DRAFT Limited Access Residential Areas



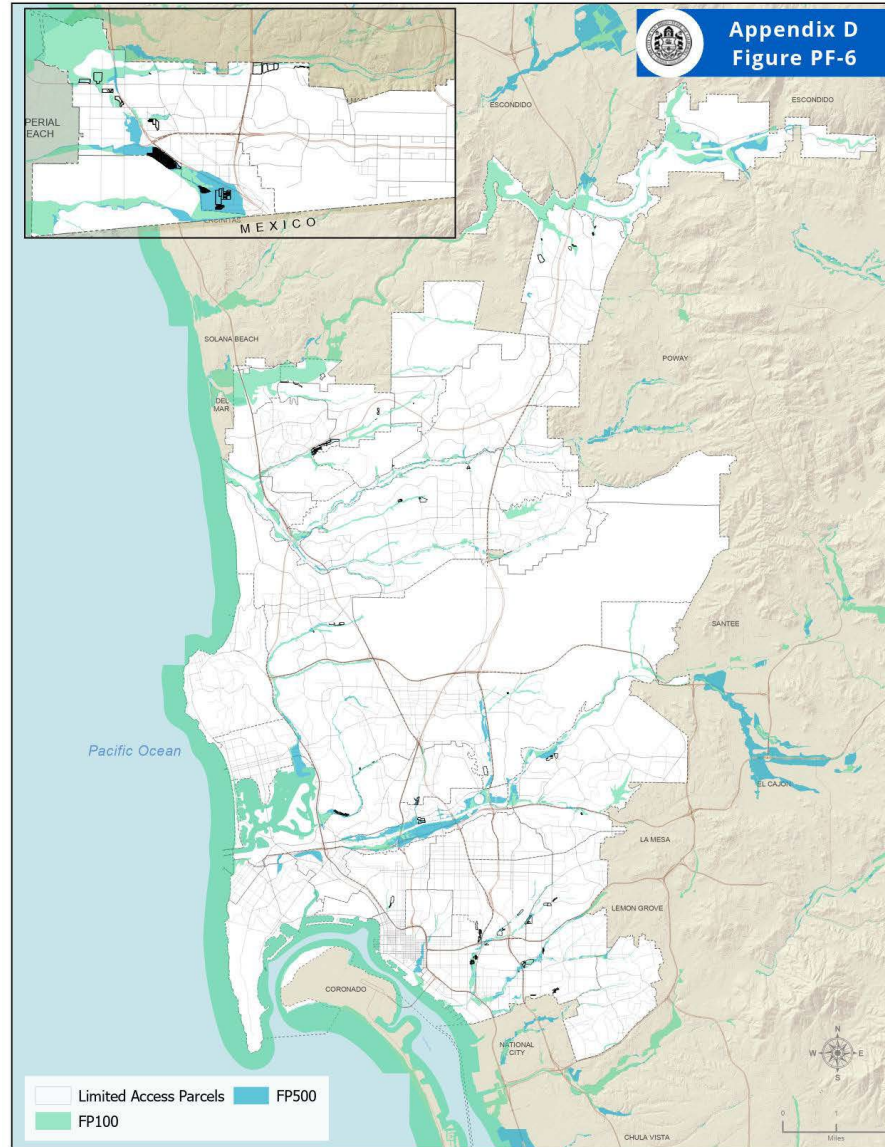
DRAFT Limited Access Residential Areas

- Wildfire Hazard Area



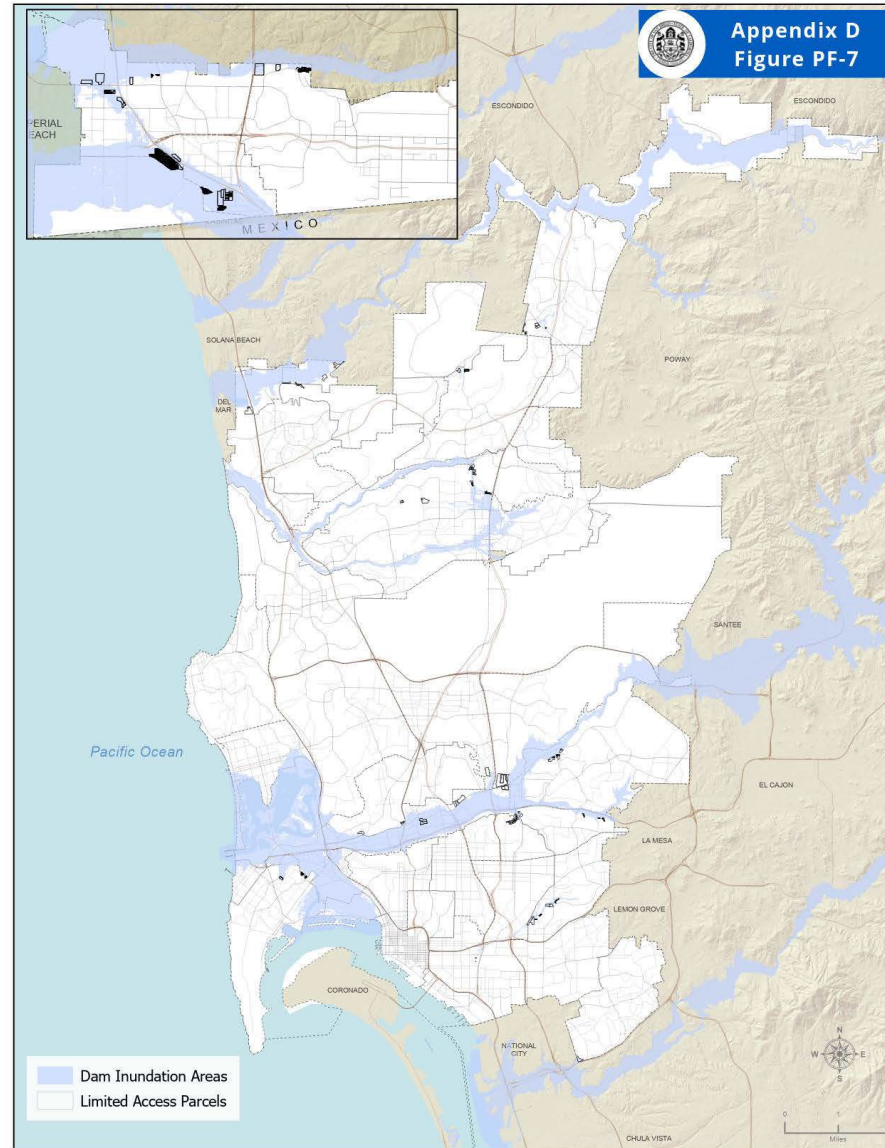
DRAFT Limited Access Residential Areas

- Earthquake Hazard Area



DRAFT Limited Access Residential Areas

- Flood Hazard Area



DRAFT Limited Access Residential Areas

- Dam Failure Hazard Area

Board of Forestry and Fire Protection

- Govt Code Section 65302.5: Engage the Board of Forestry and Fire Protection (coordinated through CAL FIRE)

Senate Bill 99 Policy Updates Summary

- Land Use: Discourage increases in residential density in areas limited to one point of access unless secondary access is provided or shown not to be necessary
- Mobility: Evaluate secondary access and emergency evacuation needs and improvements
- Safety: Support emergency preparedness measures that reduce risk from hazards, especially to areas that are limited to one point of access

*****Refer to General Plan Amendment materials on
<https://www.sandiego.gov/planning/work/general-plan> for detailed policy language*****

Timeline & Next Steps

FALL 2026: PUBLIC REVIEW

Community Planners Committee
(October & November)
Resiliency Advisory Board (October)
Mobility Board (November)
Planning Commission Workshop (December)

SPRING 2027: PUBLIC HEARINGS

Community Planners Committee (March)
Board of Forestry and Fire Protection (April)
Planning Commission (May)
Land Use and Housing Committee (June)
City Council (July)

****Submit comments to generalplan@sandiego.gov by December 31, 2026****

Questions?

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