

# General Plan Update

City of San Diego  
Planning Department  
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# What is a General Plan?

- State required 20-year plan
- Guide for future growth and development
- Elements are interconnected
- Each element is equal
- Ten elements

# Strategic Framework Element: City of Villages Strategy

- A new element of the General Plan adopted October 22, 2002
- Provided the vision, strategy, and policies to guide the General Plan Update



# City of Villages Strategy

- Infill based – target compact growth in existing centers and corridors
- Create a network of village centers connected by transit
- Provide public facilities
- Preserve existing neighborhoods
- Preserve open space



# What is a village?

- A village is the “heart” of a community
- Mix of housing, commercial and public uses
- Tailored to meet community needs and reflects community character
- Transit-oriented
- Pedestrian-friendly



City of Villages Opportunity Areas Map

# Pilot Village Locations

with Draft Regional Transit Vision



# General Plan Elements



Land Use and Community Planning



Mobility



Urban Design



Economic Prosperity



Public Facilities, Services and Safety



Recreation



Cultural Resources



Conservation



Noise



Housing (under separate cover)

# Public Outreach Overview

- Series of Forums: “From Controversy to Solutions”
  - General Plan Update
  - Economic Prosperity
  - Conservation
  - Mobility
  - Recreation
  - Commercial Development
  - Public Facilities
- E-mail announcements
  - Request input to element drafts
  - Solicit membership for stakeholder groups
  - Notification of public workshops and meetings

# Public Outreach Overview

- Public workshops involving the Planning Commission, City Council, stakeholders, other public and private agencies, and other city departments
- Community planning group, interest group, and Community Planners Committee (CPC) meetings  
April 2005 Discussion Draft distribution and presentations
- July 2005 Draft distribution, workshops and stakeholder meetings

# CPC Review Process

- Full CPC and CPC General Plan Subcommittee have discussed at 14 meetings since August 2005
- Subcommittee is engaged in detailed review, with recommendations for CPC consideration
- CPC is taking formal actions to recommend edits
- Edits are underway, many to be reflected in the next public review draft

# Introductory Sections

- Foundation for Planning
  - Vision and Core Values
  - Establishes the role and purpose of the General Plan
- Strategic Framework
  - Carries forward the adopted SFE summary of citywide policies
  - Contains issues and background information used to develop the City of Villages strategy
  - Identifies where SFE policies were further developed in the General Plan

# Land Use and Community Planning Element

- Provides City of Villages location criteria
- Provides citywide policy direction on airport land use planning, plan amendment process, environmental justice, equitable development and other topics
- Provides standardized land use categories and designations
- Establishes the relationship between the General Plan and community plans
- Provides guidance for community plan preparation/format/content

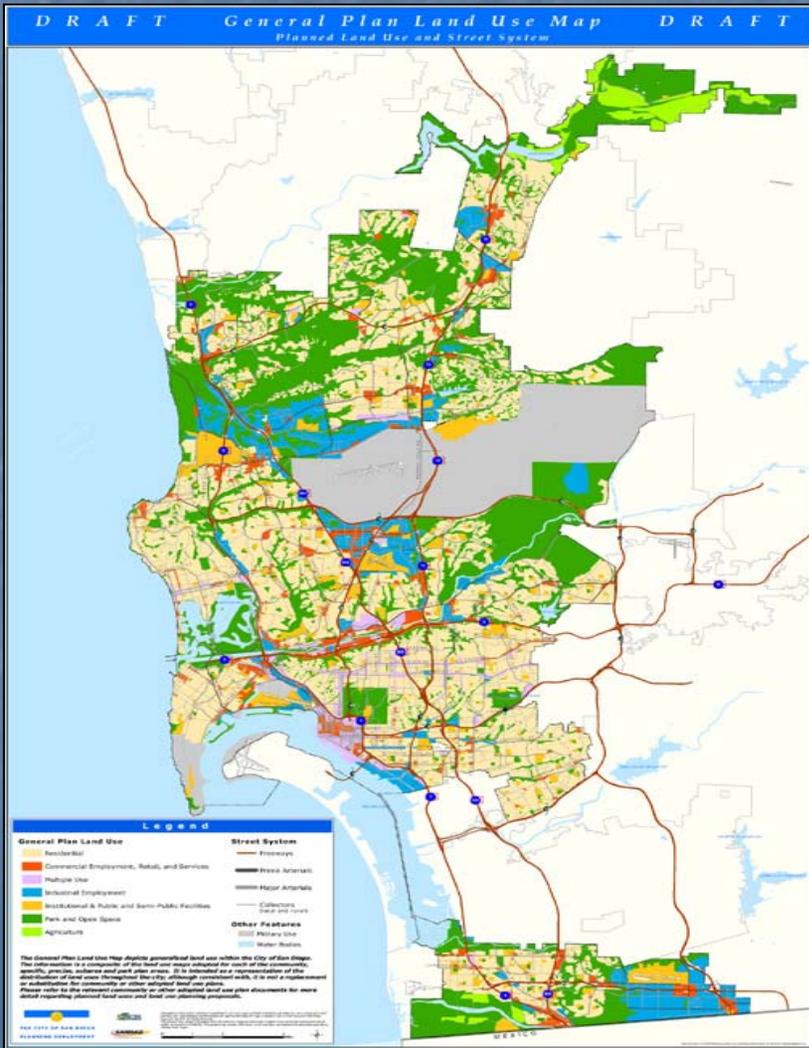
# City of Villages Map

- Strategic Framework City of Villages Map to be replaced with a GIS map showing:
  - Existing and community plan identified activity centers
  - Higher frequency transit routes
  - Public facilities
  - Topography and open space
- Visual representation of village location criteria, to show areas with a propensity for development.

# Community Plan Updates

- Calls for the community plan to provide site specific information and to refine citywide policies where needed
- Standardized format but allows for each plan to continue to reflect the uniqueness of each community
- Combines existing community plan land use designations into standardized categories and creates new land use designations to implement new General Plan policies; provides a “menu” for use during updates/amendments

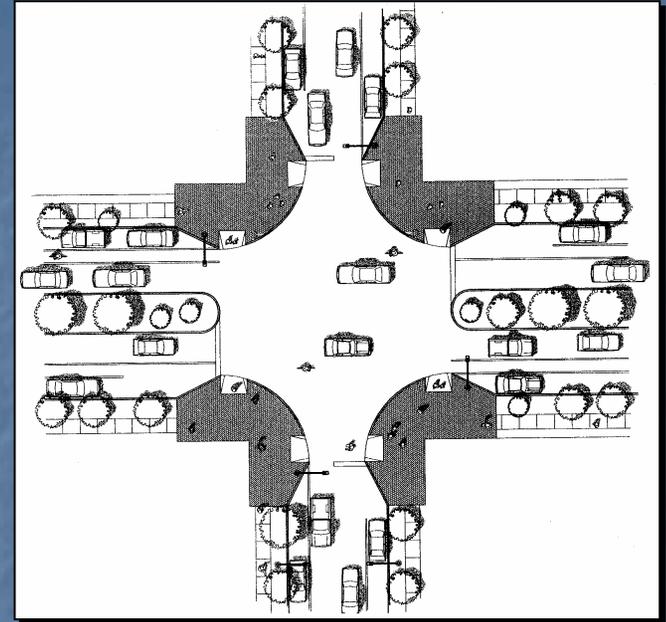
# General Plan Land Use Map – Planned Land Use and Streets



- Depicts generalized land uses, their distribution and the street network
- Composite based upon more detailed land use maps adopted for each community
- Does not replace or substitute community plan maps
- No changes to land use designations or zoning

# Mobility Element

- Multi-modal approach
  - Walkable communities
  - Bicycle facilities
  - Streets and freeways
  - Transit and transit-orientation
  - Parking toolbox
  - Transportation management



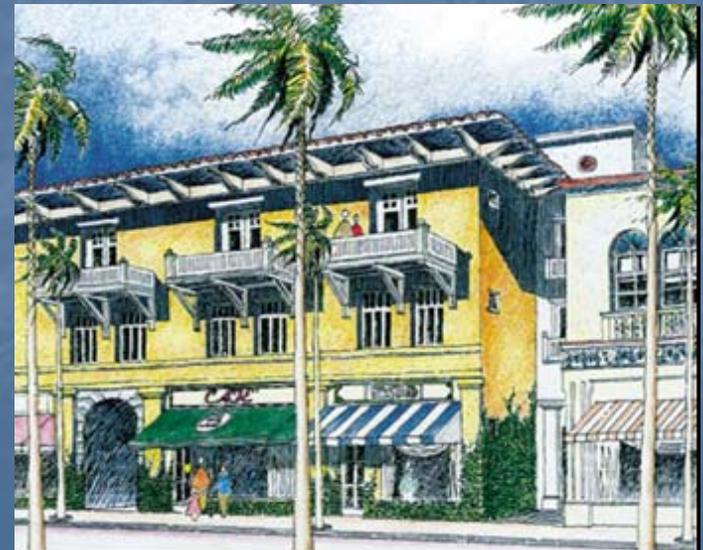
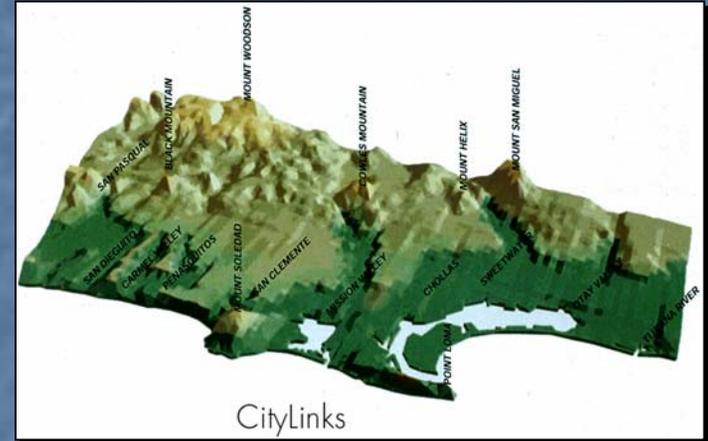
# Mobility Element - edits

Latest working draft includes:

- Policies on proactive collaboration with SANDAG
- Edits to avoid repetition within the General Plan and to relate the Walkable Communities section to the Pedestrian Master Plan
- New policies on multi-modal LOS guidelines

# Urban Design Element

- Respect San Diego's natural features
- Preserve distinctive neighborhoods
- Design walkable, transit-oriented villages
- Provide distinctive public places and civic architecture



# Urban Design Element

- Public Art and Culture
  - Strengthen a sense of place
  - Improve the quality of new development and public facilities
- Crime Prevention Through Environmental Design measures
- Restructured and edited to address July Draft comments



# Conservation

- Resource Conservation and Management
  - Water supply
- Pollution Prevention
  - Storm water runoff
- Open Space and Landforms
  - MSCP lands
  - Community open spaces
  - Environmentally sensitive lands
- Sustainable Development and Urban Forestry



# Public Facilities, Services and Safety

- Contains updated public facility and service guidelines and policies
- Calls for evaluation of development proposals to determine both potential benefit and impact upon the community
- Edit are underway to:
  - Develop prioritization policies
  - Clarify developer and city responsibilities in infrastructure financing

# Public Facilities, Services and Safety – Financing Strategy

- Emphasize role of City to secure funding to address existing shortfalls
- Estimated \$2.5 billion shortfall (2002 dollars)
- Consultant prepared findings and recommended financing options
  - State/local government fiscal reform
  - Efficient use of shared resources
  - User fee and taxation measures

**CITY OF SAN DIEGO  
FACILITIES FINANCING STUDY**

Prepared for  
the Strategic Framework  
Citizen Committee  
Finance Subcommittee



August 28, 2002

Kelling, Northcross & Nobriga

# Economic Prosperity Element

- Strives to achieve a diverse economy
- Contains policies to protect industrial lands that typically support middle-income employment Promoting small business expansion
- Providing access to education and job training



# Industrial Land Protection

- Three pronged approach to industrial lands protection:
  - Tighten permitted uses within industrial land use designations
  - Avoid intrusion of uses into areas identified as Prime Industrial Lands
  - Where collocation with residential uses may be possible, apply site evaluation and design factors to protect adjacent industrial uses

# Menu of Land Use Designations

- Revisions to menu of Industrial Land Use designations to retain export-oriented, middle-income industries such as r & d, manufacturing and trade-related businesses
- Proposed industrial land use designations would not allow commercial uses.
- Proposed light industrial designation would not permit multi-tenant office uses.



Figure X



# Communities with Prime Industrial Land

- Barrio Logan
- Carmel Mountain Ranch
- Clairemont Mesa
- Kearny Mesa
- Mira Mesa
- Miramar Ranch North
- Rancho Bernardo
- Sabre Springs
- Scripps Miramar Ranch
- Torrey Pines
- University

# Economic Prosperity Element

## Draft Collocation Policy

- Precludes residential or assembly uses in areas identified on a map as "Prime Industrial Lands."
- Provides for residential uses subject to suitability factors and additional requirements.



# Recreation Element

- Open Space and Resource-Based Parks
- Park and Recreation Guidelines
  - Include enhancements to allow for flexibility
  - Provide priorities for underserved communities
  - Direct development of a Park Master Plan



# Recreation Element



- Provide a wide range of recreational opportunities for a diverse population
- Preserve, enhance, and protect open space
- Create a system of trails linking neighborhoods, parks, and open spaces
- Increase opportunities for joint use



# Recreation Element

- Provide population-based parks at a rate of 2.4 net usable acres per 1,000 residents.
- Use “enhancements” to help meet park needs
- Count appropriate portions of regional parks to help meet population-based park guidelines
- Prepare a citywide Park Master Plan



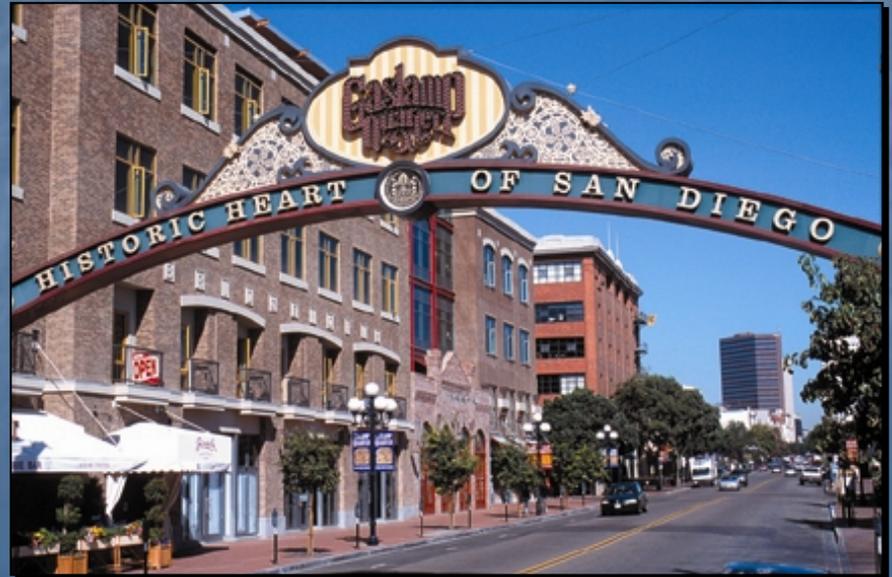
# Recreation Element

Enhancements:

- For use where land availability is limited
- Intent is to result in the timely provision of improvements
- Examples include:
  - Rooftop tennis court
  - Artificial turf to extend operations
  - Pocket parks
  - Soccer arena
- Community safeguards
  - Community input
  - Permit findings/evaluation system

# Historic and Cultural Resources

- Strengthen historic preservation planning
- Promote the maintenance, restoration, and rehabilitation of historic properties
- Foster greater public participation



# Noise

- 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

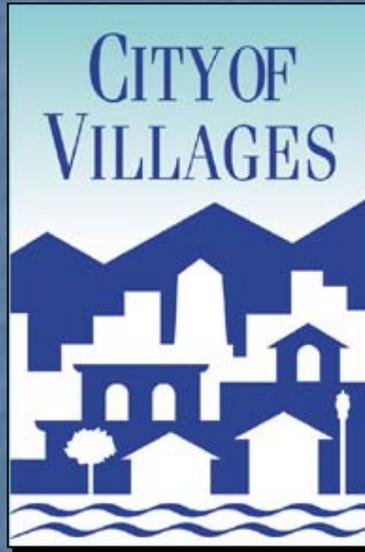
# General Plan Update Timeline\*

- April 2005 - General Plan Discussion Draft
- May & June 2005 – Presentations to planning groups
- July 8, 2005 – July 2005 Draft General Plan
- July – Oct. 2005 – Planning Commission and LU&H Workshops
- August 2005- Feb. 2006 – CPC Review of July Draft
- May 2006 – Revised draft available. PC and LU&H Workshops
- Adoption hearings TBD

\* Housing Element on separate timeline

To review the Draft General Plan visit:

<http://www.sandiego.gov/planning>



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