

Planning Department

General Plan & Climate Action Plan Briefing

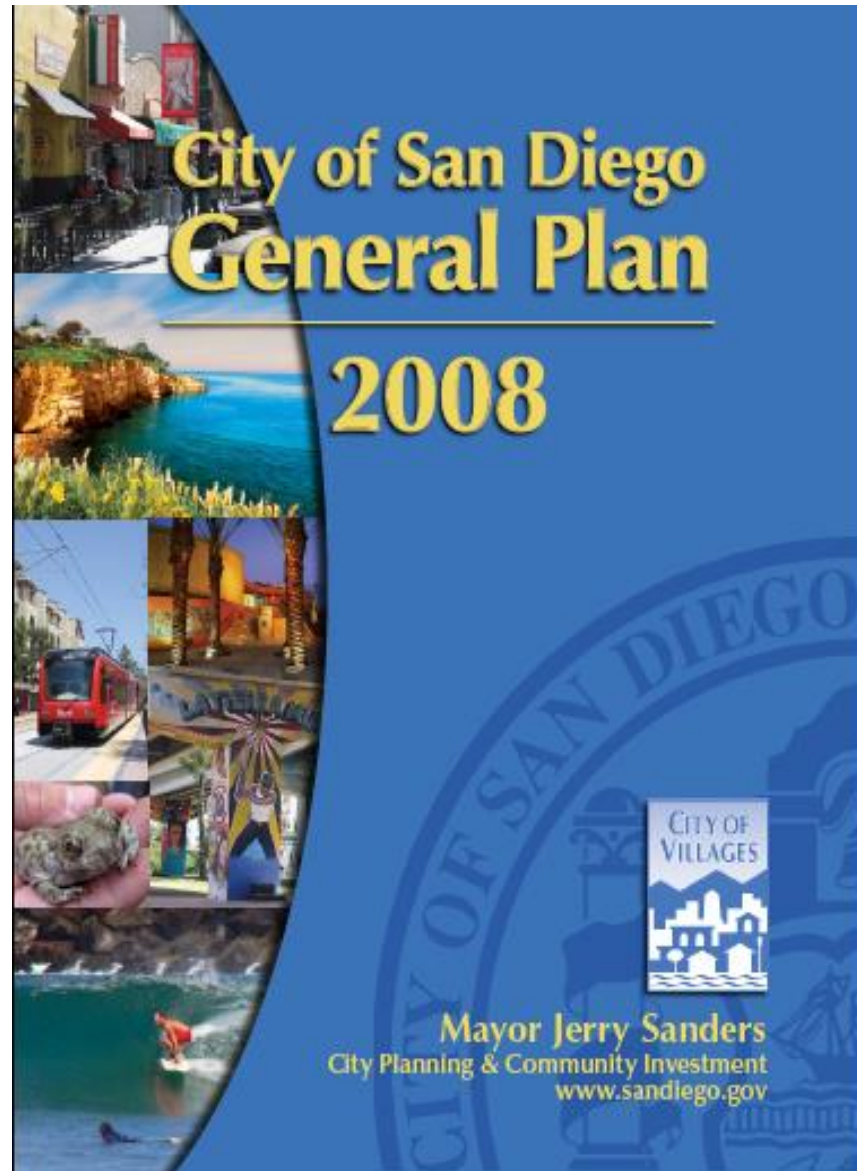
Community Orientation Workshop
May 21, 2016

Nancy Bragado
Deputy Planning Director



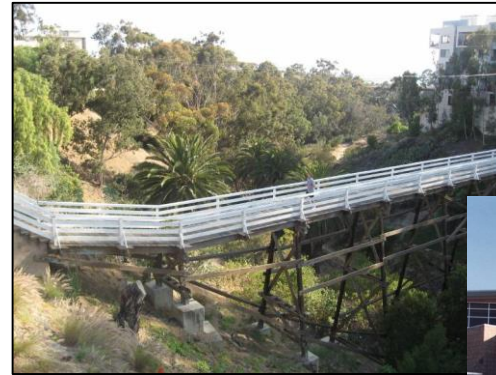
City of San Diego General Plan

- ❖ Comprehensive plan for growth and development unanimously adopted by the City Council in March 2008
- ❖ City of Villages strategy - smart growth approach tailored for San Diego
- ❖ Relies on infill development to meet City's needs
- ❖ Sustainability policies integrated throughout plan



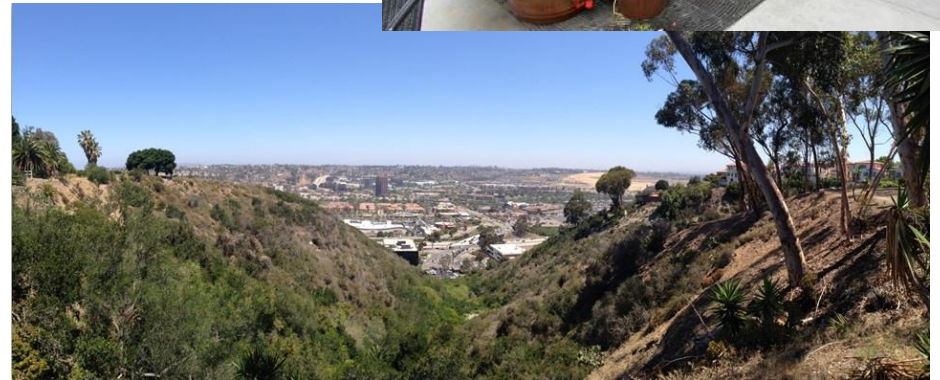
City of Villages

- ❖ Represents a shift in focus from how we develop vacant land to how we invest in our existing communities
- ❖ City of Villages strategy to combine housing, employment, schools, civic uses at different scales, in village centers connected by transit
- ❖ Strategy works to preserve established residential neighborhoods and open spaces
- ❖ Achieve high quality of life, address mobility and facilities needs, and manage the City's continued growth



Guiding Principles

1. **An open space network** formed by parks, canyons, river valleys, habitats, beaches, and oceans;
 - Land Use Element
 - Conservation Element
 - Recreation Element
2. **Diverse residential communities** formed by the open space network;
 - Land Use Element
 - Housing Element
 - Conservation Element
 - Urban Design Element
3. **Compact and walkable mixed-use villages of different scales** within communities;
 - Land Use Element
 - Mobility Element
 - Urban Design



Guiding Principles



4. **Employment centers for a strong economy;**
 - Economic Prosperity Element
5. **An integrated regional transportation network** of transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
 - Mobility Element
6. **High quality, affordable, and well-maintained public facilities** to serve the City's population, workers, and visitors;
 - Public Facilities, Services and Safety Element
 - Recreation Element

Guiding Principles

7. Historic districts and sites that respect heritage;
 7. Historic Preservation Element
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
 - Land Use Element
 - Housing Element
9. A clean and sustainable environment; and
 - Conservation Element
10. A high aesthetic standard.
 - Urban Design Element







Land Use and Community Planning Element

- ❖ City of Villages Strategy
- ❖ Menu of Land Use Designations
- ❖ Environmental Justice
- ❖ Equitable Development
- ❖ Structured to fit into context of the City's community planning program
 - ❖ 52 planning areas
 - ❖ Active community planning groups



Community Plans



- ❖ Parcel-Level Land Use Designations
- ❖ Street System and Connectivity
- ❖ Community Specific Policies
- ❖ Mixed Use Transit Oriented Village Designations
- ❖ Design Guidelines
- ❖ Street Tree Master Plans
- ❖ Implementation Program
- ❖ Climate Resiliency



Role of General and Community Plans

General Plan

- ❖ Citywide policies
- ❖ Citywide housing goals
- ❖ Menu of standardized land use designations
- ❖ Guidance for community plan preparation
- ❖ No changes to land use or zoning at GP level

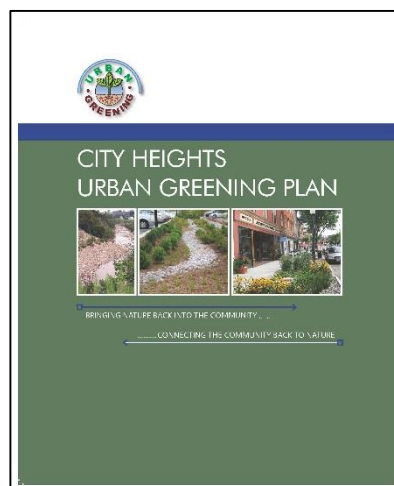
Community Plan

- ❖ Designate land uses and densities
 - ❖ Village locations
 - ❖ Mix of housing
 - ❖ Site specific guidance
- ❖ Identify areas of stability and change
- ❖ Refine citywide policies as needed
- ❖ Streamline to focus on community specific issues.

Completed Plans

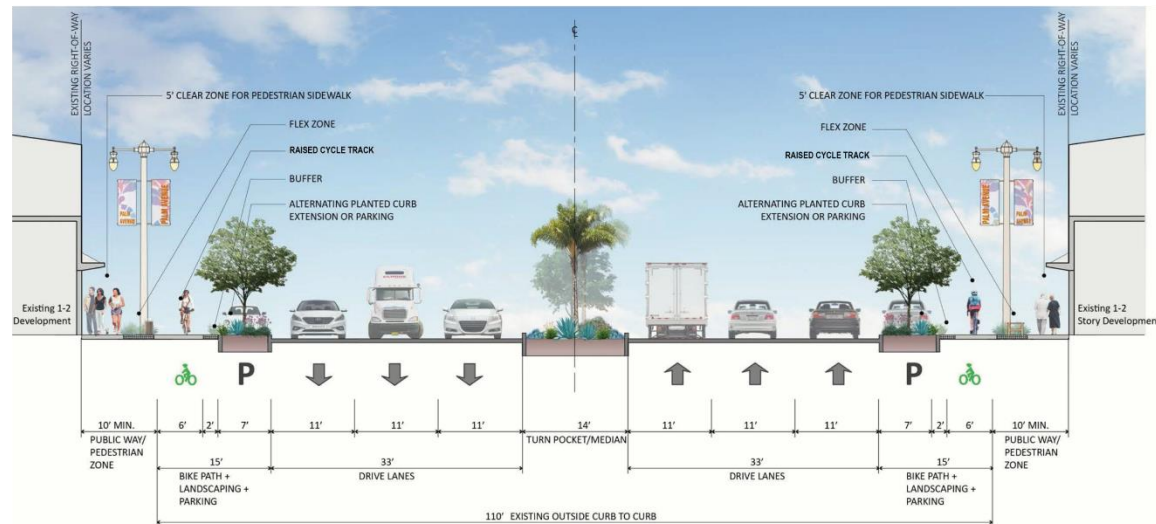
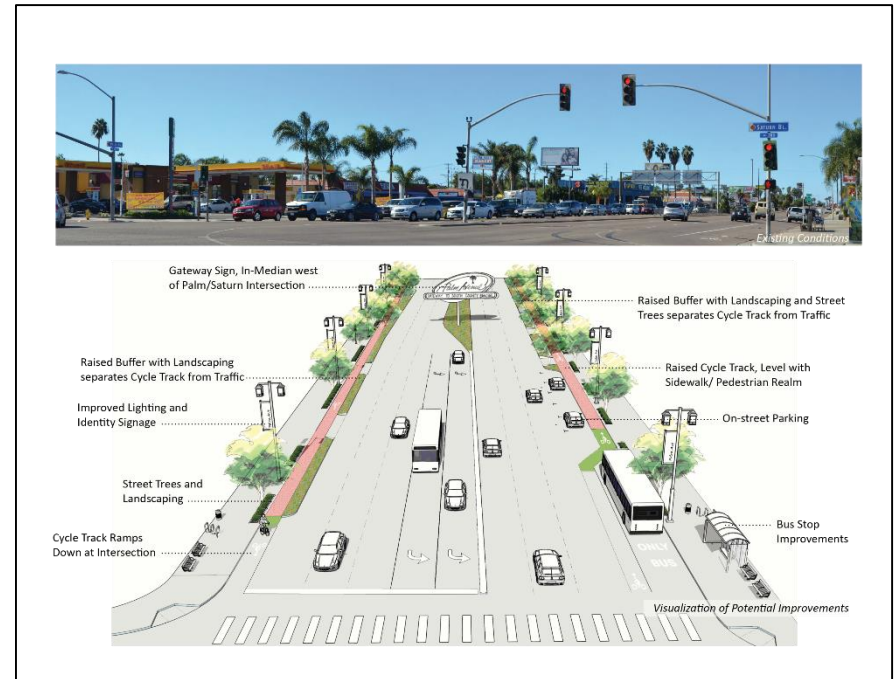
- ❖ Otay Mesa CPU
- ❖ Grantville Focused CPU
- ❖ Southeastern San Diego CPU
- ❖ Encanto Neighborhoods CPU
- ❖ Ocean Beach CPU

- ❖ Morena Blvd Phase 1
- ❖ Chollas Triangle Master Plan
- ❖ Pedestrian Master Plan
- ❖ City Heights Urban Greening



Completed Plans

- ❖ Commercial & Imperial Corridor Master Plan
- ❖ National Ave. Master Plan
- ❖ Euclid Ave Gateway Master Plan
- ❖ Palm Avenue Revitalization



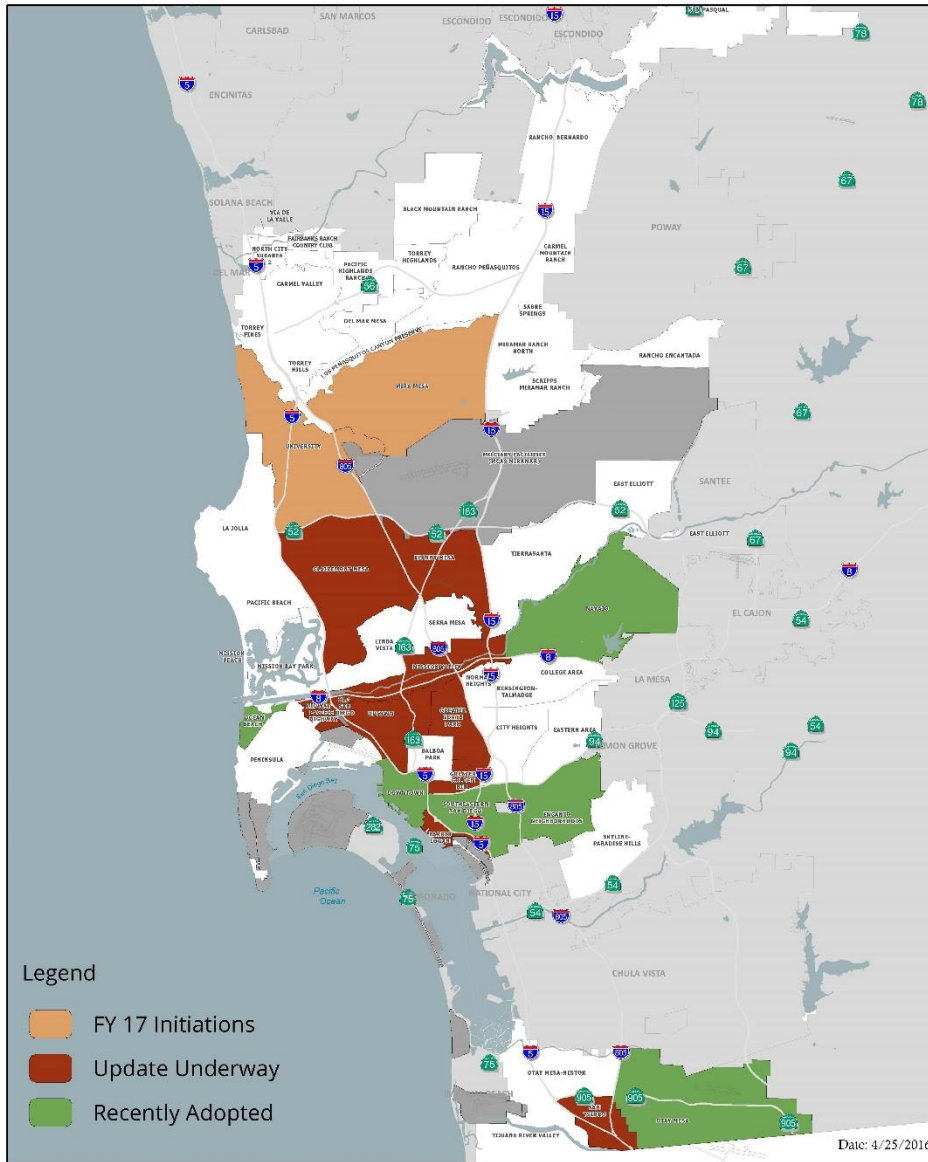
Community Plan Updates in Process



- ❖ San Ysidro
- ❖ Uptown
- ❖ North Park
- ❖ Greater Golden Hill
- ❖ Old Town
- ❖ Midway Pacific Highway
- ❖ Mission Valley
- ❖ Clairemont (kicking off in June)
- ❖ Kearny Mesa (kicking off in June)



Community Plan Update Work Program



Community Plan Updates

- ❖ San Ysidro
- ❖ Uptown
- ❖ North Park
- ❖ Greater Golden Hill
- ❖ Old Town
- ❖ Midway Pacific Highway
- ❖ Clairemont
- ❖ Kearny Mesa
- ❖ Mission Valley
- ❖ *University*
- ❖ *Mira Mesa*



Mobility Element

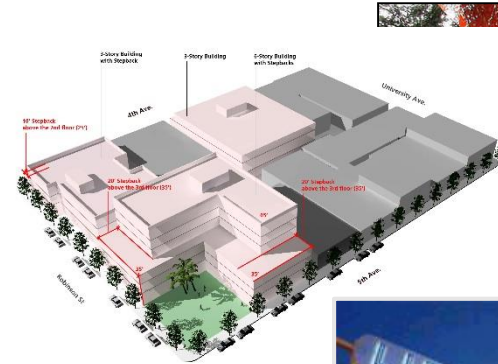
- ❖ Transit/Land Use Coordination
- ❖ Multi-modal solutions
 - ❖ Walkable communities
 - ❖ Bicycle facilities
 - ❖ Streets and freeways
 - ❖ Transit right-of-way and priority measures
 - ❖ Parking management
 - ❖ Transportation management
- ❖ Toolboxes allow for tailored solutions
- ❖ Regional Collaboration





Urban Design Element

- ❖ Respect distinctive neighborhoods and enhance character
- ❖ Create diverse, walkable, mixed-use villages
- ❖ Design vibrant public spaces and prominent civic architecture





Economic Prosperity Element

- ❖ Protect Employment Lands
 - ❖ Identify Prime Industrial Lands
 - ❖ Limit non-industrial land use intrusions
- ❖ Community Investment
 - ❖ Access to capital
 - ❖ Redevelopment
 - ❖ Infrastructure investments
- ❖ Workforce Quality of Life
 - ❖ Middle-income job opportunities
 - ❖ Workforce housing in villages
 - ❖ Education and training
- ❖ Collocation Policies





Public Facilities, Services and Safety Element

- ❖ Guides provision of facilities and services to serve the existing population and new growth
- ❖ Updates public facility and service standards and policies
- ❖ Presents guidelines for capital improvement priorities & coordination
- ❖ Describes facility financing mechanisms
- ❖ Addresses new topics including: schools, public utilities, healthcare, and disaster preparedness





Recreation Element

- ❖ Policies to reflect City's urbanized environment
- ❖ Directs preparation of a citywide Parks Master Plan
- ❖ Calls for a wide range of recreational opportunities for a diverse population
- ❖ Includes population-based guidelines
- ❖ "Equivalencies" identified as an alternative way of meeting park standards where land is constrained
- ❖ Calls for a system of trails linking neighborhood, parks and open spaces





Conservation Element

- ❖ Specifically addresses climate change
 - ❖ Reduce carbon footprint
 - ❖ Green buildings/sustainable development
- ❖ Conserve and manage resources
 - ❖ Water conservation
 - ❖ Energy efficiency and renewables
 - ❖ Waste management
 - ❖ Wastewater collection and treatment
 - ❖ Urban forestry
- ❖ Open space preservation
 - ❖ Ecosystem role





Noise Element

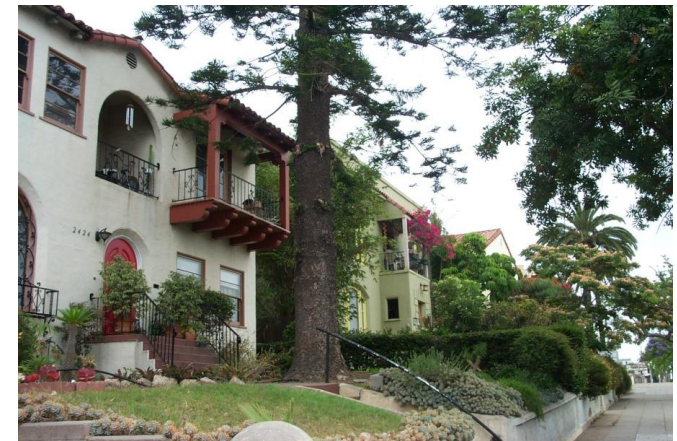
- ❖ Minimize exposure to excessive noise
- ❖ Identifies noise compatible land uses
- ❖ Provides typical abatement measures
- ❖ Addresses mixed-use
- ❖ Addresses acoustical studies for projects
- ❖ Addresses community plan noise studies





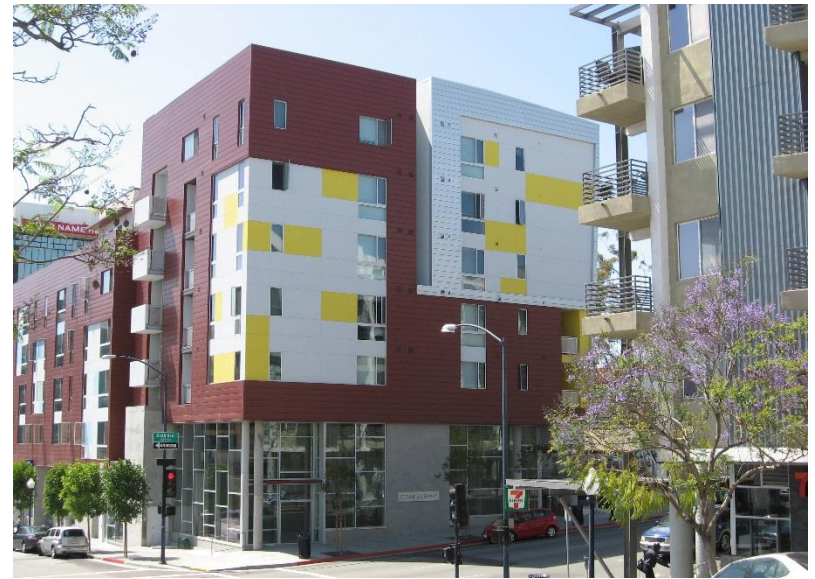
Historic Preservation Element

- ❖ Strengthen historic preservation planning
- ❖ Actively identify, document, evaluate, designate and preserve historical resources
- ❖ Promote financial and development incentives for historic property owners
- ❖ Foster greater public participation and education
- ❖ Increase opportunities for cultural heritage tourism



Housing Element

- ❖ Accommodate the City's diverse housing needs
- ❖ Preserve and conserve at-risk housing
- ❖ Facilitate residential development by streamlining the entitlement and permitting process
- ❖ Promote infill development and socioeconomic equity
- ❖ Reduce GHG emissions through a sustainable model of development



CITY OF SAN DIEGO

CLIMATE ACTION PLAN



December 15, 2015

About the CAP

- ❖ Long Range Policy Document
 - Includes State and Regional Actions
- ❖ City Goals, Actions, and Targets to Reduce GHG Emissions
- ❖ Update to Incorporate New Laws, Technology, Regulations, etc.

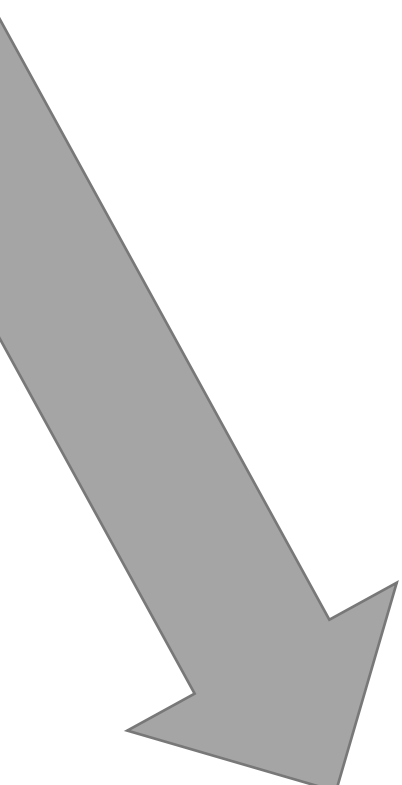


Why a CAP?

- ❖ State Regulations
- ❖ General Plan
- ❖ Public Health
- ❖ Resource Efficiency
- ❖ Leadership
- ❖ Jobs
- ❖ Sustainable Energy Supply
- ❖ Quality of Life



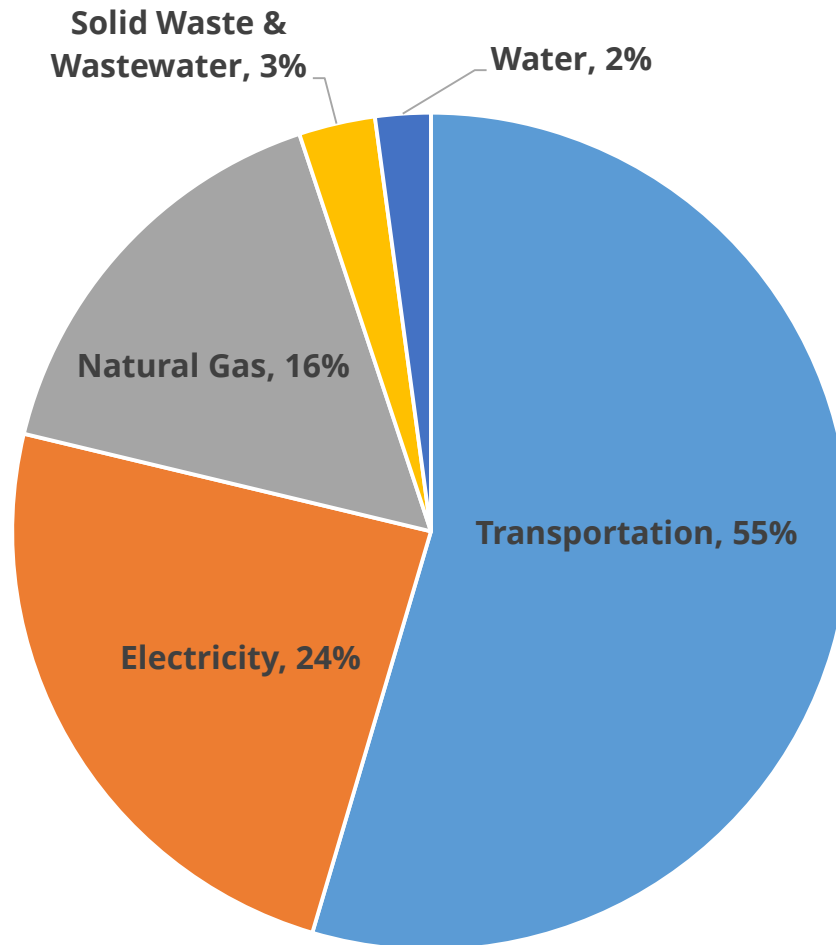
Projected Greenhouse Gas (GHG) Emissions Levels & Targets



❖ Through State, Regional and Local Actions, the CAP will achieve:

- ❖ 25% Citywide GHG Reductions from 2010 baseline by 2020
- ❖ 50% Citywide GHG Reductions from 2010 baseline by 2035

2010 Community-Wide Emissions



2035 CAP Goals

- ❖ **100%** Renewable Energy
- ❖ **50%** Biking, Walking, & Transit Use
- ❖ **Zero** Waste
- ❖ Efficient Buildings
- ❖ Climate Resilience



Efficient Buildings

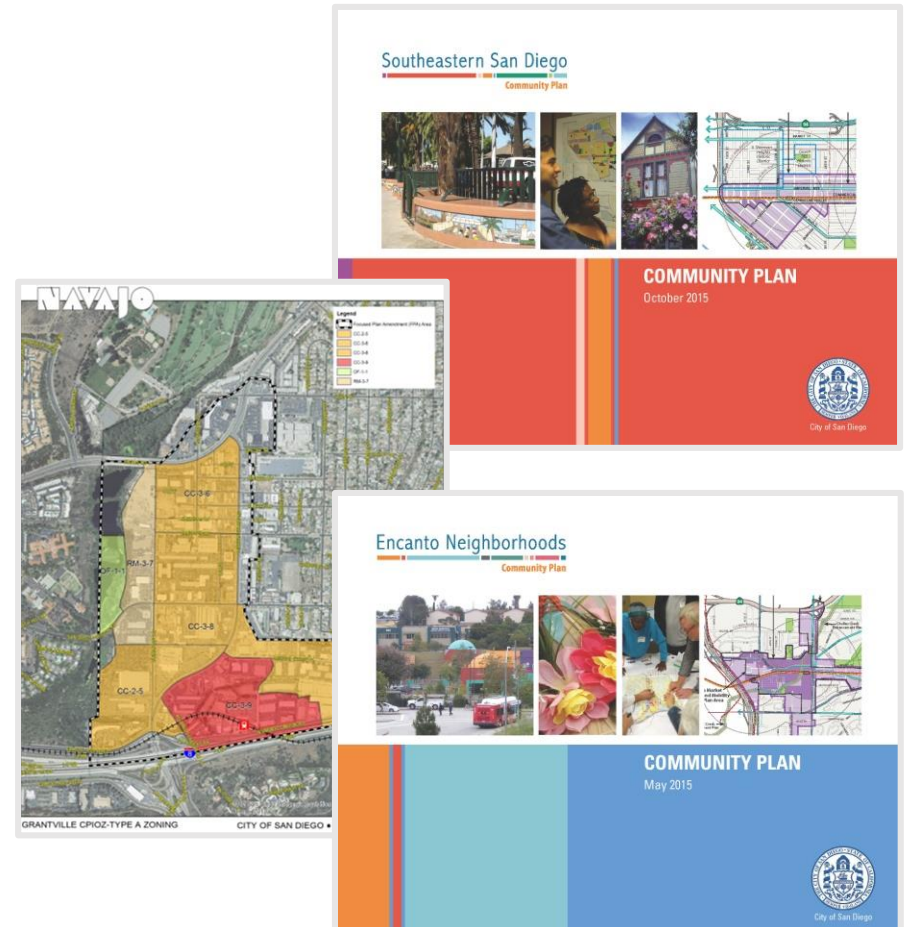
- ❖ 15% energy use reduction in half of homes
- ❖ Reduce City energy use by 25%
- ❖ Support ongoing water efficiency





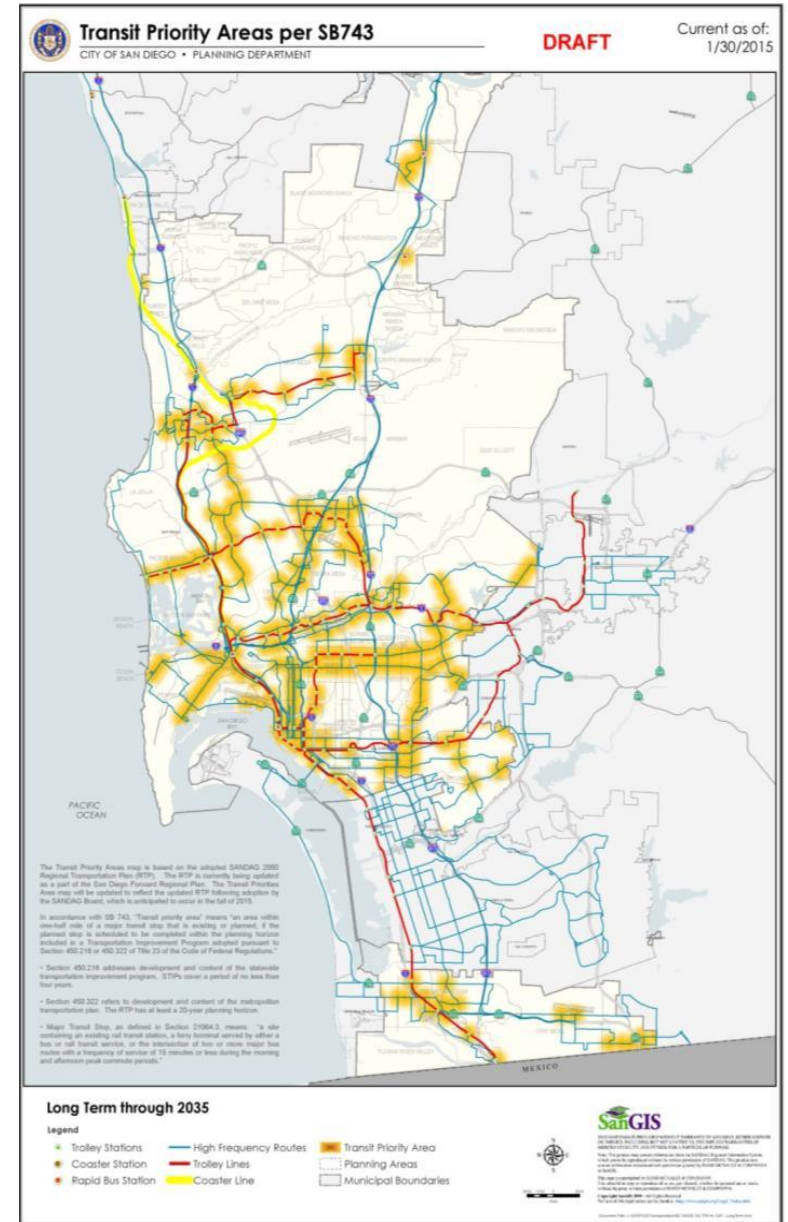
Walking, Biking, Transit & Land Use

- ❖ 2035 50% of Commuter Trips in Transit Priority Areas
 - ❖ 25% Transit
 - ❖ 18% Bicycle
 - ❖ 7% Walking
- ❖ Transit Priority Areas
 - ❖ Within ½ Mile of High Quality Transit Areas
 - ❖ Based on Projections from SANDAG RTP



Smart Transit & Land Use

- ❖ Transit Priority Areas (TPA)
- ❖ ½ mile from Trolley/High Quality Bus Stop



Climate Resilience



- ❖ 35% urban tree coverage in 2035
- ❖ Develop a climate resiliency plan

Resilience

- ❖ Heat waves
- ❖ Drought
- ❖ Wildfire
- ❖ Flooding
- ❖ Sea level rise



Photo: Dylan Kelly

Economic Development

25,000
clean
economy
jobs as of
2014

#4 in the US
as a clean
tech
marketplace

#2 in the US
for solar
installation



Implementation

- ❖ Annual monitoring report
- ❖ Phase 1 actions
- ❖ Begin a resiliency plan
- ❖ CAP update as needed



Examples



Grantville Trolley Station Area – City of San Diego, CA





Grantville Trolley Station Area – City of San Diego, CA

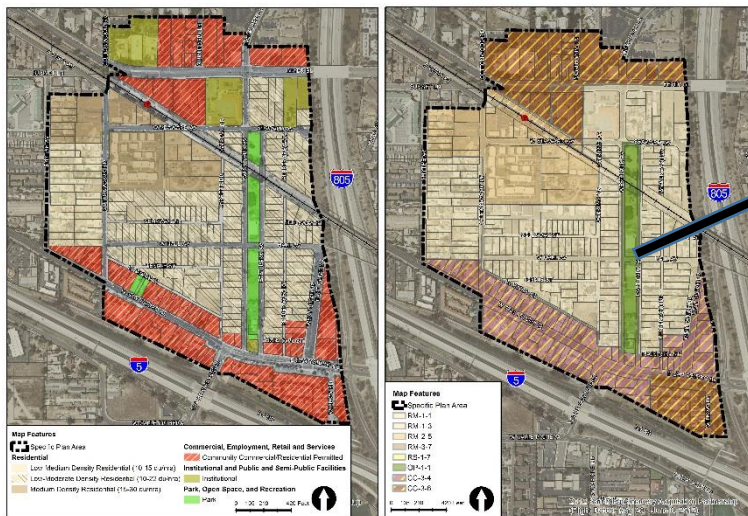
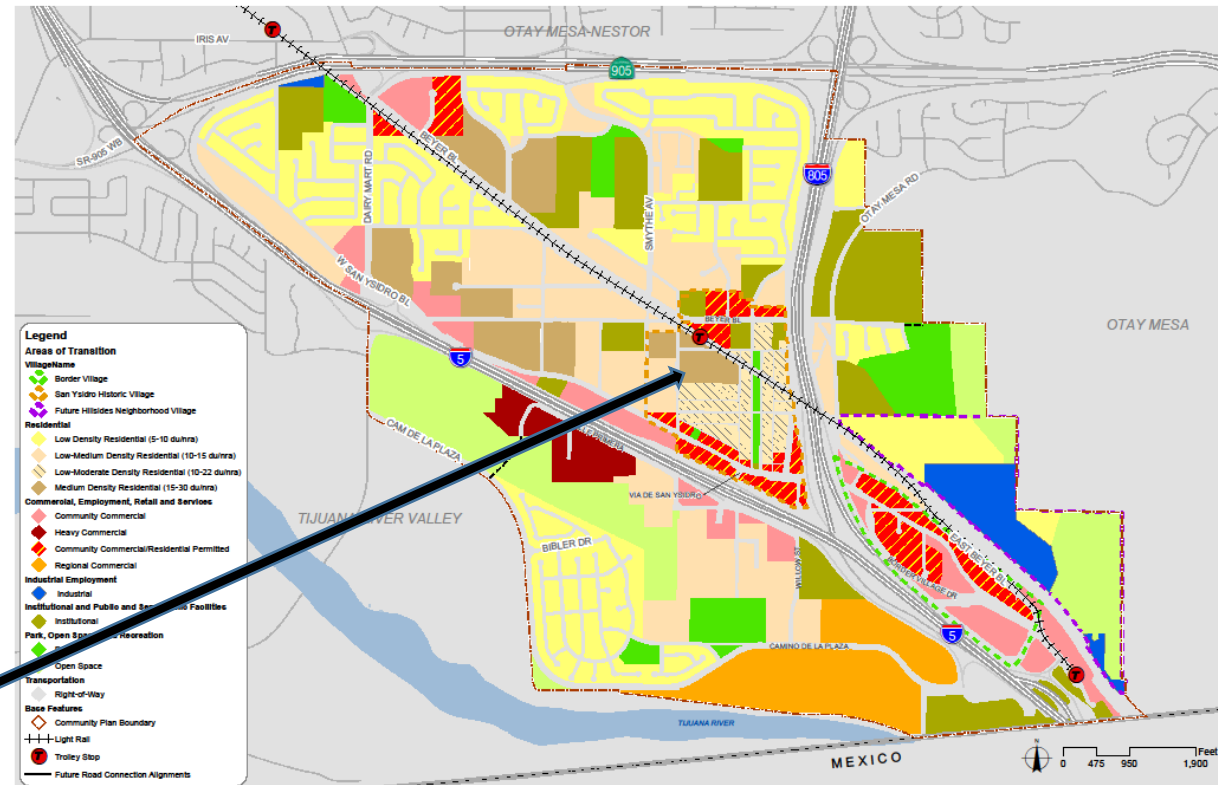


San Ysidro Community

- ❖ Community Plan Update
- ❖ Historic Village Specific Plan
- ❖ SANDAG Wayfinding Grant

SAN YSIDRO COMMUNITY PLAN UPDATE

2/4/2016



San Ysidro Villages

- ❖ Village designations to occur in community plan
- ❖ Mi Pueblo Pilot Village
 - ❖ Housing
 - ❖ Pathways to Knowledge
 - ❖ Plazas
 - ❖ Restaurant, Mercado, kiosks, and offices



SE & Encanto Villages

❖ 2 Village Districts Designated:

❖ Southeastern

❖ Euclid+Market and Imperial

Neighborhood Mixed Use

Neighborhood Mixed-Use provides housing in a mixed-use setting with convenience shopping, civic uses and services (such as healthy food stores, banks, laundry facilities and "mom and pop" stores) within an approximate three mile radius or less. Residential densities can range between 15 to 29 du/ac townhomes to 30 to 44 du/ac walk-up apartments. These uses are intended to be at the heart of the community where other complementary land uses are synergistically located in close proximity to one another.

Up to 60' Max. Height



Community Mixed Use

Community Mixed-Use encourages community-wide retail and mixed-use development that occurs at critical activity centers. Buildings are typically medium-scaled and integrated into a mixed-use development, with residential densities that can range between 15 to 29 du/ac or 30 to 44 du/ac. This type of development accommodates medium-scale retail, housing, office, civic and entertainment uses, grocery stores, drug stores and supporting uses, such as small-scale hotels, assembly spaces and office.

Up to 60' Max. Height



Community Commercial

Community Commercial focuses on commercial uses, however, office, public, and community gathering spaces are also allowed. A traditional "Main Street" character is encouraged with active storefronts, outdoor seating and pedestrian-oriented design.

Up to 60' Max. Height
1.5 to 4.0 Max. F.A.R.



Regional Commercial

Regional Commercial supports regional retail and commercial development that occurs at critical activity centers in the community but also serves the region, within five to 25-plus miles. Buildings are typically larger-footprint and urban-scaled; up to 4 stories in height. Also medium-scale retail, office, civic and entertainment uses, shopping malls and limited industrial uses are permitted. Residential is not permitted in this area.

Up to 45' Max. Height
1.5 Max. F.A.R.



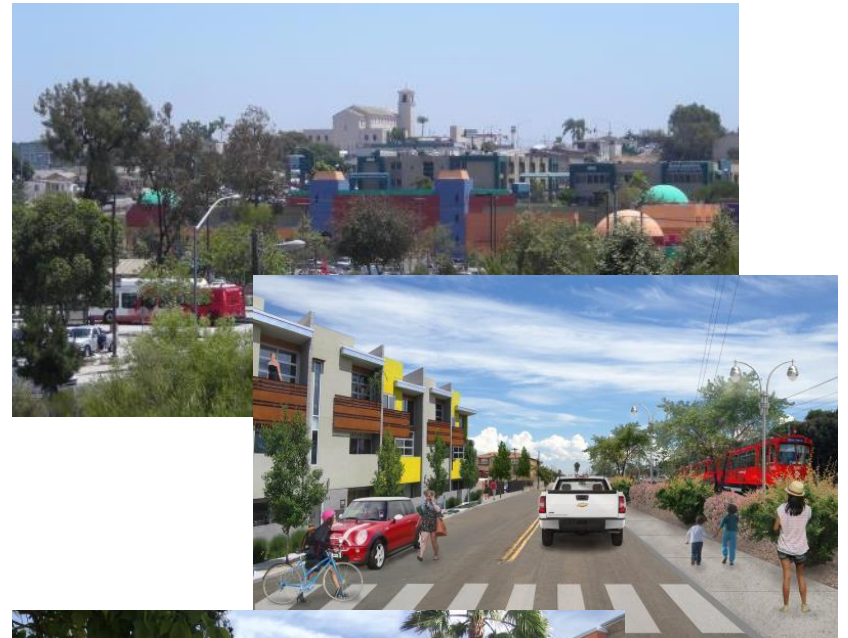
CPU Mobility Elements

- ❖ Active Transportation
 - ❖ Walkable Communities
 - ❖ Bicycling
- ❖ Public Transit
- ❖ Streets and Freeway System
- ❖ Intelligent Transportation
- ❖ Transportation Demand Management
- ❖ Parking



CPU Urban Design Elements

- ❖ Urban Design Framework
- ❖ Development Design
- ❖ Streetscape and Public Realm
- ❖ Urban Forestry



Streetscape and Public Realm

- ❖ Plaza Design
- ❖ Streetscape Furnishings
- ❖ Alleyways
- ❖ Lighting and Signage
- ❖ Screening and Service Areas
- ❖ Parking



Development Design

- ❖ Site Design
- ❖ Scale and Massing
- ❖ Transitions and Setbacks
- ❖ Active Ground-Floor Uses on Commercial Streets
- ❖ Residential Buildings
- ❖ Industrial Development
- ❖ Green Building Practices
- ❖ Quality Materials
- ❖ Designing for Defensible Space





Contact Information

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