

City of San Diego General Plan 2008

Community Orientation Workshop May 2, 2009

What is a General Plan?

- 1937 -California mandated cities and counties to adopt General Plans
- Guides the physical development of the City
- Embodies development goals and public policy on land use
- Guides land use and development decisions
- Every General Plan must be:
 - Comprehensive;
 - Long-Term;
 - Internally Consistent;
 - and Contain required elements : Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety (Gov't Code 65300 et seq.)
- Identifies issues, anticipate problems, and plans for growth.



GENERAL PLAN
City-wide policies

COMMUNITY PLANS

COMMUNITY IDENTITY

**LAND USE &
URBAN DESIGN**

PUBLIC FACILITIES

**TAILORED
IMPLEMENTATION**

ZONING

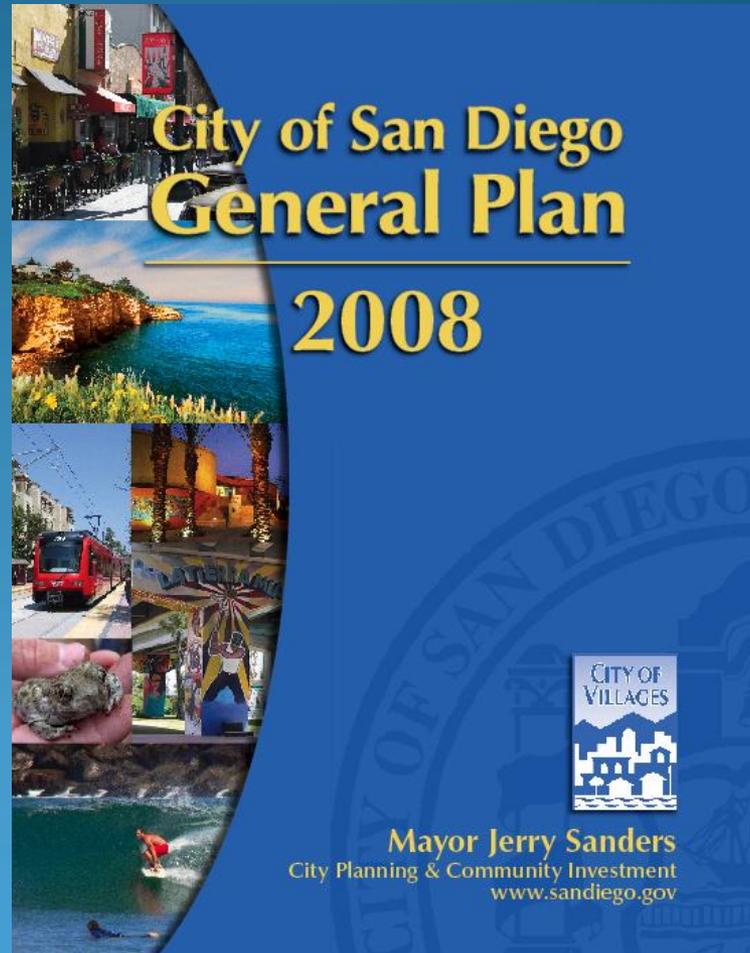
FINANCING

**DEVELOPMENT
PROJECTS**

**ENVIRONMENTAL
REVIEW**

2008 General Plan Update

- Comprehensive update unanimously adopted by City Council in March 2008
- Program Environmental Impact Report
- LDC Amendments
- Citywide Plan that respects the community planning program
- Smart Growth Plan



Overview

- Guided by 10 Principles and City of Villages Strategy
- Shifts focus from how we develop vacant land to how we invest in our existing communities
- Emphasis on combining housing, employment, schools, civic uses at different scales, in village centers
- 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

Elements



Strategic Framework (not an element)



Land Use and Community Planning



Mobility



Urban Design



Economic Prosperity



Public Facilities, Services and Safety



Recreation



Conservation



Historic Preservation



Noise



Housing (adopted December 2006)

Land Use and Community Planning

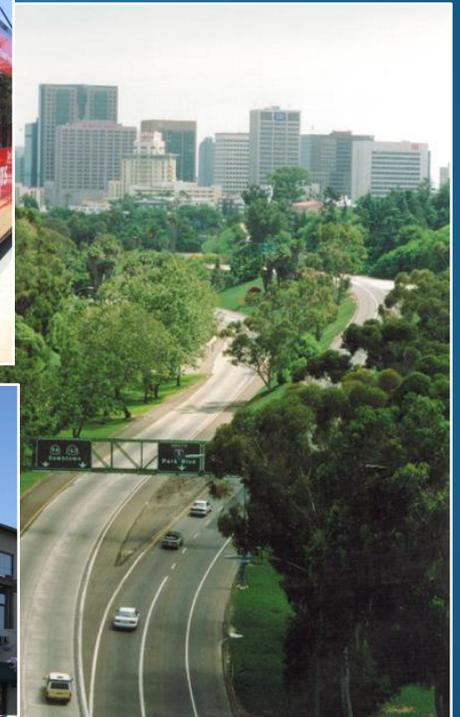
- City of Villages strategy
 - Distinctive, mixed use villages
 - Pedestrian oriented
 - Interconnected streets
 - Local destinations (stores, services, parks, schools)
 - Connected to transit
 - Distinctive public places
- Community Plans are a component of the Land Use & Community Planning Element



Photo Simulation
Cesar Chavez Parkway & Main Street near Barrio Logan
trolley station

Mobility Element

- Multi-modal solutions
 - Walkable communities
 - Bicycle facilities
 - Streets and freeways
 - Transit and transit-orientation
 - Parking management
 - Transportation management
- Guidance for regional collaboration
- Toolboxes allow for tailored solutions



Urban Design Element

- Respect the city's natural features and distinctive neighborhoods
- Create diverse, walkable, mixed-use villages
- Design vibrant public spaces and prominent civic architecture
- Provide public art
- Policies address various types of development
 - General Urban Design
 - Distinctive Neighborhoods and Residential Design
 - Mixed-Use Villages and Commercial Areas
 - Office and Business Park Development
 - Public Spaces and Civic Architecture
 - Public Art and Cultural Amenities



Urban Design Example

- There is a development project under review by the CPG. The project is located adjacent to a canyon and proposes two three-story multi-unit residential buildings adjacent to the canyon and a large surface parking lot between the two buildings and the sidewalk.
- General Plan policies to consider might include:

Section A General Urban Design

UD-A.3.f Provide increased setbacks from canyon rims or open space areas to ensure that the visibility of new development is minimized

UD-A.12 Reduce the amount of visual impact of surface parking lots

Section B Distinctive Neighborhoods and Residential Design

UD-B.4.a Locate buildings on the site so that they reinforce street frontages

UD-B.8 Provide usable open space for play, recreation, and social or cultural activities in multifamily as well as single-family projects

Economic Prosperity Element

- Protect Employment Lands
 - Prime Industrial lands
 - Limit non-industrial land use intrusions
- Community Investment
- Workforce Quality of Life
- Collocation Policies
- Project Level Analysis
 - Evaluate economic and fiscal impact for significant plan amendments
 - Prepare a Market and Fiscal Analysis for large retail (over 100,000 SF) discretionary projects



Public Facilities, Services & Safety Element

- Guides provision of facilities and services to serve the existing population and new growth
- New growth to pay fair share
- Strategies to deal with existing deficiencies
- Public facility and service standards and policies
- Presents guidelines for CIP priorities & coordination
- Describes facility financing mechanisms
- Addresses topics including: schools, public utilities, healthcare, and disaster preparedness



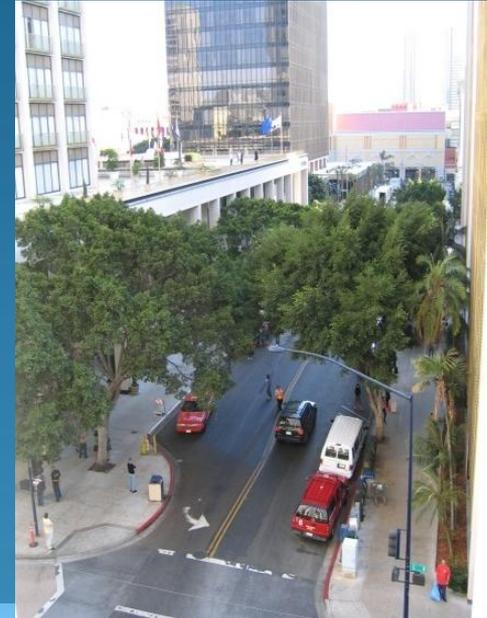
Recreation Element

- Wide range of recreational opportunities for a diverse population
- Park Standard of 2.8 acres per 1,000 residents
 - Expand options for meeting that standard
 - Discuss opportunities for equivalencies
- Link neighborhoods, parks and open spaces
- Protect existing park land and open space from unauthorized encroachments
- Prepare a citywide Parks Master Plan



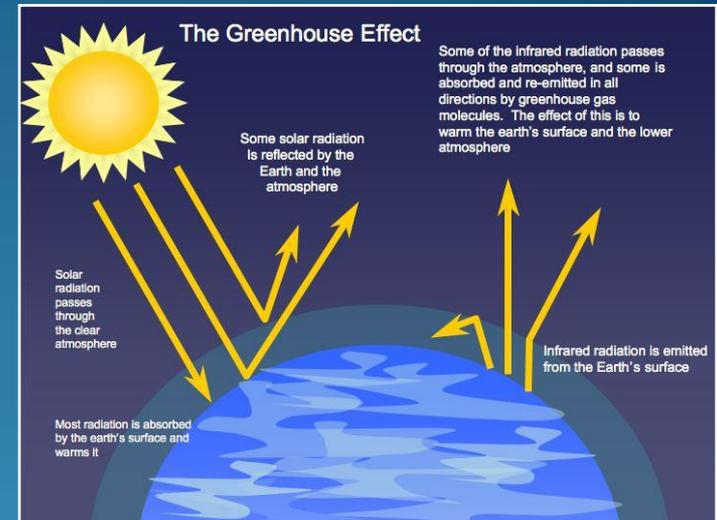
Conservation Element

- Promote sustainable development
- Conserve and manage resources
 - Water
 - Energy Independence
- Preserve and protect parks, open spaces, natural landforms and features
 - Preserve biological diversity
- Prevent pollution
 - Urban Runoff
 - Air Quality



Climate Change

- Conservation Element has a strong focus on climate change
- Table that identifies climate change issues and provides references to where related policies can be found throughout the General Plan
- Sustainable Development Policies
- Calls for an update of the City's Climate Protection Action Plan



Noise Element

- Minimize exposure to excessive noise
- Identifies noise compatible land uses
- Provides typical abatement measures
- Addresses mixed-use
- Revisions to Noise Land Use Compatibility Matrix
 - Conditionally compatible land uses by noise level
- Policy addressing noise studies for community plan updates



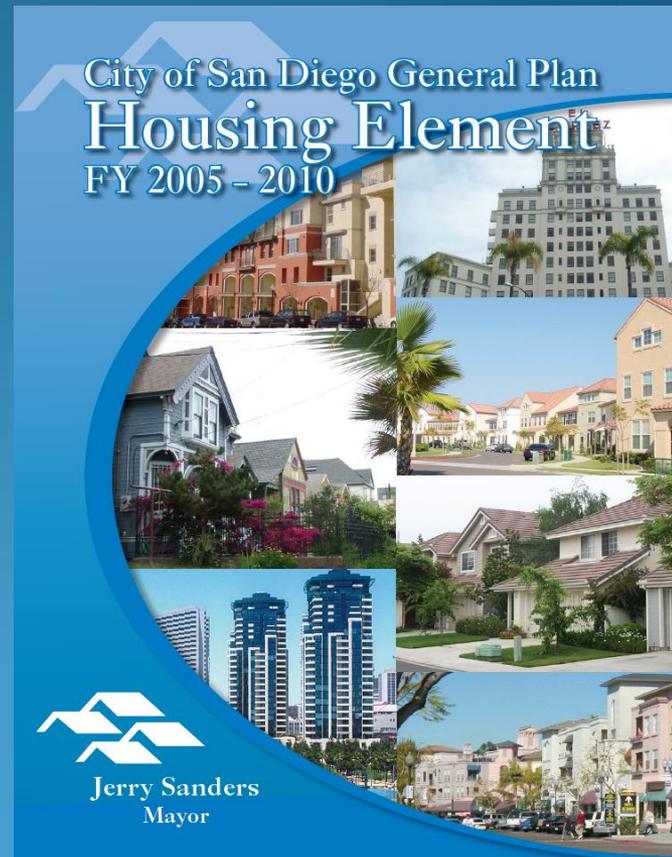
Historic Preservation Element

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



Housing Element

- Frequent update cycle
- Detailed state requirements for content
 - Regional Housing Needs Assessment (RHNA)
 - Site Inventory
 - Analysis of Constraints
 - Housing Programs
 - Objectives
- Adopted in 2006, under separate from the rest of the General Plan due to the required compliance cycle
- Next update



General Plan Action Plan

- Implementation Program for the General Plan
- Links each policy in the General Plan with an implementation measure
- Sets Key Implementation Actions
 - Community Plan Updates
 - Climate Change Initiatives
 - Water Supply & Conservation Efforts
 - Land Development Code Amendments
 - Public Facilities Financing Strategy
 - Economic Development Strategic Plan
 - Parks Master Plan
 - Historic Preservation Incentives
- A monitoring report will be prepared annually to assess progress on implementation
- In draft form for review and posted on the CPCI website
- City Council adoption in the next few months

The General Plan is posted at:

<http://www.sandiego.gov/planning/genplan/index.shtml>

Copies and executive summary folders are available at the City Planning
& Community Investment Office

