

General Plan Refresh

Blueprint SD

Planning Commission
June 29, 2023

Overview

- What is the General Plan Refresh (Blueprint SD)?
- Other Notable General Plan Updates
- Engagement Efforts So Far
- Next Steps
- Questions

This is a workshop for the Planning Commission to provide input on the General Plan Refresh.

No action is required on the part of the Planning Commission at this time.

A prior workshop was held with the Commission on September 22, 2022.

The background is a solid blue color with a faint, light blue graphic overlay. The graphic consists of a grid representing a city street layout, with a large, stylized tree silhouette superimposed over it. The tree's branches and leaves are represented by various lines and shapes, creating a complex pattern that blends with the city grid.

What is the General Plan Refresh? (Blueprint SD)

BLUEPRINTSD

The General Plan Refresh (Blueprint SD) is a proactive effort to create an equitable and sustainable framework for growth – including more homes, jobs, and better transportation options – to support current and future San Diegans.

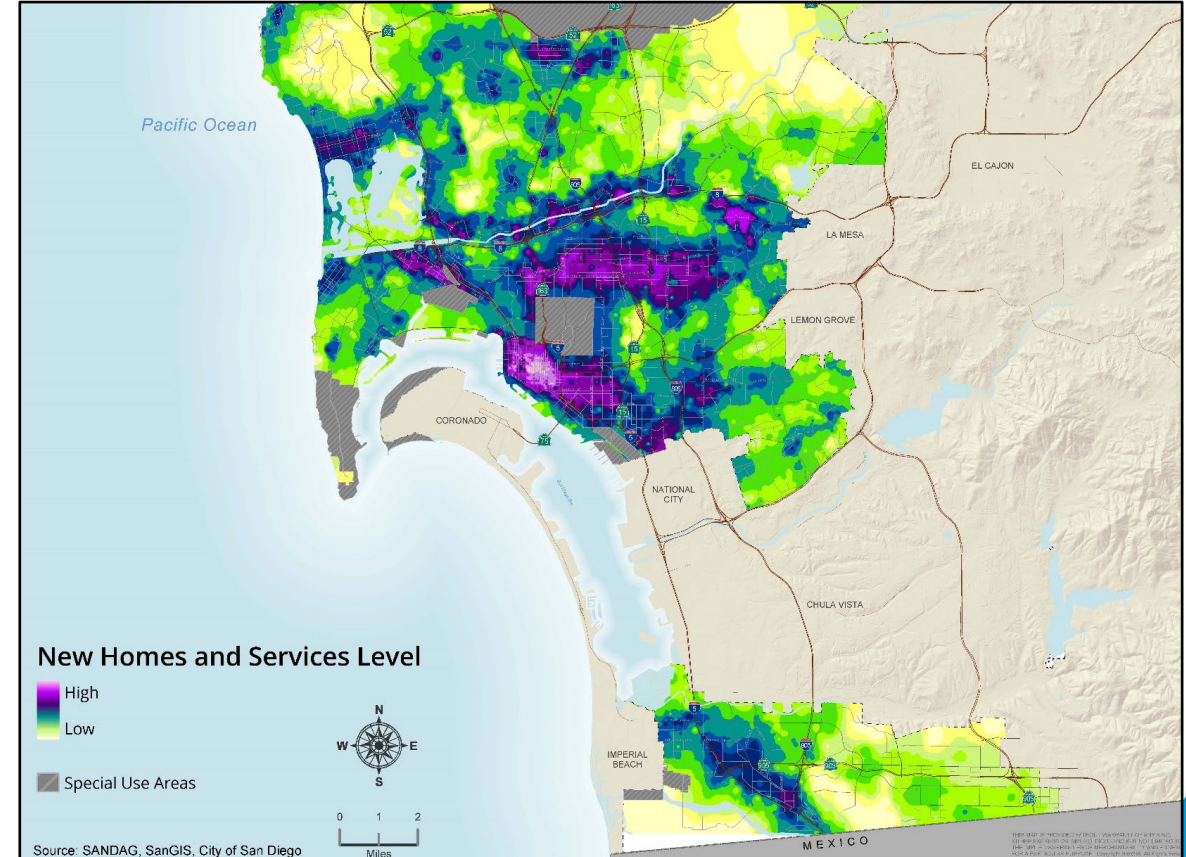
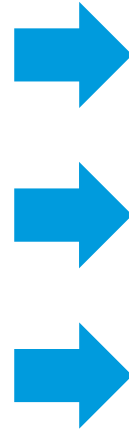
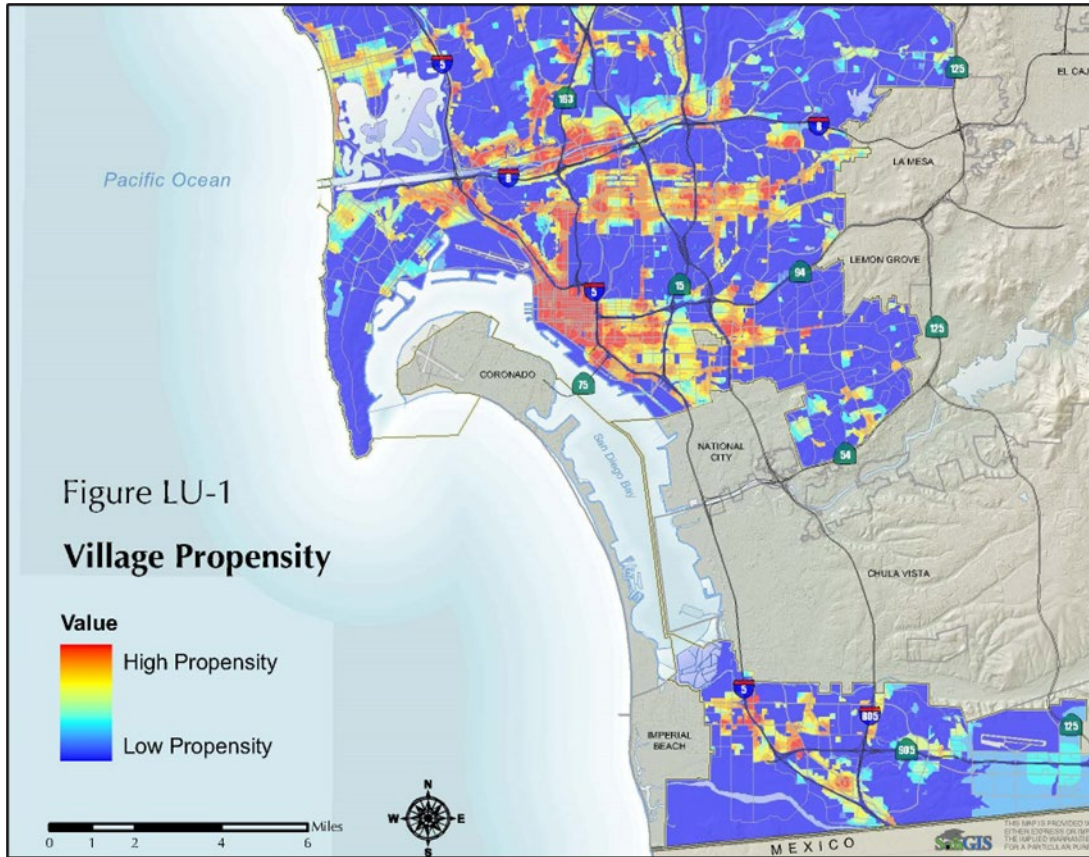
Why is a General Plan Refresh (Blueprint SD) needed?

- Land use strategy & policies aligned with the Climate Action Plan
- Homes and good jobs in areas that have the greatest transit connections
- Opportunities for people to walk, bike, and take transit



Image by Westwood Land Planning & Design

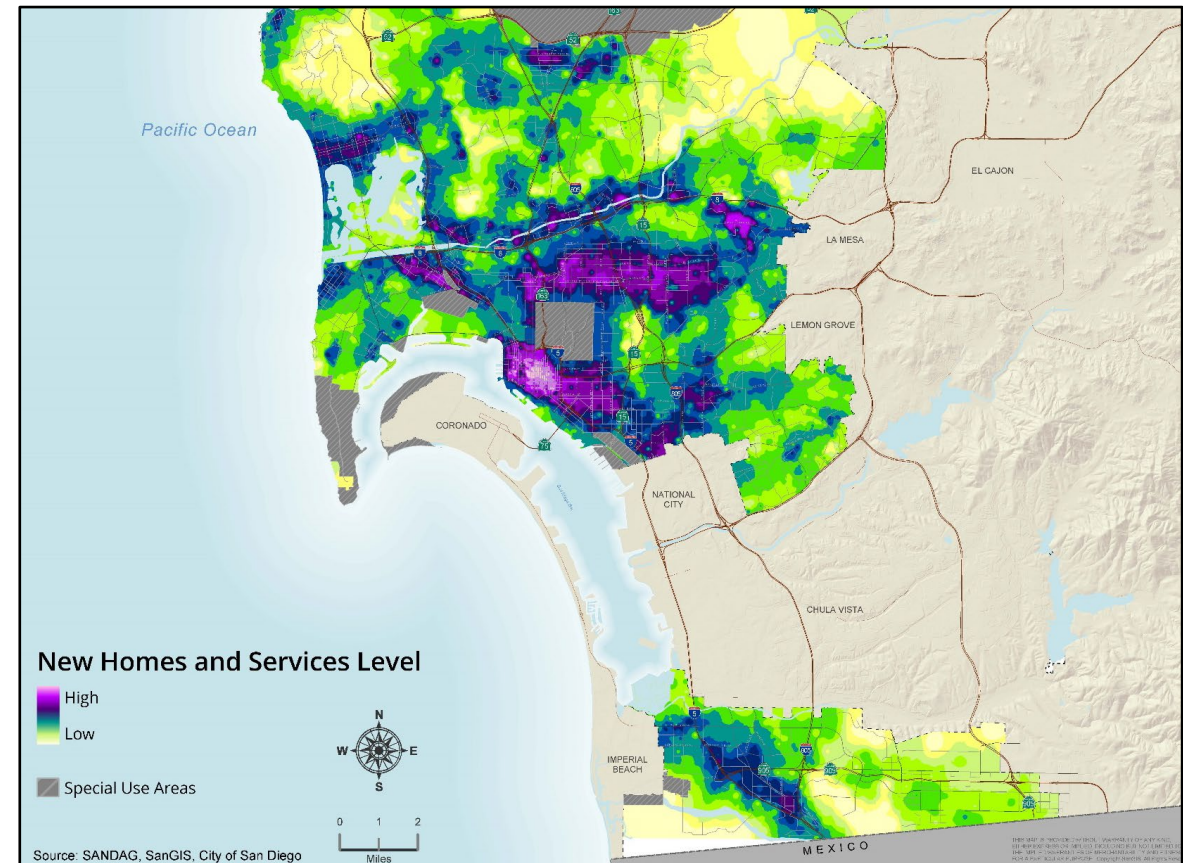
How is the General Plan Refresh (Blueprint SD) updating the City of Villages Strategy?



How is the General Plan Refresh (Blueprint SD) updating the City of Villages Strategy?

High-frequency transit connections:

- Job Centers
- Daily Destinations
- Homes





What policy concepts are being
considered through the General
Plan Refresh?
(Blueprint SD)

What policy concepts are being considered through Blueprint SD?

Four Sustainable Steps Forward:

1. Provide convenient and affordable transportation options



What policy concepts are being considered through Blueprint SD?

Four Sustainable Steps Forward:

2. Get to and from work in a climate-friendly way



What policy concepts are being considered through Blueprint SD?

Four Sustainable Steps Forward:

3. Plan for more homes and jobs near transit



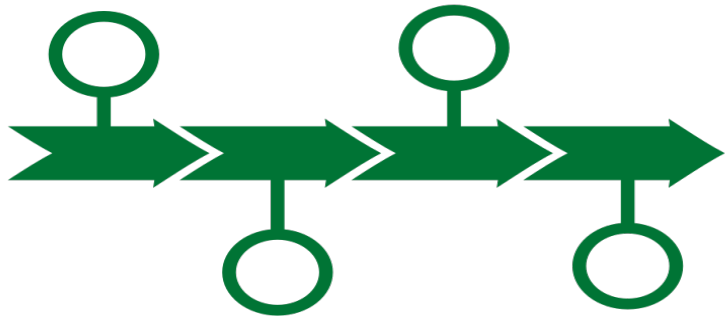
What policy concepts are being considered through Blueprint SD?

Four Sustainable Steps Forward:

4. Create complete neighborhoods



How will Blueprint SD help make the Community Plan Update process more efficient and transparent?



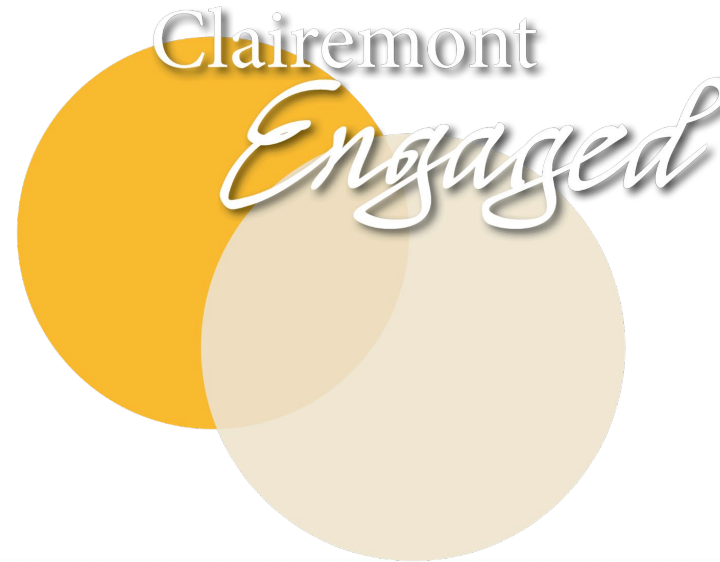
Future community plan update timeline:

2 - 3 years

Focused community plan update engagement:

- Public spaces
- Open space, and
- Community specific development regulations

What Is The Relationship To Current Community Plan Updates That Are In Progress?



What is the environmental review process for The General Plan Refresh (Blueprint SD)?

- Citywide Program Environmental Impact Report
- Potential mitigation measures
- Future community plan updates could tier from the Citywide Environmental Review, as appropriate
- Available with Draft General Plan in Fall 2023



What An Environmental Impact Report Covers and What It Does Not

What it is

- An environmental analysis that considers impacts pursuant to the California Environmental Quality Act (CEQA)
- Assesses the potential environmental impacts of implementing the plan
- Provides mitigation measures for identified environmental impacts
- Identifies alternatives to the plan that could lessen impacts

What it isn't

- A planning document. The EIR does not provide land use or policy guidance for a community
- An implementation plan for the Community Plan Update or any other plan, such as the Climate Action Plan
- An environmental analysis that considers impacts outside of CEQA. An EIR analyzes the environmental impacts of the project on the environment, and not the environment on the project.

The background of the slide is a solid blue color. Overlaid on this background is a faint, light blue graphic that combines a city street grid with the silhouette of a tree. The grid lines are thin and light, while the tree's branches and leaves are represented by slightly thicker, darker blue lines, creating a layered urban and natural theme.

Other Notable General Plan Updates

Universal Updates

- Updated tables & charts
- Minor text edits
- Updated maps



Land Use

Increased discussion on the City of Villages land use strategy:

- Identify potential infill opportunities
- Increase new homes near transit and employment areas



Land Use

- Updated density ranges
- Created higher density for consistency with current zoning

2008 General Plan	
Density	
Low	High
15	29
30	44
45	54
55	75+

2023 General Plan Refresh (Blueprint SD)	
Density	
Low	High
15	29
30	44
45	54
55	73
74	109
110	145
146	218
219	290+

Land Use

• Exemptions from Community Plan Amendments Initiations In Village Areas



Must meet the following criteria:



1. Consistent with the goals and policies of the General Plan and community plan(s)



2. Provides additional public benefit



3. Existing public facilities are available

Land Use

- *'Balanced Communities and Equitable Development'*
- City's commitment to affirmatively further fair housing
- Consistent with State Law & Housing Element



Mobility

- Prioritizing the mobility of people and transportation
- Relationship between land use and transportation planning



Mobility

- Transit Regional Coordination & Strategy

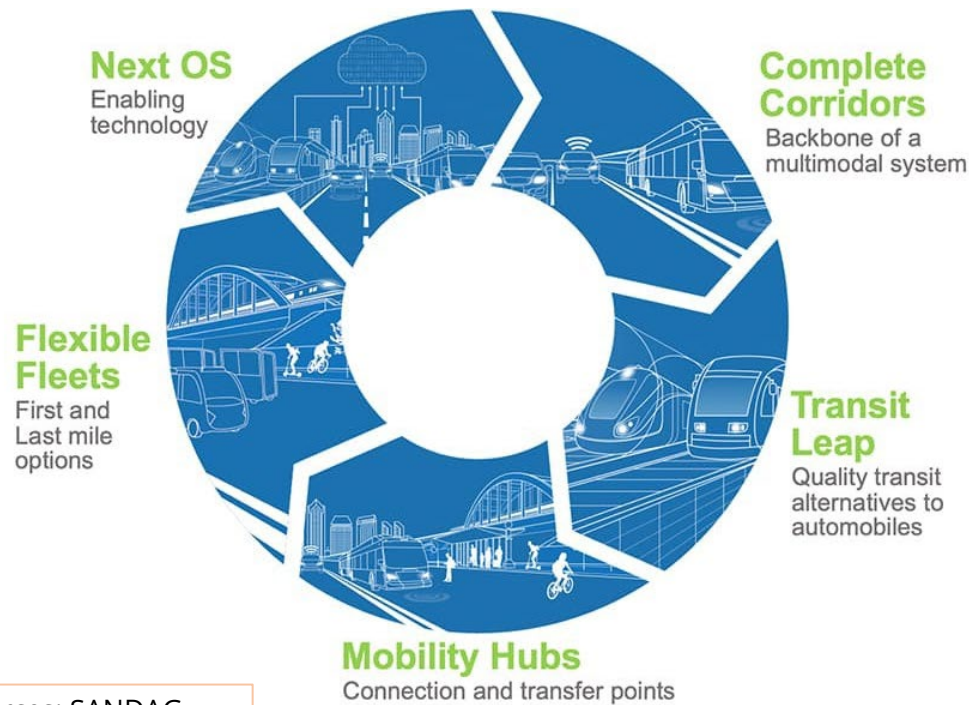
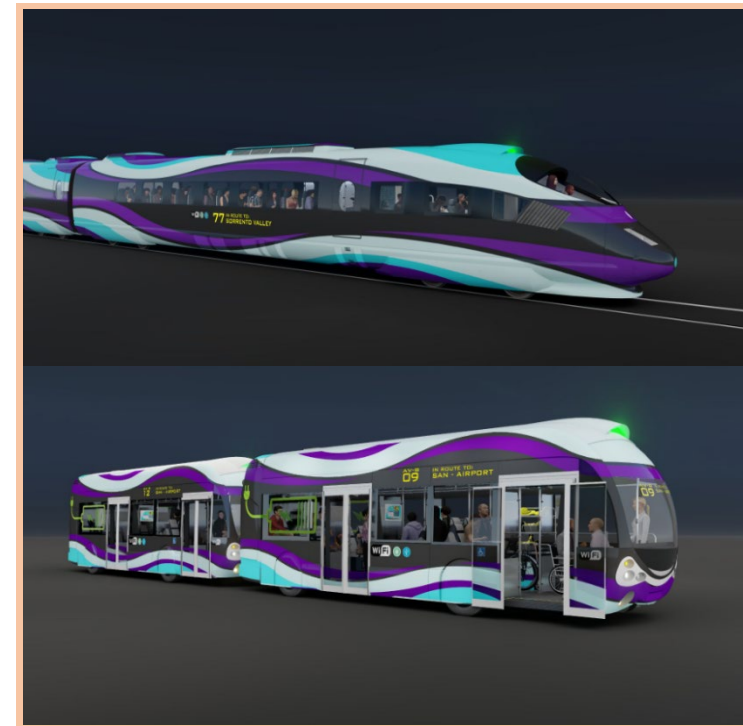


Image Sources: SANDAG



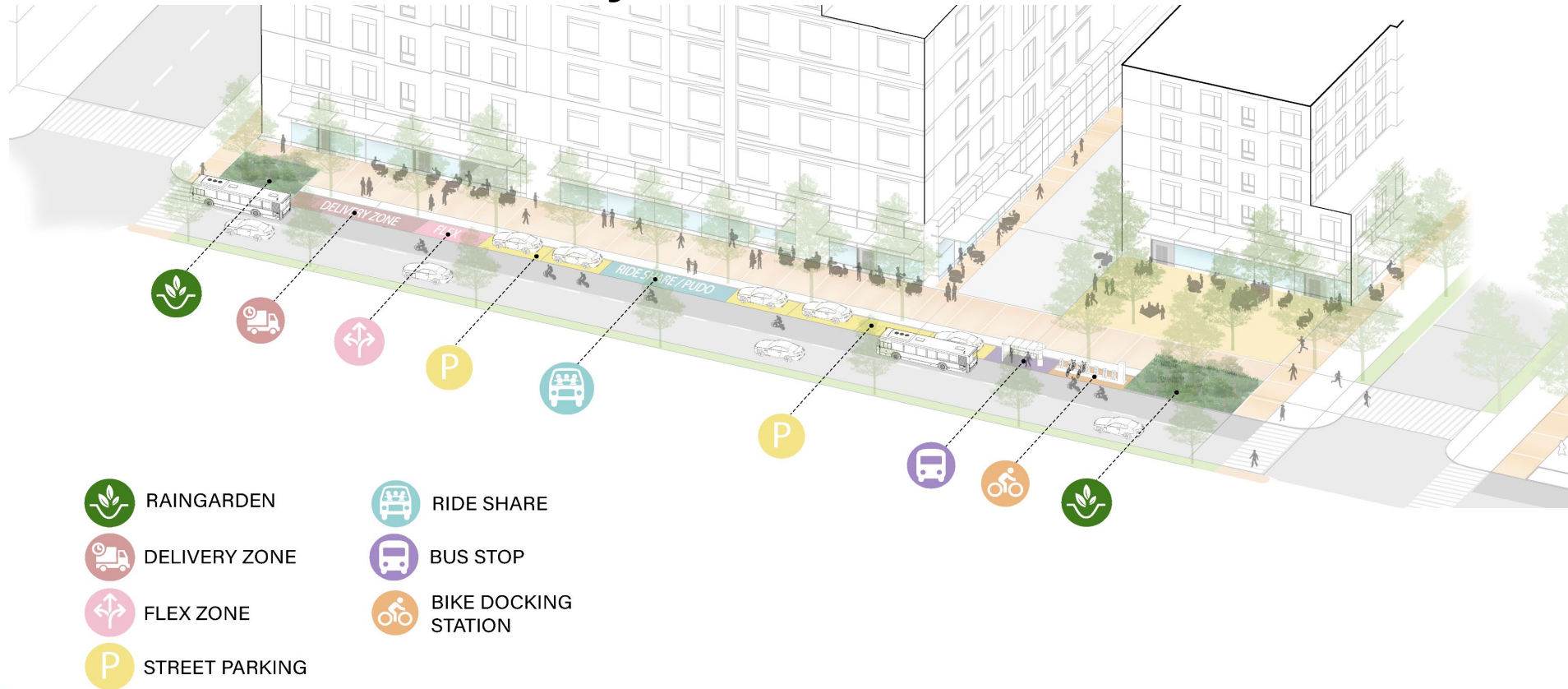
Mobility

- Vision Zero operational Measures & Infrastructure
- Complete Streets to Prioritize Mobility of People



Mobility

- Curb Management
- Shared Use Mobility



Mobility

- Emerging Mobility Technologies
- Mobility as a Service
- Meet Climate Goals and Reduce Vehicular Travel



Urban Design

- Pedestrian oriented design
- Break up 'superblocks.'



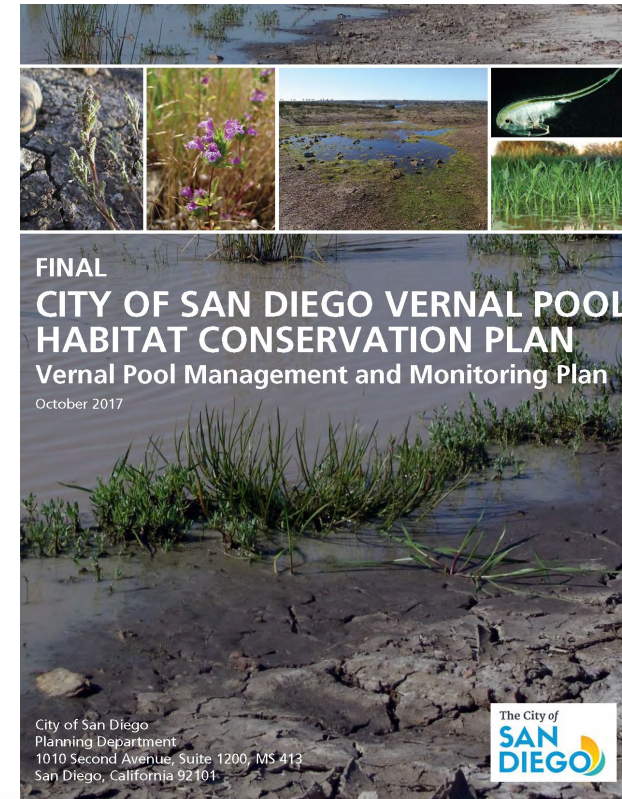
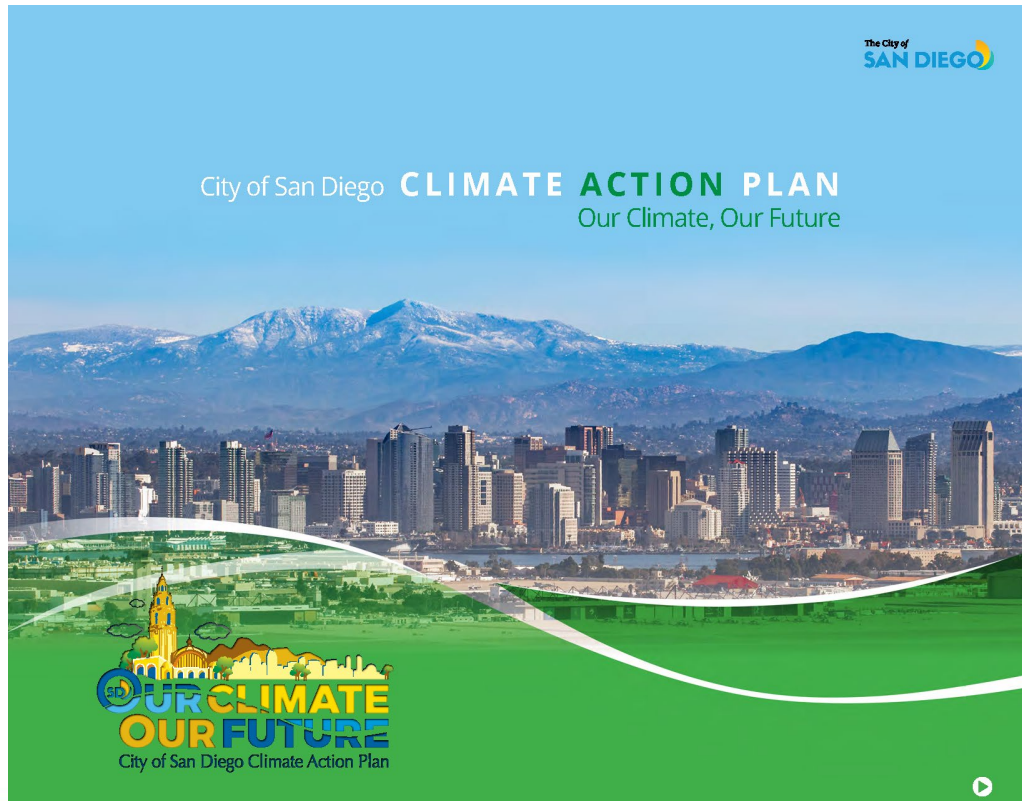
Urban Design

- Pedestrian orientation
- Transitions of scale between higher and lower densities



Conservation

- 2022 Climate Action Plan
- 2017 Vernal Pool Habitat Conservation Plan



Conservation

- Pure Water San Diego
- Sea Level Rise

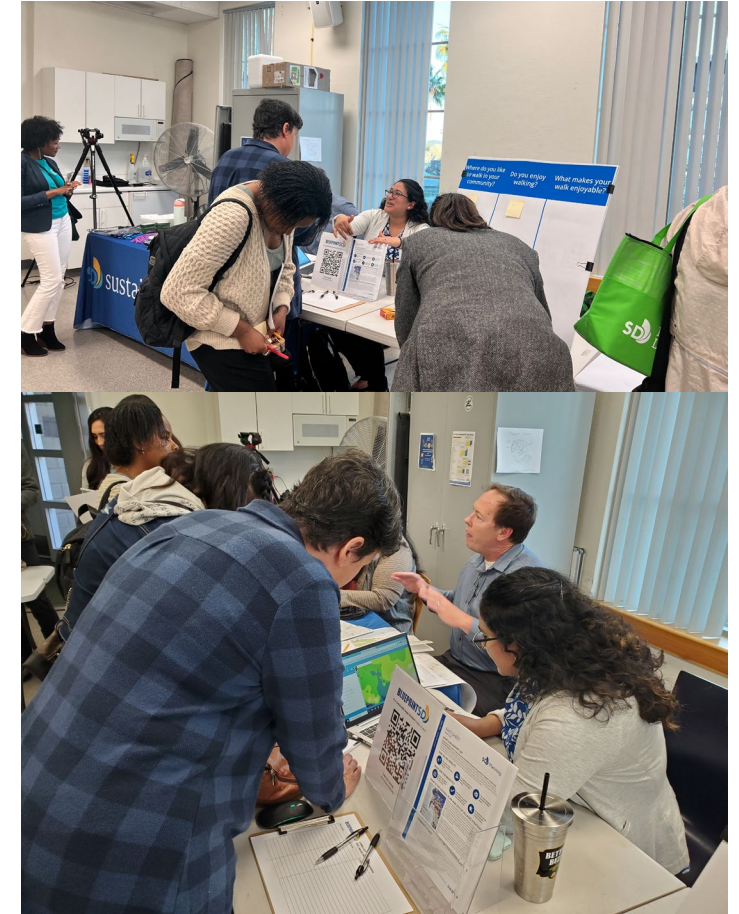


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Engagement Efforts So Far

Engagement Done To Date

- Two community forums (September 2021)
- Focused engagement with the SR-15 Transportation, Equity, and Affordable Housing Task Force (June / July 2022)
- Public presentations at the Mountainview / Beckwourth and City Heights / Weingart branch libraries (March 2023)
- Short survey to understand community priorities with 289 responses (March – May 2023)
- Two virtual presentations, and question and answer sessions about the General Plan Refresh (June 2023)





Next Steps

Timeline – Blueprint SD

**LATE
SPRING/EARLY
SUMMER 2023**

Collect public
comments on
Discussion Draft
General Plan
Amendment
(until June 30)

FALL 2023

Release Revised
Draft General Plan
Amendment &
Draft Program
Environmental
Impact Report (EIR)

WINTER 2023

Public Hearings
& Adoption



Questions?