City Planning Department

2027 General Plan Amendment

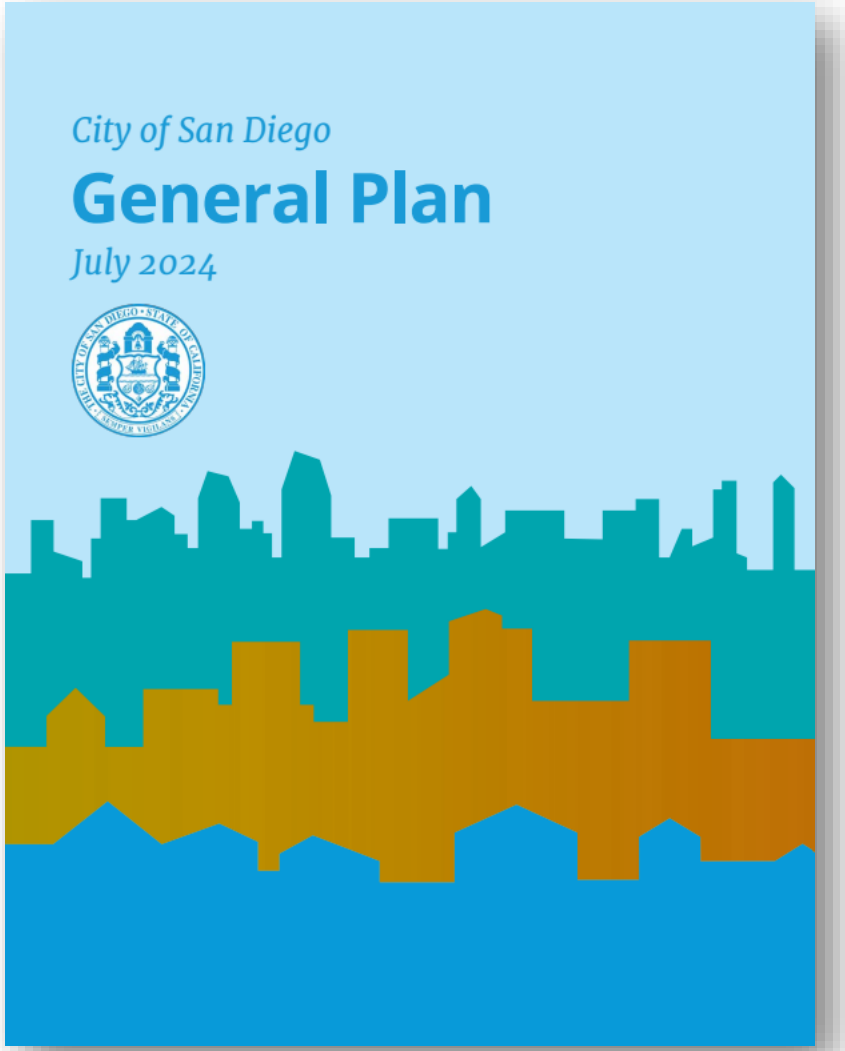
Senate Bill 99 Updates

November 2026

The City of SAN DIEGO

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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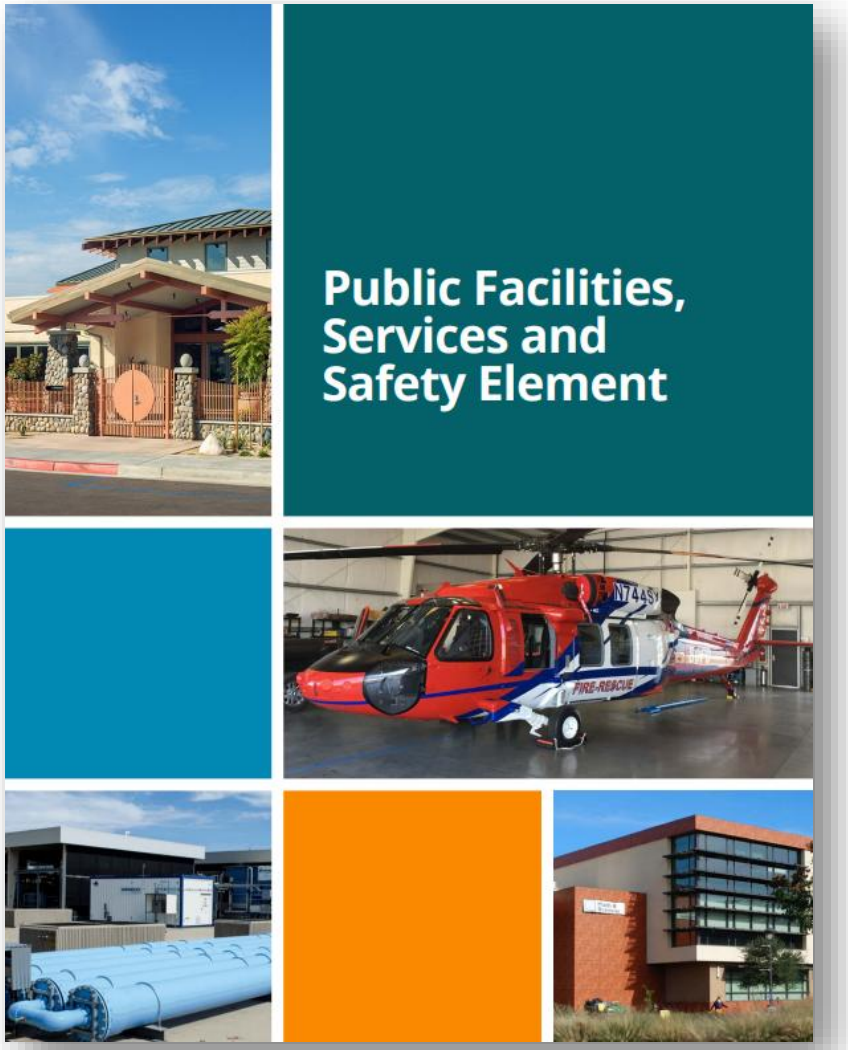
Public Facilities, Services & Safety Element

- 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 & 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

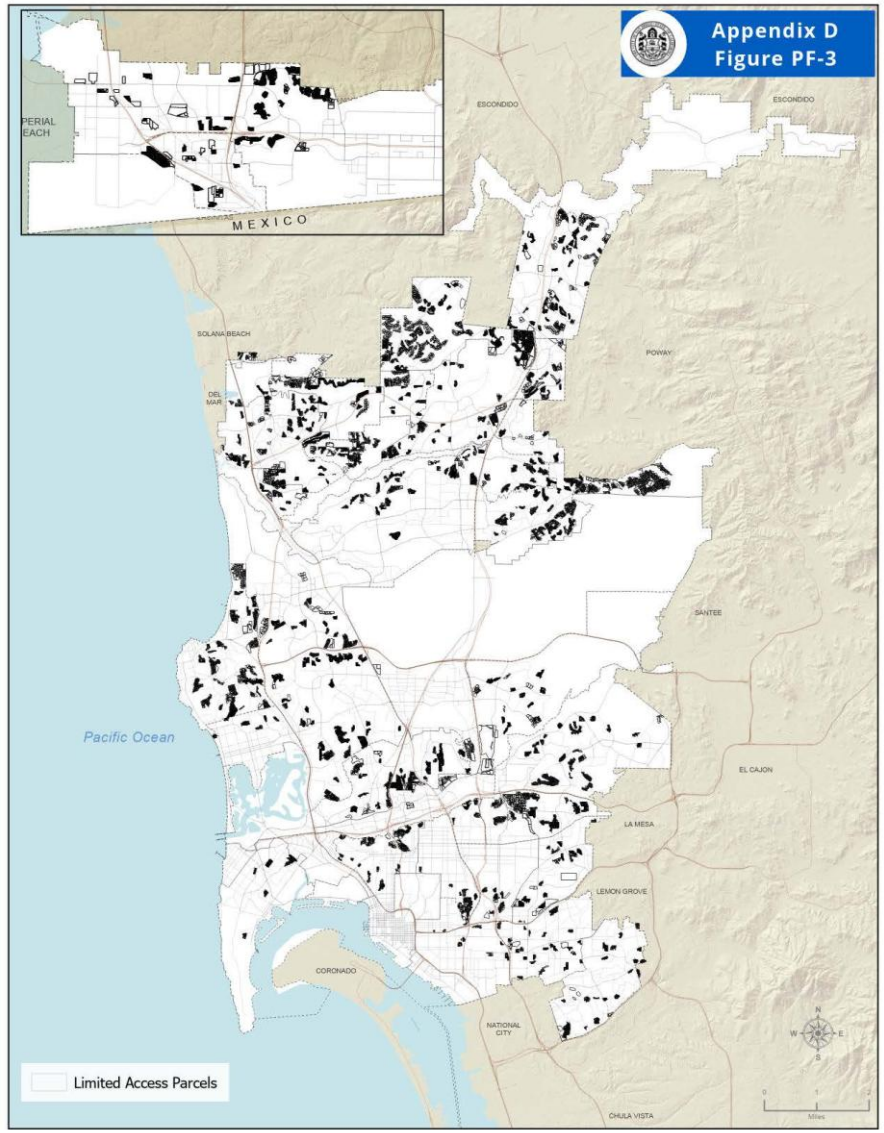
- **City Planning:** Works with City departments to develop long-term vision and policies to direct growth including with Fire-Rescue and Development Services
- **Fire-Rescue:** Provides emergency response; evaluates all new developments for emergency access, safety, and response
- **Development Services:**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

Senate Bill 99 Requirement

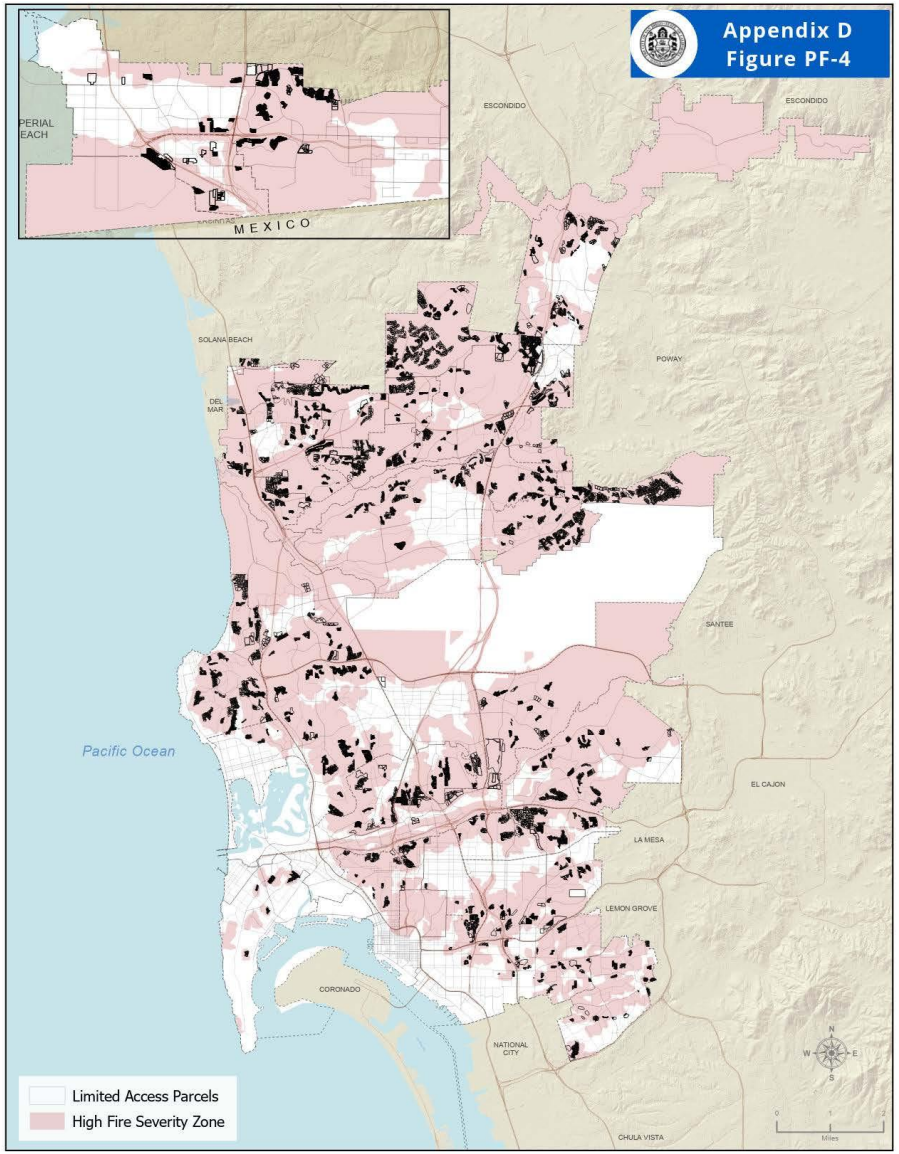
- Safety element must identify **all residential developments** located in **any hazard area** which lack at least **two emergency evacuation routes**

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

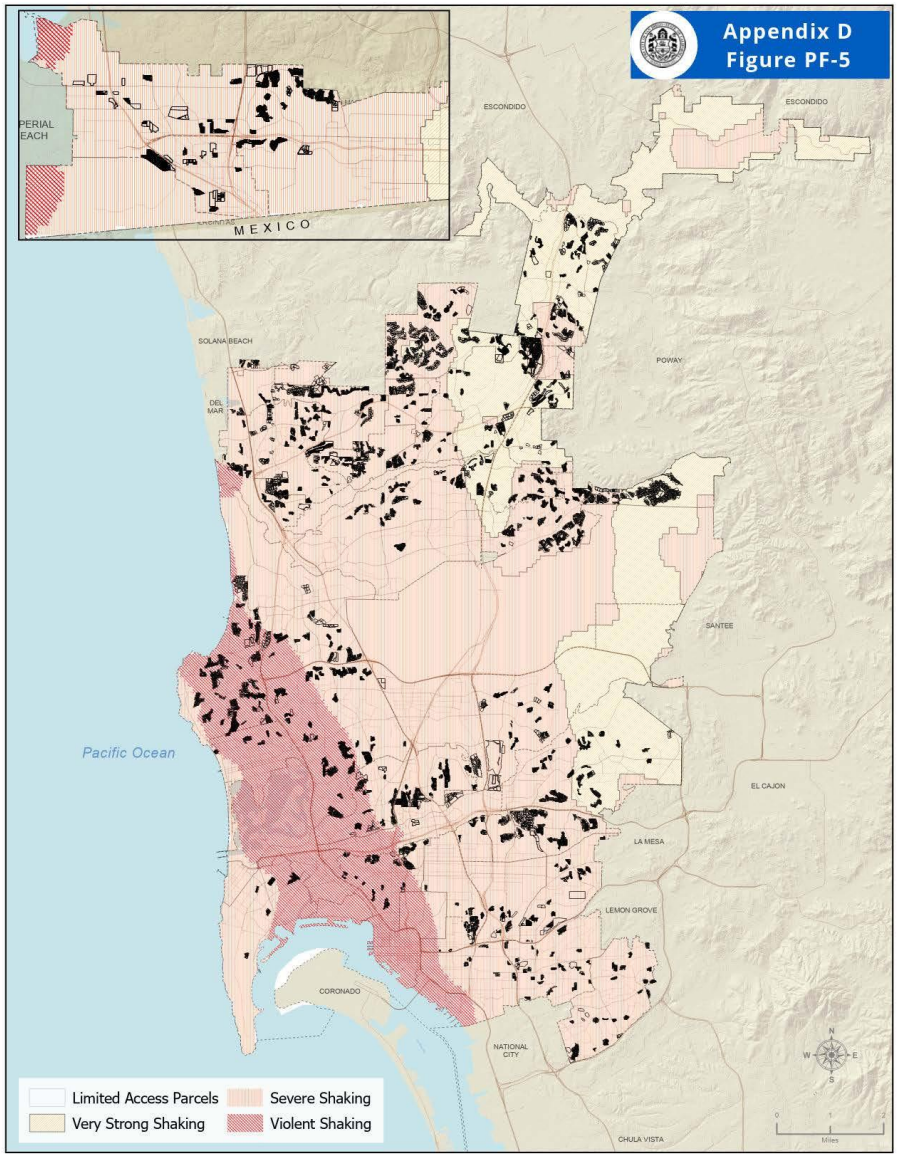


DRAFT Limited Access Residential Areas



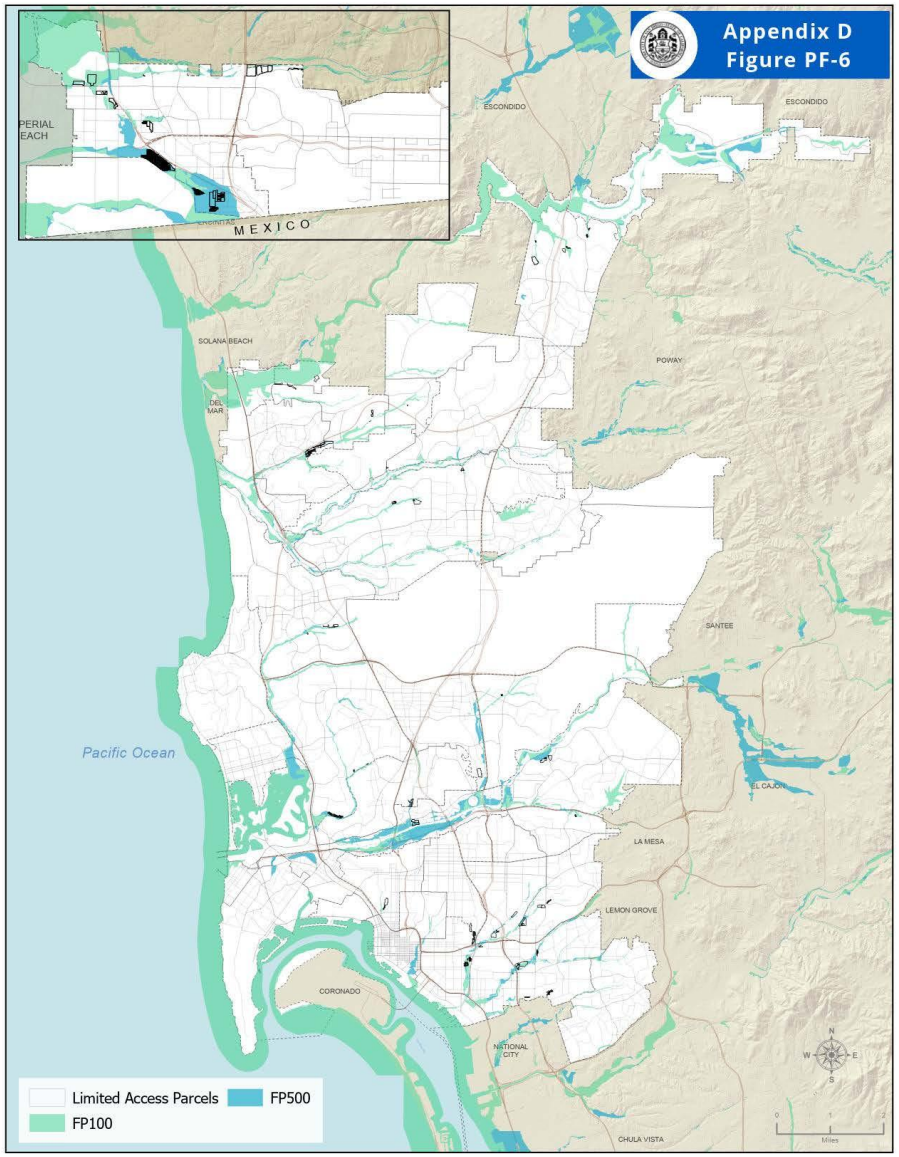
DRAFT Limited Access Residential Areas

- **Wildfire Hazard Area**



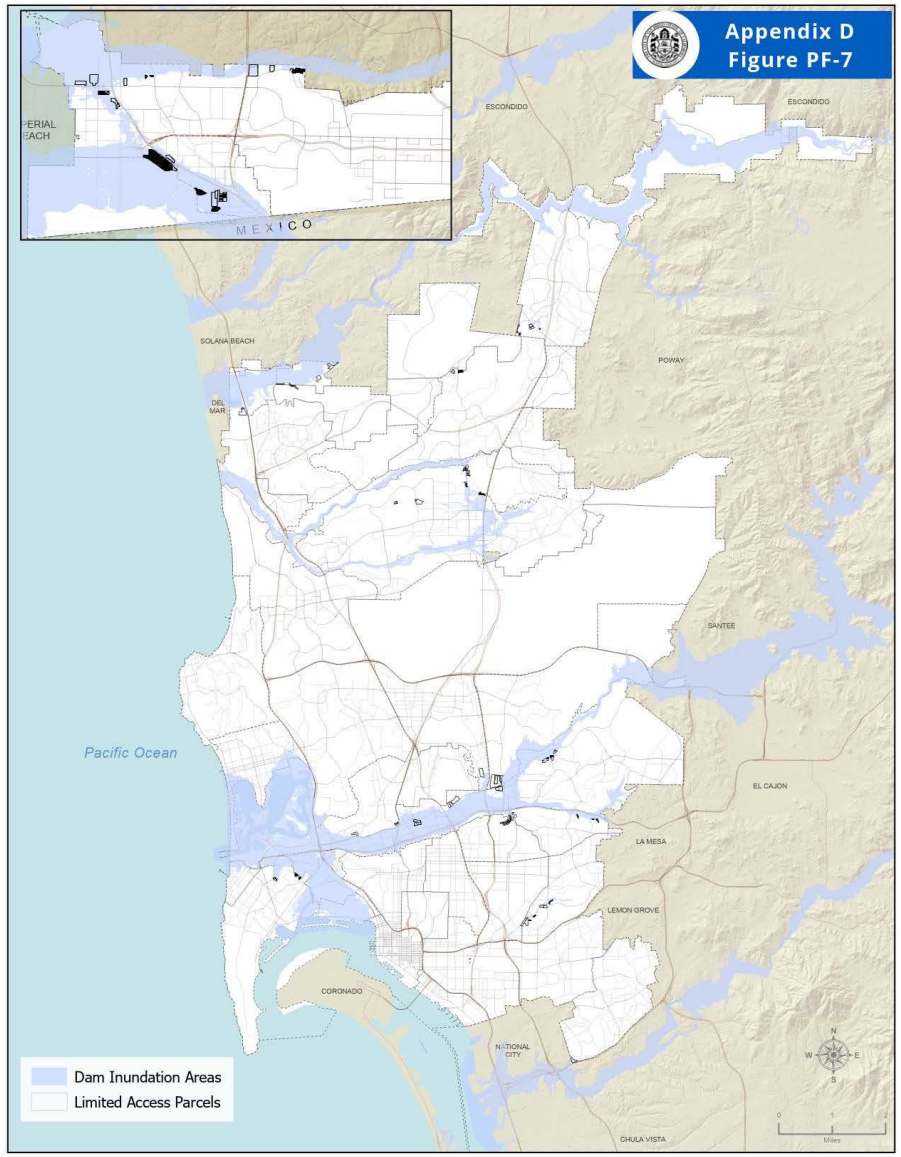
DRAFT Limited Access Residential Areas

- **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

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
- Discourage increases in residential density in areas limited to one point of access unless secondary access is provided or shown not to be necessary

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	SPRING 2027: PUBLIC HEARINGS
Community Planners Committee (October & November) Resiliency Advisory Board (November) Mobility Board (December) Planning Commission Workshop (December)	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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