SD City Planning

DRAFT 2027 GENERAL PLAN AMENDMENT | Fall 2026

Proposed strikeout/underline edits to General Plan can be accessed here: https://www.sandiego.gov/planning/work/general-plan

SUMMARY OF CHANGES

The General Plan was comprehensively amended in 2024 as a part of Blueprint SD. Since the adoption of Blueprint SD, State requirements for the General Plan have continued to change. A General Plan Amendment has been prepared so that the General Plan remains consistent with changes in State law. The General Plan Amendment also includes other minor amendments necessary to ensure overall plan consistency identified through regular General Plan monitoring. A summary of changes and accompanying table of proposed amendments to the General Plan follow.

SENATE BILL 99

Description: Senate Bill 99 requires the General Plan Safety Element identify all residential developments located in any hazard area which lack at least two emergency evacuation routes.

Summary of Changes: The General Plan is being updated to identify limited access residential areas that lack at least two emergency evacuation routes and where these limited access residential areas overlap with hazard areas. Maps, discussion, and policies have been prepared in consultation with San Diego Fire-Rescue and CAL FIRE.

SENATE BILL 932

Description: Senate Bill 932 requires the General Plan Mobility Element to incorporate the principles of the Federal Highway Administration's Safe System Approach.

Summary of Changes: The General Plan is being updated to reflect the Federal Highway Administration's Safe System Approach with additional discussion and policies.

ASSEMBLY BILL 2684

Description: Assembly Bill 2684 requires the General Plan Safety Element to address extreme heat.

Summary of Changes: The General Plan is being updated to reflect that the City is preparing an extreme heat action plan to evaluate heat risk and identify cooling strategies.

ASSEMBLY BILL 39

Description: Assembly Bill 39 requires cities and counties with more than 75,000 residents to adopt or designate a qualifying electrification or similar plan, or incorporate its requirements into their General Plan, between January 1, 2027 and January 1, 2030. The plan must address zero-emission vehicle infrastructure, building electrification, clean energy and grid needs, while prioritizing equitable investments.

Summary of Changes: The General Plan's Conservation Element is being amended to include policies supporting the future preparation of an electrification, decarbonization or community energy plan through the update to the Climate Action Plan and Climate Resilient SD.

CONSISTENCY WITH COMMUNITY PLAN UPDATES

Description: Community Plans are components of the General Plan. The General Plan is required by State law to be internally consistent. The Mid-City Communities Plan Update, Rancho Bernardo Community Plan Update, and Otay-Mesa Nestor Community Plan Update are currently underway, and edits are proposed to provide consistency between the General Plan and concurrent Community Plan Updates.

Summary of Changes: The General Plan is being updated to clarify the application of "Climate Smart Village Areas," which were identified by during the 2024 General Plan Update. To reflect the term Climate Smart Village Areas, Figure LU-1 is proposed to be retitled from "Village Climate Goal Propensity" to "Climate Smart Village Area Propensity." Additionally, to reflect the broader usage of the Urban Village Center, the description is being updated to encompass a broader range of mixed-use opportunities. A policy from the 2008 General Plan is proposed to be reinstated to limit community plan amendment initiations while a Community Plan Update is in progress.

CONSISTENCY WITH LAND USE DESIGNATIONS AND BASE ZONES

Description: This update ensures consistency between General Plan land use designations and the zoning framework so that allowable densities and uses are applied clearly and uniformly. It does not change the densities for any parcels.

Summary of Changes: The General Plan land use designations listed in Table LU-4: General Plan and Community Plan Land Use Categories are being updated with more detailed density ranges to align with the maximum allowable densities of the base zones established by the San Diego Municipal Code**.**

CONSISTENCY WITH BICYCLE MASTER PLAN UPDATE

Description: The Bicycle Master Plan is being updated to make the City an easy and safe place to bike, with a focus on providing healthy and safe ways to travel to work, school, or other activities.

Summary of Changes: Mobility policies are being updated and re-organized to reflect the Bicycle Master Plan Update.

TABLE 1: SUMMARY OF CHANGES BY GENERAL PLAN ELEMENT

Element Section	Summary of Changes
Land Use and Community Planning	
A. City of Villages Strategy	Consistency with Community Plan Updates • Discussion text updated to include a definition for Climate Smart Village Areas • Discussion text updated to revise the definition for Urban Village Centers to encompass a broader range of mixed-use opportunities • Title for Figure LU-1 revised from "Village Climate Goal Propensity" to "Climate Smart Village Area Propensity"
B. General Plan Land Use Categories	Consistency with Land Use Designations and Base Zones • Table LU-4: General Plan and Community Plan Land Use Categories updated with more detailed density ranges to align with the maximum allowable densities of the base zones established by the San Diego Municipal Code
C. Community Planning	SB 99 • Policy LU-C.2.a.5. updated
D. Plan Amendment Process	Consistency with Community Plan Updates • Policy LU-D.4 added from 2008 General Plan • Policy LU-D.6 added
Mobility Element	
Introduction	SB 932 • Discussion added to describe the "Safe Systems" approach
A. Walkable Communities	SB 932 • Policy ME-A.3 updated
B. Bicycling	Consistency with Bicycle Master Plan Update • Policy ME-B.1 updated • Policy ME-B.1.d moved to Policy ME-B.2.e
E. Complete Streets	SB 932 • Policy ME-E.10.f. added • Policy ME-E.13.e. added • Policy ME-E.15 added SB 99 • Policy ME-E.19 added • Policy ME-E.20 added
J. Goods Movement/ Freight	AB 39 • Policy ME-J.11 updated
L. Emerging Technologies	AB 39 • Policy ME-L.3 updated

Element Section	Summary of Changes
Economic Prosperity	
A. Industrial Land Use	<u>Consistency with Base Zone Regulations</u> • Policy EP-A.14 updated
Conservation Element	
A. Climate Change and Sustainable Development	<u>AB 39</u> • Policy CE-A.14 updated • Policy CE-A.17 updated
I. Sustainable Energy	<u>AB 39</u> • Policy CE-I.2 updated • Policy CE-I.5 updated • Policy CE-I.14 updated • Policy CE-I.15 added
Public Facilities, Services and Safety Element	
E. Fire-Rescue	<u>SB 99</u> • Discussion updated for "Fire Hazard Planning" • Discussion updated for "Plans, Programs, and Regulations" including the description for "Very High Fire Hazard Severity Zone Map" and a new description for "Limited Access Residential Areas" • Policy PF-D.21 updated • Policy PF-D.25 added • Policy PF-D.26 added • Policy PF-D.27 added
G. Storm Water Infrastructure	<u>Consistency with Community Plan Updates</u> • Policy PF-G.7 and Policy PF-G.8 added to reflect input from the Mid-City Communities Plan Update
P. Hazard Mitigation & Disaster Preparedness	<u>AB 2684</u> • Policy PF-P.18 added <u>SB 99</u> • Policy PF-P.1 updated • Policy PF-P.3.a replaced with Policy PF-P.19 • Policy PF-P.20 added • Policy PF-P.21 added • Policy PF-P.22 added

Element Section	Summary of Changes
Appendices	
Appendix D	SB 99 • Appendix PF-2: Limited Access Residential Areas added • Figure PF-3 to Figure PF-7 added