

WORK PROGRAM

FISCAL YEAR 2025



Introduction

The City Planning Department work program implements the Mayor's Strategic Plan and the Department's Tactical Equity Plan. The Strategic Plan priorities are to:

✓ **Create Homes for All of Us**

Ensure every San Diegan has access to secure, affordable housing.

✓ **Protect & Enrich Every Neighborhood**

Connect communities to safe public spaces and opportunities to learn, grow and thrive.

✓ **Advance Mobility & Infrastructure**

Create transportation options that are efficient, safe and convenient.

✓ **Champion Sustainability**

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

✓ **Foster Regional Prosperity**

Encourage economic growth and opportunity in every community and for every San Diegan.

The Department's Tactical Equity Plan, included at the end of this document, outlines the Department's commitment to correcting past harms and creating an inclusive future for all of San Diego's community members by addressing disparities in the key focus areas we plan for: homes and jobs, equity, the environment and public spaces.

Mission

The City Planning Department's mission is to plan for an equitable and sustainable future with affordable homes, good jobs, infrastructure and public spaces for the people of San Diego.

Vision

The City Planning Department's vision is a forward-thinking leader that works together with the people of San Diego to find and implement solutions that improve the lives of the City's community members.

FY 25

MAJOR PLANNING INITIATIVES

HOMES & JOBS

Clairemont Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Clairemont Community Plan Update: The Clairemont Community Plan Update will serve as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Community Plan Update the development of active, pedestrian-oriented areas to support opportunities for homes, jobs and mixed-use development near transit. The Community Plan Update also focuses on retail and employment centers, residential areas, parks and public spaces, and bus rapid and light rail stations. The Community Plan Update envisions a mobility network that serves vehicles and encourages walking/rolling, bicycling and transit use. It acknowledges the natural network of canyons and open spaces as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program; (State) Local Early Action Program

Project Website: clairemontplan.org

Projected Completion: 2025

College Area Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking, rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes San Diego State University and employment uses as economic drivers connected to regional transit.



College Area Community Plan Update: The College Area Community Plan Update serves as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Community Plan Update envisions the development of active, pedestrian-oriented areas to support opportunities for homes and mixed-use development connected to San Diego State University, Alvarado Hospital, residential areas, public spaces, and bus rapid and light rail stations. The Community Plan Update also envisions a mobility network that serves vehicles and encourages walking/rolling, biking and transit use. It acknowledges the natural network of canyons and open spaces as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program; (State) Local Early Action Program

Project Website: sandiego.gov/planning/community-plans/updates/college-area

Projected Completion: 2025

Mid-City Communities Plan Update

✓ Create Homes for All of Us

Focuses opportunities for housing within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improves walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Mid-City Communities Plan Update: The Mid-City Communities Plan Update serves as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Community Plan Update envisions the development of active, pedestrian-oriented areas to support opportunities for homes and mixed-use development connected to residential areas, public spaces and transit. The Community Plan Update also envisions a mobility network that serves vehicles and encourages walking/rolling, biking and transit use. It acknowledges the natural network of canyons and open spaces as an integral part of the community.

Partially Grant Funded: (SANDAG) Smart Growth Incentive Program; (SANDAG) Regional Early Action Planning; (Caltrans) Sustainable Communities

Project Website: sandiego.gov/planning/mid-city-communities-plan-update

Projected Completion: 2026

Otay Mesa-Nestor Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Otay Mesa-Nestor Community Plan Update: The Otay Mesa-Nestor Community Plan Update will serve as the long-range vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Community Plan Update will focus on planning for active, pedestrian-oriented areas to support opportunities for homes, jobs and mixed-use development near transit. The Community Plan Update will also focus on retail and employment centers, residential areas, parks and public spaces, and bus rapid and light rail stations. The Community Plan Update will plan for a mobility network that serves vehicles and encourages walking/rolling, bicycling and transit use. It will acknowledge the open space areas within the Otay River Valley and Tijuana River Valley as an integral part of the community.

Contingent upon grant funding. Pursuing grant funding in FY2025 and anticipate commencing in FY2026.

Project Website: sandiego.gov/planning/work/otay-mesa-nestor-community-plan-update

Projected Completion: 2029

Rancho Bernardo Community Plan Update

✓ Create Homes for All of Us

Focuses opportunities for homes within mixed-use and residential areas.

✓ Protect & Enrich Every Neighborhood

Identifies opportunities for public spaces and pocket parks, trails and joint-use facilities.

Provides guidance for the future identification and preservation of historical resources and districts that embody architectural and cultural history.

✓ Advance Mobility & Infrastructure

Identifies opportunities for mobility infrastructure that improve walking/rolling, biking and transit connections.

✓ Champion Sustainability

Promotes opportunities for urban greening and street trees to address stormwater runoff and climate change.

Protects canyons, open spaces and sensitive habitats.

✓ Foster Regional Prosperity

Promotes employment uses as economic drivers connected to regional transit.



Rancho Bernardo Community Plan Update: The Rancho Bernardo Community Plan Update will serve as the updated long-range vision for land use, mobility, urban design, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development. The Community Plan Update will plan focus on planning for active, pedestrian-oriented areas to support opportunities for homes, jobs and mixed-use development near transit. The Community Plan Update will focus on retail and employment centers, residential areas, parks and public spaces, and bus rapid transit stations. The Community Plan Update will plan for a mobility network that serves vehicles and encourages walking/rolling, bicycling and transit use. It will acknowledge the natural network of canyons and open spaces as an integral part of the community.

Contingent upon funding. Pursuing grant funding in FY2025 and anticipate commencing in FY2026.

Project Website: sandiego.gov/planning/work/rancho-bernardo-community-plan-update

Projected Completion: 2028

Affordable Home Development Master Plan

✓ Create Homes for All of Us

Comprehensively plans for the development of City-owned property with homes for people of all incomes and in all communities.

✓ Champion Sustainability

Identifies opportunities for new home development on City-owned property in areas that are located near transit to best achieve the City's climate goals.



Affordable Home Development Master Plan: The Affordable Home Development Master Plan will provide a comprehensive plan to utilize City-owned property to develop homes for people of all incomes in all communities that are best served by transit and amenities. The Master Plan will reduce development costs and expedite housing construction on public land. Additionally, the Master Plan will identify potential shelter sites to address the urgent need for increased shelter capacity for people experiencing homelessness. Through this comprehensive planning process, the City can most efficiently position itself to leverage its land for the development of critically needed new homes that meet the needs of San Diegans.

Partially Grant Funded: Regional Early Action Planning (REAP) Grant, SANDAG

Project Website: sandiego.gov/planning/work/affordable-home-development-master-plan

Projected Completion: 2026

Community Plan Implementation Overlay Zone Update

✓ Create Homes for All of Us

Implements strategic planning for homes in areas close to transit, stores, jobs, schools and parks.

✓ Advance Mobility & Infrastructure

Identifies areas for new homes and other development that can best be served by transit, pedestrian and bicycle infrastructure investments.

✓ Champion Sustainability

Reduces greenhouse gas emissions by planning for new development located close to where people need to go.



Community Plan Implementation Overlay Zone Update: The Community Plan Implementation Overlay Zone Update will provide a comprehensive update to consolidate supplemental development regulations in community plans to the Land Development Code. This effort will improve the supplemental development regulations consistency with existing development regulations and improve the applicability of the regulations in each community planning area.

Project Website: sandiego.gov/planning/work/community-plan-implementation-overlay-zone-update

Projected Completion: 2025

Mixed-Use Zones Update

✓ Create Homes for All of Us

Promotes strategically planning for homes in areas close to transit, stores, jobs, schools and parks.

✓ Advance Mobility & Infrastructure

Identifies areas for new homes and other development that can best be served by transit, pedestrian and bicycle infrastructure investments.

✓ Champion Sustainability

Reduces greenhouse gas emissions by planning for new development located close to where people need to travel.



Mixed-Use Zone Update: The Mixed-Use Zone Update will provide a comprehensive update to the mixed-use zones and development regulations in the Land Development Code to ensure that these zones best implement the General Plan's vision and the City's climate, equity and housing goals.

Project Website: sandiego.gov/planning/work/mixed-use-zones-update

Projected Completion: 2026

Small-Scale Neighborhood Homes

✓ Create Homes for All of Us

Focuses opportunities for housing in all residential areas.

Provides opportunities for home ownership.

Provides opportunities for missing middle homes that are not being built in the city.

✓ Champion Sustainability

Provides opportunities for homes in existing communities with access to transit and improves walking/rolling, biking and transit connections.



Small-Scale Neighborhood Homes: Small-scale neighborhood homes are townhomes, rowhomes and small-scale multiple-home buildings that are built to the same scale as surrounding traditional single homes that can provide home options for first-time homebuyers, families with children and middle-income households. These types of homes are often missing due to regulatory barriers such as zoning that limits the available land where these types of homes can be built. The Small-Scale Neighborhood Homes initiative will include home design guidelines to provide sample plans, layouts and designs, financing strategies and Small-Scale Neighborhood Homes regulations to allow for the development of these homes in more areas in the City in a manner that will enhance the City's neighborhoods. The City Planning Department will engage with the public and interested stakeholders to assist in developing Small-Scale Neighborhood Homes regulations.

Partially Grant Funded: Regional Early Action Planning (REAP) Grant, SANDAG

Project Website: sandiego.gov/planning/work/small-scale-neighborhood-homes

Projected Completion: 2026

Planning Group Training

✓ **Protect & Enrich Every Neighborhood**

Supports the effective operation of planning groups and providing access for community members of all backgrounds to participate in their local planning group.



Planning Group Training: To support the implementation of Council Policy 600-24, new trainings will be provided for planning groups to help them achieve inclusive community engagement and operate in a manner that is accessible and inclusive of all community members. Training will also be offered to planning group chairs to support their efficient management of planning group meetings and other important chair responsibilities.

Project Website: sandiego.gov/planning/community-plans/planning-group-resources

Projected Completion: 2026

EQUITY

Civic Education and Inclusive Engagement Workshops

✓ Create Homes for All of Us

Supports awareness of and participation in the City's goal to provide homes for all people.

✓ Protect & Enrich Every Neighborhood

Provides support for community members to engage in City decision-making so that City decisions can best improve the lives of the people it serves.

✓ Advance Mobility & Infrastructure

Supports awareness of and participation in the City's goal to provide transportation options that are safe, affordable and sustainable.

✓ Champion Sustainability

Supports awareness of and participation in the City's goal to prepare for the impacts of climate change.

✓ Foster Regional Prosperity

Supports awareness of and participation in local economic development.



Civic Education and Inclusive Engagement Workshops: To support the implementation of the Citywide Inclusive Public Engagement Guide, the City will conduct public workshops to provide community members information about how the City works, its strategic planning goals and how these goals can be crafted and implemented through public participation. These workshops will build the capacity for community members to meaningfully engage with the City to make their views and priorities heard.

Partially Grant Funded: Regional Early Action Planning (REAP) Grant, SANDAG

Project Website: sandiego.gov/planning/work/civic-education-and-inclusive-engagement-workshops

Projected Completion: 2025

Equity Forward: Inclusive Public Engagement Guide

✓ Protect & Enrich Every Neighborhood

Provides public engagement guidelines for City staff to ensure all community members have the opportunity to meaningfully participate in City decisions so that City decisions can best improve the lives of community members.



Inclusive Public Engagement Guide: The creation of an inclusive public engagement guide was identified as an implementation action within the Parks Master Plan and Climate Resilient SD Plans adopted by City Council in 2021. Coordinating closely with other City Departments, the City Planning Department is collaborating with the Department of Race and Equity to create a framework to assure inclusive community participation on City plans, policies, projects and initiatives, particularly for people who have historically experienced barriers to public participation. The Inclusive Public Engagement Guide will serve as the foundation for a meaningful public engagement program that provides guidelines for how City decisions consider input from community members representative of the population's demographics so that these decisions ultimately improve San Diegans' quality of life.

Partially Grant Funded: Regional Early Action Planning (REAP) Grant, SANDAG

Project Website: sandiego.gov/equity-forward/inclusive-public-engagement-guide

Projected Completion: 2025

ENVIRONMENT

Coastal Resilience Master Plan

✓ Protect & Enrich Every Neighborhood

Promotes accessible and safe coastal recreational spaces for all San Diegans.

✓ Champion Sustainability

Supports a resilient San Diego coastline with nature-based solutions that can adapt to, recover from and thrive under changing climate conditions.

✓ Foster Regional Prosperity

Promotes regional prosperity by encouraging nature-based infrastructure along the coast that will minimize risk to businesses and increase climate resilience.



Coastal Resilience Master Plan: This plan will identify specific resilience and conservation needs along the coastline and develop a portfolio of nature-based solutions to promote resilience of our coastline and communities to sea level rise while also benefiting wildlife, habitat and enhancing coastal access. The plan includes site selection and analysis, development of nature-based solutions designs for six of the most feasible locations, environmental analysis, convening a stakeholder advisory community, community pop-up events, webinars and workshops, tribal engagement, technical reports to inform project design and initial engineering.

Partially Grant Funded: National Fish and Wildlife Foundation and State Coastal Conservancy grants

Project Website: sandiego.gov/climate-resilient-sd/projects/coastal-resilience-master-plan

Projected Completion: 2027

Extreme Heat Action Plan

✓ **Protect & Enrich Every Neighborhood**

Plans for actions to reduce the effects of extreme heat that improves the lives of all San Diegans.

✓ **Champion Sustainability**

Supports resilient communities in the face of extreme heat resulting from a changing climate.

✓ **Foster Regional Prosperity**

Promotes regional prosperity by identifying extreme heat actions to minimize risk and increase community and climate resilience.



Extreme Heat Action Plan: The Extreme Heat Action Plan will address land use drivers of extreme heat and work with community members to identify specific cooling solution projects within the City's most heat-vulnerable neighborhoods. The Extreme Heat Action Plan will be aligned with heat mitigation strategies within Climate Resilient SD and be informed by the City's Urban Heat Vulnerability Index.

Contingent upon grant funding.

Project Website: sandiego.gov/planning/work/extreme-heat-action-plan

Projected Completion: 2027

California Environmental Quality Act (CEQA) Toolkit

✓ Create Homes for All of Us

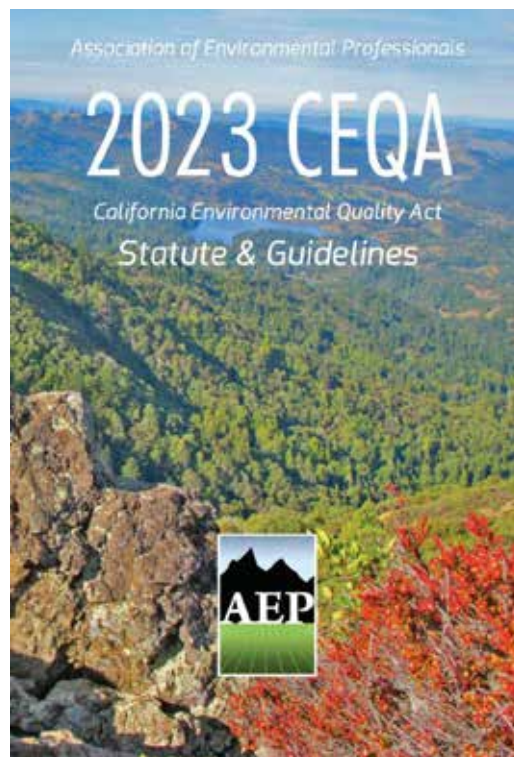
Streamline the environmental approval process for homes by providing a standardized set of templates for environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA).

✓ Advance Mobility & Infrastructure

Streamline the environmental approval process for infrastructure projects by providing a standardized set of templates for environmental analysis prepared pursuant to CEQA.

✓ Champion Sustainability

Supports City initiatives that implement the Climate Action Plan and Climate Resilient SD and ensures all City actions are consistent with the City's climate policies.



CEQA Toolkit: The California Environmental Quality Act (CEQA) requires public agencies to consider the environmental consequences of their actions. To do this, City staff across multiple departments prepare a variety of environmental documents. The CEQA Toolkit will provide a one-stop shop for both public and private programs and projects that will include standardized templates for environmental documents as well as a collection of City-specific guidelines for applying the City's CEQA Significance Determination Thresholds.

Project Website: sandiego.gov/planning/work/ceqa-toolkit

Projected Timeline: 2026

Preservation and Progress

✓ Create Homes for All of Us

Updates the City's historic preservation program to provide clear pathways for permitting more new homes and other uses on properties with historic and cultural resources while more effectively preserving and adaptively reusing these resources.

✓ Protect & Enrich Every Neighborhood

Provides opportunities for new homes and other uses that benefit our communities, while identifying and protecting resources that tell a shared story important to the City's architectural, historical and/or cultural history and identity and encouraging its continued progress and evolution.

✓ Champion Sustainability

Supports adaptive reuse of existing buildings and provides clear pathways for permitting new homes and other uses in areas located near transit.

✓ Foster Regional Prosperity

Strategically identifies, preserves and celebrates our City's rich history, culture and heritage providing economic opportunities for generations to come.



Preservation and Progress: This initiative will include a comprehensive update to the City's historic preservation program that includes amendments to the General Plan Historic Preservation Element, the Historical Resources Regulations and Guidelines, and Historical Resources Board policies. It will also include the development of a new Comprehensive Historic Preservation Plan in order to more effectively and efficiently streamline processes for new homes and other uses while preserving resources of historic, architectural, and cultural significance and encouraging their adaptive reuse.

Project Website: sandiego.gov/planning/work/historic-preservation-planning/preservation-and-progress

Projected Timeline: 2025

Citywide Historic Context Statement

✓ Create Homes for All of Us

Supports the City's efforts to identify and protect significant historical resources worthy of preservation and adaptive reuse, as well as properties that lack historic significance and are therefore well-suited to redevelopment.

✓ Protect & Enrich Every Neighborhood

Implements the goals and policies of the General Plan's Historic Preservation Element and supports the City's efforts to identify and protect the City's historical and cultural resources.



Citywide Historic Context Statement: For the purposes of historic preservation, the history of San Diego, including its architecture, infrastructure and economy, has never been formally centralized. The City has completed numerous community-based historic contexts and surveys of the built environment; however, the historical information is fragmented and incomplete. The development of a Citywide Historic Context Statement will provide a more robust picture of San Diego's history and topics for further study, inform future survey and context work, centralize historical information, and support the City's efforts to identify and protect significant historical and cultural resources worthy of preservation as well as properties that lack significance and are therefore well-suited to redevelopment. Additionally, the project will fill the contextual vacuum that is currently filled by property owners and applicants on a property-by-property basis, which is inefficient, ineffective and burdensome.

Project Website: sandiego.gov/planning/work/citywide-historic-context-statement

Projected Completion: 2028

Equity Forward: Citywide Trails Master Plan

✓ Protect & Enrich Every Neighborhood

Trails in both open spaces and developed urban areas provide opportunities for healthy enjoyment and transportation, as well as connections within and between all communities.

✓ Champion Sustainability

Ensuring the protection of sensitive open space areas, while identifying compatible walking/rolling and biking connections not only protects our plants and animals but also provides more healthy and active ways to move around our city.



Citywide Trails Master Plan: The Citywide Trails Master Plan was identified in the Parks Master Plan as a critical implementation item. This plan will guide the equitable and environmentally responsible development, enhancement and construction of existing and new trails throughout the city. The Master Plan will also guide its close interaction and synergy with open space planning and conservation, in compliance with the City's Multiple Species Conservation Program. In addition to trails within the City's open space, the Trails Master Plan will also include urban pathways and other community connections.

Partially Grant Funded: California Coastal Commission - Local Coastal Program Local Assistance Grant

Project Website: sandiego.gov/planning/work/citywide-trails-master-plan

Projected Completion: 2027

PUBLIC SPACES

Coastal Accessibility Enhancement Community Plan Amendment

✓ Advance Mobility & Infrastructure

Streamlines project review for mobility projects like bike lanes that access the coast within existing streets and public-right of way.

✓ Champion Sustainability

Allowing a more streamlined approval process for sustainable modes of transit will enable more people to access the coast without a car and help reduce greenhouse gas emissions in accordance with citywide climate goals.



Coastal Accessibility Enhancement Community Plan Amendment: This Amendment to Community Plans within the Coastal Zone will allow for mobility projects that repurpose existing streets and other public rights-of-way for more sustainable, equitable and safe mobility coastal access options without the need for Coastal Certification.

Project Website: sandiego.gov/planning/work/coastal-accessibility-enhancement-community-plan-amendment

Projected Completion: 2025

Child and Teen-Friendly City

✓ Advance Mobility & Infrastructure

Creates guidelines for designing communities with public spaces and infrastructure that best serve children, teens and their caregivers.

✓ Protect & Enrich Every Neighborhood

Creates guidelines for healthy and thriving public spaces for children and teens in all communities.

✓ Foster Regional Prosperity

Creates guidelines for improving public spaces for children and teens who are our future workers and community members.

Child and Teen-Friendly City: The Child and Teen-Friendly City initiative will develop a design manual that will identify best practices and guidelines for both public and private development projects to ensure that



our communities are welcoming, enjoyable and safe for children, teens, and their parents and caregivers. The Child and Teen-Friendly City design manual will provide guidelines to consider the needs of young children, teens, and their parents and caregivers while planning our communities. This design manual will focus on guidelines for creating public spaces and opportunities for walking/rolling and biking as ways for our City to become more sensitive to the needs of our children, teens, and their parents and caregivers.

Grant Funded: Healthy Cities, Healthy Residents – Complete Streets – Calfresh Healthy Living Program

Project Website: sandiego.gov/planning/work/child-friendly-public-spaces-design-manual

Projected Completion: 2026

Equity Forward: Chollas Creek Watershed Regional Park Master Plan

✓ Protect & Enrich Every Neighborhood

Provides opportunities to improve recreational access to the outdoors, increase community connections and protect environmental resources in surrounding traditionally underserved communities and the entire San Diego region.

✓ Champion Sustainability

Protects, enhances and restores a vital watershed, while improving walking/rolling and biking connections to meet our climate goals.



Chollas Creek Watershed Regional Park Master Plan: The Chollas Creek Watershed has unparalleled historical, biological and cultural resources, traversing from La Mesa and Lemon Grove into the neighborhoods of City Heights, Eastern Area, Encanto, Southeastern San Diego and Barrio Logan. Identified as an implementation action within the Parks Master Plan adopted by the City Council in 2021, the Chollas Creek Watershed Regional Park Master Plan will provide an opportunity to bring diverse neighborhoods together through a watershed-wide system of trails and parks where people can gather, play, interact and enjoy nature. The Chollas Creek Watershed Regional Park Master Plan will deliver on the broader vision of more opportunities for outdoor recreation as well as the preservation of natural qualities and habitat within this area. The Master Plan will be shaped by public input.

Project Website: sandiego.gov/planning/chollas-creek-master-plan

Projected Completion: 2026

Equity Forward: Park Needs Index

✓ Protect & Enrich Every Neighborhood

Ensures amenities are geographically distributed, serving all of San Diego's diverse communities. Prioritize citywide investment in park-deficient communities. Increase access to recreation amenities.

✓ Advance Mobility & Infrastructure

Improves geographic distribution of road, transit, bike and pedestrian infrastructure. Plan and program for projects that create complete streets and complete corridors.

✓ Champion Sustainability

Prioritizes equitable investments in parks and open spaces in areas with the greatest deficiencies. Increase San Diego's urban tree canopy, with a focus in Communities of Concern.



Park Needs Index: With the need for additional recreational opportunities and parkland increasing yearly, the Park Needs Index will identify the areas of the City with the greatest park needs and where the development of additional recreational value and parkland will have the greatest impact for community members. This systematic evaluation of park metrics will consider the quantity, quality, safety and accessibility of parks along with various social factors. The park metrics used in the Park Needs Index will be identified through a public process.

Project website: sandiego.gov/planning/work/park-needs-index

Projected Completion: 2025

Equity Forward: Partnering for Progress

✓ Create Homes for All of Us

Strives to leverage partnerships with community-based organizations and other entities to deliver community investments throughout the city that help support existing and new homes.

✓ Protect & Enrich Every Neighborhood

Brings more opportunities for investments that improve people's lives in all neighborhoods.

✓ Advance Mobility & Infrastructure

Enhances and delivers critical connections and infrastructure needed to serve our communities.

✓ Champion Sustainability

Improves partnerships with community-based organizations to deliver walking/rolling, biking, transit, urban greening and other climate-resilient public spaces in our communities.



Partnering for Progress: Partnerships with community-based organizations and other private entities have incredible potential to improve our city. By partnering with these organizations, the City can leverage additional funding and streamline the delivery of critically needed infrastructure, particularly in traditionally underserved communities and areas experiencing the most growth. This initiative aims to identify clear processes and procedures to simplify and encourage community infrastructure investments in partnership with outside organizations. Planning staff will coordinate with other City departments and engage with community-based organizations and other entities to identify opportunities for greater efficiency, coordination and cooperation, including the establishment of clear procedures and a framework for potential changes to existing City plans, policies and regulations.

Project Website: sandiego.gov/planning/partnering-for-progress

Projected Completion: 2026

Citywide Development Impact Fee Nexus Studies Updates

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new homes in our communities.

✓ Advance Mobility & Infrastructure

Establishes Development Impact Fees by identifying a fair share cost of infrastructure improvements needed to support new homes and jobs.



Citywide Development Impact Fee Nexus Studies Updates: The City charges development impact fees pursuant to the Mitigation Fee Act (California Government Code §66000 et seq.) to fund public facilities needed to serve or mitigate the effects of new development. With the adoption of the Parks Master Plan and Build Better SD, the funds contribute toward the following types of public facilities: Parks, Mobility, Library and Fire-Rescue. Nexus studies were prepared for each of the four public facility types, which looked at the cost of the public facilities needed and the nature and size of the proposed development to establish each fee. The nexus studies identify the fair share cost of the needed capital infrastructure that is attributed to new development based on a standard metric. The Development Impact Fee nexus studies for Parks, Mobility, Library and Fire-Rescue were completed in 2021-2022. Regular updates to the nexus studies are needed to ensure that development is funding the appropriate and proportional amount toward public facilities and infrastructure.

Project Website: sandiego.gov/planning/work/citywide-development-impact-fee-nexus-studies-updates

Projected Completion: 2025

ONGOING PLANNING

REPORTING

Annual Development Impact Fees Report

✓ Advance Mobility & Infrastructure

Monitors and reports on the collection and expenditure of Development Impact Fees for infrastructure improvements needed to support new homes and jobs.



Annual Development Impact Fees Report: This report is a comprehensive document that provides an overview of development impact fees and satisfies the annual reporting requirements under the California Mitigation Fee Act. Development impact fees are fees that are imposed on new development in all communities to fund public infrastructure needed to serve our growing city. The report details the fees collected and how they are expended to improve the lives of the people who live in our city and enhance our overall well-being.

Website: sandiego.gov/planning/work/public-spaces/reports

Projected Timeline: Ongoing

Housing Element Annual Progress Report and Annual Report on Homes

✓ Create Homes for All of Us

Ensures key data is collected and tracked to meet the City's goals for providing homes for people in all communities.

Monitors the City's housing programs to identify additional actions needed to achieve homes for all of us.



Housing Element Annual Progress Report: The Housing Element is the City of San Diego's comprehensive housing plan. The City is required to update its Housing Element every eight years as a pathway to reach its share of the Regional Housing Needs Allocation (RHNA) as identified by the state with input from the San Diego Association of Governments. The Housing Element identifies potentially developable land zoned for residential use to meet the City's housing target and provides goals, objectives, policies and programs to meet the housing needs of San Diego's community members. The City completes a Housing Element Annual Progress Report with detailed information on housing proposals and permitting data and the progress made on meeting the City's regional housing needs targets. Additionally, the report includes information on the progress made on the implementation of goals, objectives, policies and programs included in the Housing Element. The document is submitted to the State of California and made available to the public.

The Annual Report on Homes: The Annual Report on Homes summarizes the data collected in the Housing Element Annual Progress Report. The report provides an overview of home permitting in a calendar year, tracks the progress made toward regional home production goals, summarizes the use and success of the City's home incentive programs, and includes data measuring the City's progress in meeting climate and equity goals. The Annual Report on Homes provides easily accessible and understandable data that can be used by the City to measure the progress of recent housing-focused City planning initiatives.

Website: sandiego.gov/planning/work/general-plan/housing-element

Projected Timeline: Ongoing

Annual Climate Resilience Monitoring & Reporting

✓ **Protect & Enrich Every Neighborhood**

Ensures every neighborhood can not only adapt to climate change but can thrive in a changing climate.

✓ **Advance Mobility & Infrastructure**

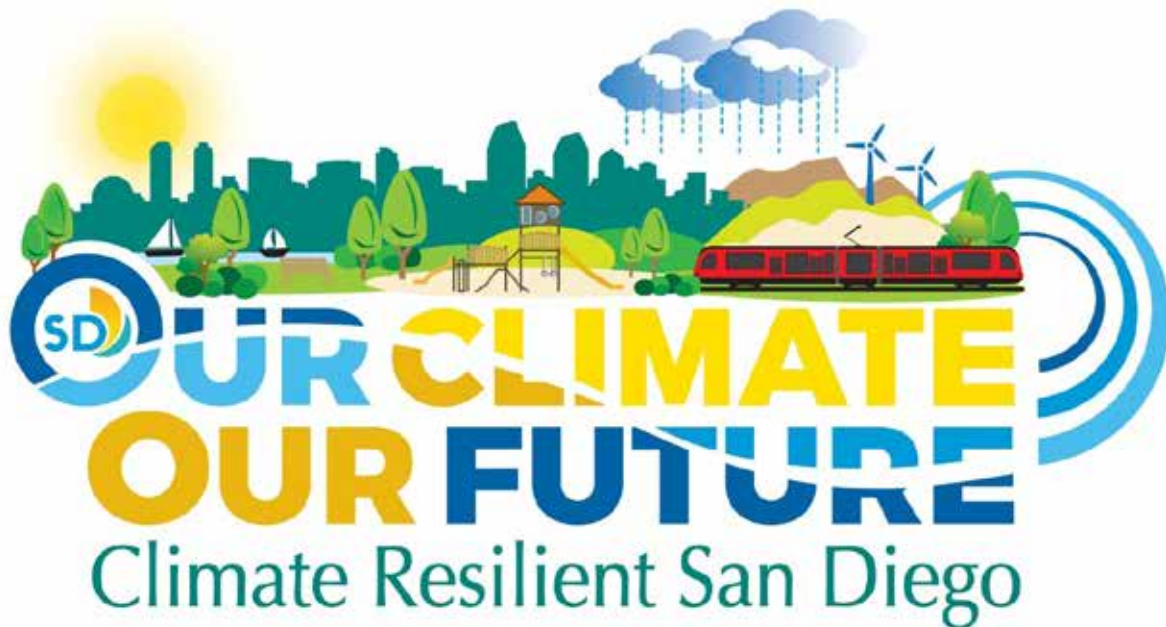
Climate Resilient SD adaptation strategies involve mobility and infrastructure investments that are critical for climate adaptation and that improve our communities.

✓ **Champion Sustainability**

Climate Resilient SD adaptation strategies ensure future investments in infrastructure are resilient to climate change and involve nature-based climate change solutions that can reduce overall greenhouse gas emissions.

✓ **Foster Regional Prosperity**

Investing in adaptation strategies can drive and promote regional economic prosperity.



Climate Resilient SD Monitoring and Reporting: Climate Resilient SD is the City's comprehensive plan to prepare for, respond to and recover from climate change-related impacts and improve local communities. Climate Resilient SD reporting provides progress updates and implementation status for the climate adaptation and resilience strategies within the Climate Resilient SD Plan. Reporting provides a comprehensive overview of how the City is reducing the risk of current and future climate change hazards and building community capacity to thrive in a changing climate while improving social equity, health, safety and the environment for everyone.

Website: sandiego.gov/climate-resilient-sd/implementation-tracker

Projected Timeline: Ongoing

Annual Multiple Species Conservation Program (MSCP) and Vernal Pool Habitat Conservation Program (VPHCP) Reporting

✓ Protect & Enrich Every Neighborhood

Conserves habitat and open space land in perpetuity and protects the region's biodiversity.

✓ Champion Sustainability

Supports the City's greenhouse gas emissions reduction and climate resiliency goals through the preservation and enhancement of habitat and natural vegetation communities.



(Photo Credit: Tierra Data Inc.)

Annual Multiple Species Conservation Program (MSCP) Reporting: The MSCP was developed to preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. The MSCP Annual Report details progress toward the original conservation goal of 52,727 acres to be preserved within the Multi-Habitat Planning Area (MHPA) prior to the expiration of the City's MSCP permit in 2047. Additionally, the report includes a summary of required MSCP monitoring and land management activities on over 53,000 acres of conserved open space including: mitigation, habitat enhancement and restoration, invasive species removal, access control, trash and debris removal, enforcement, abatement of unhoused encampments, volunteer events and education.

Annual Vernal Pool Habitat Conservation Program (VPHCP) Reporting: The VPHCP is a framework that provides effective guidance on protection, enhancement and restoration of vernal pool resources across the VPHCP Plan Area. The VPHCP Annual Report fulfills the City's responsibility to provide an annual summary to the wildlife agencies on implementing management activities, including collecting and analyzing data and tracking impacts to vernal pools and associated vernal pool species.

Website: sandiego.gov/planning/work/biodiversity

Projected Timeline: Ongoing

Annual Heritage Preservation Program and Certified Local Government Reporting

✓ Protect & Enrich Every Neighborhood

Supports the identification, preservation and adaptive reuse of the City's significant historical and cultural resources and heritage.



Annual Certified Local Government Reporting: As a Certified Local Government (CLG) the City is required to prepare an Annual Report for the State Office of Historic Preservation (OHP) summarizing the work of the City and its Historical Resources Board during the reporting period. The report utilizes a standard format for all CLGs and requires an accounting of the Board and staff activities throughout the state's fiscal year (Oct. 1 through Sept. 30).

Annual Heritage Preservation Program Reporting: The Historical Resources Board is required by the San Diego Municipal Code to provide an annual report to the Mayor and City Council on its activities, decisions and other work of the Board (SDMC Section 111.0206(d)(7)). The Board uses the Annual Certified Local Government Report as the foundation for this report. Additionally, the City's Office of Boards and Commissions requires all City boards and commissions to prepare an annual standardized report summarizing the activities and actions of the board or commission.

Website: sandiego.gov/planning/work/annual-heritage-preservation-program-certified-local-government-reporting

Projected Timeline: Ongoing

HOMES & JOBS

Development Project Reviews

✓ Create Homes for All of Us

Facilitates the construction of homes and jobs in all communities, as well as the infrastructure needed to support them, while preserving the City's historical, cultural and natural resources.

✓ Protect & Enrich Every Neighborhood

Ensures new development is consistent with adopted regulations and policies, including environmentally sensitive lands and historical resources, to protect and enrich communities.

✓ Advance Mobility & Infrastructure

Ensures new development projects provide needed infrastructure through the direct delivery of the infrastructure or through the payment of Development Impact Fees.

✓ Champion Sustainability

Results in development that is consistent with the City's environmental regulations.

Supports adaptive reuse of historic resources, utilizing existing upfront carbon and minimizing new upfront carbon emissions, as well as retrofit and repair that reduces operational carbon emissions.

✓ Foster Regional Prosperity

Facilitates new development, which fosters regional prosperity.



Development Project Reviews: The Development Services Department is responsible for the review of all development applications. The City Planning Department helps facilitate these ministerial and discretionary project applications in a variety of contexts.

- **Land Use Reviews:** The City Planning Department reviews discretionary projects for consistency with the General Plan and applicable Land Use Plan for Process 4 and Process 5 reviews as well as Process 3 reviews within Community Plan Implementation Overlay Zones (CPIOZ), and processes project-specific Community Plan Amendment Initiations that may be required for a development project.
- **Sensitive Biological Resource Reviews:** The City Planning Department reviews ministerial and discretionary projects for consistency with the City's Multiple Species Conservation Plan and Environmentally Sensitive Lands Regulations.
- **Historical and Cultural Resource Reviews:** The City Planning Department reviews ministerial and discretionary projects impacting designated and potential historical resources for consistency with the City's Historical Resources Regulations. This includes adaptive reuse of historic resources as well as new development on properties with historical resources.
- **Development Impact Fee (DIF) Reviews:** The City Planning Department reviews ministerial and discretionary projects to ensure that development impact fees are collected to support new homes and jobs in accordance with City regulations.

Website: sandiego.gov/planning/work/public-spaces

Projected Timeline: Ongoing

Interjurisdictional Coordination

✓ Create Homes for All of Us

Ensures the City can continue to plan for home opportunities in all communities.

✓ Advance Mobility & Infrastructure

Ensures mobility and infrastructure investments are delivered and maintained.

✓ Champion Sustainability

Ensures the City's plans align with the plans of partner agencies to achieve local, regional and global climate goals.

✓ Foster Regional Prosperity

Furthers regional prosperity as plans are implemented.



Interjurisdictional Coordination: The City Planning Department plays a primary role in coordinating with various local, state and federal agencies in the region, including:

- San Diego County Regional Airport Authority to ensure land use planning is compatible with airport operations.
- California Department of Transportation (Caltrans) to help identify future state mobility facility needs that support updated community plans.
- San Diego Association of Governments (SANDAG) to ensure City planning efforts are consistent with the Regional Plan.
- California Department of Housing and Community Development to ensure compliance with State housing law and maintenance of the City's status as a Pro-Housing jurisdiction.
- California Coastal Commission regarding updates to the City's Local Coastal Program, including community plans and the Land Development Code.
- United States Fish and Wildlife Service and California Department of Fish and Wildlife regarding implementation of the City's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.
- California State Office of Historic Preservation on the implementation of the City's Heritage Preservation Program and maintenance of its status as a Certified Local Government.
- Port of San Diego to make sure community plans are consistent with the Port's Master Plan.
- Local school districts on facility needs resulting from community plan updates.

Website: sandiego.gov/planning/work/interjurisdictional-coordination

Projected Timeline: Ongoing

Land Development Code Annual Updates

✓ Create Homes for All of Us

Ensures permitting and approval processes are clear and can be implemented.

✓ Protect & Enrich Every Neighborhood

Helps meet the needs of residents and businesses, including allowing for innovation in commercial spaces and flexibility for residents to work from home.

✓ Advance Mobility & Infrastructure

Promotes the ability for community members to walk/roll, bike or take transit.

✓ Champion Sustainability

Encourages energy conservation, recycling and other measures to promote sustainability.



Land Development Code Annual Updates: The City Planning Department makes updates to the Land Development Code on an annual basis. These updates include clarifications, regulatory reform and changes to bring the City into compliance with state law. It also ensures consistency with the City's housing, environment, equity and infrastructure goals. Regular updates ensure that the City's regulations result in thriving communities and encourage economic development.

Website: sandiego.gov/planning/work/land-development-code

Projected Timeline: Ongoing

EQUITY

Planning Group Support

✓ Protect & Enrich Every Neighborhood

Supports planning groups' continued operations in a manner that is transparent to the public, accessible to and inclusive of all community members, and effective in representing the diverse interests of their communities.



Ongoing Planning Group Support: The City Planning Department supports planning groups by providing annual training for all planning group members on Council Policy 600-24, open meetings laws (Ralph M. Brown Act), the California Environmental Quality Act (CEQA) and development project review. This training also covers planning group members' responsibilities while serving on a group, their role relative to the City's Strategic Plan and the City Planning Department's work program. Ongoing support to planning groups is also provided by assigned community planners who advise on planning group operations and assist with discretionary project review, posting planning group agendas and minutes to the City Planning Department's website and providing a yearly stipend to all planning groups to further their outreach and operations.

Website: sandiego.gov/planning/community-plans/planning-group-resources

Projected Timeline: Ongoing

ENVIRONMENT

Biodiverse SD (Multiple Species Conservation Program)

✓ Protect & Enrich Every Neighborhood

Conserves habitat and open space land in perpetuity and protects the region's biodiversity.

✓ Champion Sustainability

Supports the City's greenhouse gas emissions reduction and climate resiliency goals through the preservation and enhancement of habitat and natural vegetation communities.



Biodiverse SD: Biodiverse SD preserves a network of habitats and open space, protecting species and ecosystems that enhance our quality of life. Biodiverse SD, which includes the City's Multiple Species Conservation Program (MSCP), protects 85 species. It delineates core biological resource areas and corridors targeted for conservation, called the Multi-Habitat Planning Area (MHPA), to ensure long-term habitat conservation and the preservation of natural vegetation communities. Within the MHPA, only limited development may occur to ensure the long-term habitat conservation plan for the 85 species. Biodiverse SD implements the MSCP Subarea Plan under the City's MSCP Implementing Agreement. The City Planning Department prepares the City's MSCP Annual Report and Vernal Pool Habitat Conservation Plan Annual Report. In addition, an annual public workshop is held to present the results of those reports.

Website: sandiego.gov/planning/work/biodiversity

Projected Timeline: Ongoing

Environmental Review and Tribal Consultation for City Initiatives & Compliance with Federal Historic Preservation Law

✓ Protect & Enrich Every Neighborhood

Supports City initiatives that deliver critically needed actions and investments to our communities. Supports the identification and protection of tribal cultural resources and consideration of those resources as part of the land use planning process. Supports the preservation and reuse, where feasible, of resources eligible for or listed on the National Register of Historic Places.

✓ Advance Mobility & Infrastructure

Supports City initiatives that deliver infrastructure investments to our communities.

✓ Champion Sustainability

Supports City initiatives that implement the Climate Action Plan and Climate Resilient SD and ensures all City actions are consistent with the City's climate policies and regulations.

✓ Foster Regional Prosperity

Supports City initiatives that foster economic activity for the region.



Environmental Review: Citywide environmental reviews are a key part of the process for all City actions that require discretionary decisions. These reviews are required under the California Environmental Quality Act (CEQA). In addition to performing environmental reviews for City Planning Department initiatives, the City Planning Department prepares environmental documents for a variety of actions initiated by other City departments, amounting to more than 1,000 environmental reviews performed annually. This includes review for the Mobility Master Plan, the Undergrounding Utilities Program, the San Diego Housing Commission, the Economic Development Department, the Stormwater Department, Citywide environmental review, and environmental support for the Parks & Recreation Department.

Tribal Consultation for City Initiatives: The City Planning Department is responsible for the implementation of Assembly Bill (AB) 52, which requires public agencies to consult with tribal nations during the CEQA process, and Senate Bill (SB) 18, which requires consultation with tribal nations for land use changes. The City Planning Department works alongside representatives of the Kumeyaay Nation to ensure that important tribal cultural resources are considered and addressed as part of City-initiated land use planning and CEQA processes.

Compliance with Federal Historic Preservation Law: The City Planning Department is responsible for some reviews delegated to the City under Section 106 of the National Historic Preservation Act, which requires a consideration of impacts to historical resources that may be listed on or eligible for listing on the National Register of Historic Places when a federal agency carries out, assists, funds, permits, licenses or approves projects. In most cases, Section 106 reviews conducted by the City of San Diego are required by federal funding associated with a project. The City currently has Programmatic Agreements in place to complete Section 106 reviews for the Quieter Homes Program funded by the Federal Aviation Administration and for projects that receive funding from the Department of Housing and Urban Development.

Website: sandiego.gov/planning/work/ceqa

Projected Timeline: Ongoing

Historic Resource Designation Nominations

✓ Protect & Enrich Every Neighborhood

Facilitates the identification, designation and preservation of the City's significant historical and cultural resources and heritage.



Historic Resource Designation Nominations: The City's Municipal Code allows a process for nominations to have buildings, sites, objects, structures, cultural landscapes and districts designated as historical resources under one or more of the City's Historical Designation Criteria. Criteria include an important association with a historically significant person or event, architectural significance, being designed or built by a significant architect or builder or having an important association with a specific aspect of San Diego's development, such as historical, social, architectural or cultural development. The nomination must include a historical report that fully evaluates the building and its eligibility under the City's Historical Designation Criteria. When a nomination is submitted, department staff reviews the nomination and docket it for review by the City's Historical Resources Board, which considers the nomination during a public hearing.

Website: sandiego.gov/planning/work/historic-resource-designation-nominations

Projected Timeline: Ongoing

Mills Act Program

✓ Protect & Enrich Every Neighborhood

Facilitates the reinvestment of property tax savings into the maintenance and restoration of significant historical and cultural resources.



Mills Act Program: The City's Mills Act Program provides an incentive for the designation, preservation and restoration of San Diego's significant historical and cultural resources. Owners of designated historical resources may apply for a Mills Act contract, which can provide a property tax reduction for property owners in exchange for maintenance and restoration of the resource in a manner that preserves and enhances its important historical features and materials. As part of the program, the City Planning Department staff reviews Mills Act applications and monitors executed contracts to ensure that property owners are complying with all contract conditions and requirements.

Website: sandiego.gov/historic

Projected Timeline: Ongoing

Open Space and Habitat Land Acquisition

✓ Champion Sustainability

Continuously pursues grants and utilizes funds in the City's Habitat Acquisition Fund to make proactive purchases of critical open space land to build out the City's open space preserve, ensuring that critical habitat is preserved.

✓ Foster Regional Prosperity

Ensures implementation of resource conservation planning and habitat preservation by identifying core biological resource areas targeted for conservation.



Open Space and Habitat Land Acquisition: Open Space and Habitat Land Acquisition focuses on preserving areas with plants and animals specifically identified for conservation. These areas currently include East Elliott Mission Trails Regional Park (MTRP), Otay Mesa, Del Mar Mesa and Carmel Mountain.

Website: sandiego.gov/planning/work/mscp/summary/financing

Projected Timeline: Ongoing

Support to City Boards and Commissions

✓ Protect & Enrich Every Neighborhood

Supports the identification and preservation of the City's important historical and cultural resources. Conserves habitat and open space land in perpetuity and protects the region's biodiversity. Ensures every neighborhood can not only adapt to climate change but can thrive in a changing climate.

✓ Champion Sustainability

Supports adaptive reuse of historic resources, utilizing existing upfront carbon and minimizing new upfront carbon emissions, as well as retrofit and repair that reduces operational carbon emissions. Supports implementation of the Climate Action Plan and Climate Resilient SD, which aim to reduce greenhouse gas emissions and improve the City's ability to adapt to, recover from and thrive under changing climate conditions.

✓ Foster Regional Prosperity

Supports public and private initiatives that foster economic activity for the region.



Support to the Historical Resources Board: The Historical Resources Board (HRB) is a volunteer board comprised of 11 members appointed by the Mayor and confirmed by the City Council and has authority over historical resources in the City of San Diego. Duties and responsibilities of the HRB, as defined by the San Diego Municipal Code, include designating individual historical sites, establishing historical districts and reviewing development projects that may affect historical resources. The Board prepares an annual report of its activities and participates in many other voluntary historic preservation programs and events in the various communities of San Diego. The HRB also has three standing subcommittees – the Policy Subcommittee, the Design Assistance Subcommittee, and the Archaeological and Tribal Cultural Resources Subcommittee. The Heritage Preservation section provides support to the HRB, including staffing, training, distribution of materials, and record keeping and reporting.

Support to the Resiliency Advisory Board: The Resiliency Advisory Board is a volunteer board comprised of 11 members appointed by the Mayor and confirmed by the City Council. Duties and responsibilities of the Resiliency Advisory Board, as defined by the San Diego Municipal Code, include advising the Mayor, City Council and relevant City departments on resiliency-related policies (including the City's Climate Resilient SD Plan, as amended from time to time, Multiple Species Conservation Program, Biodiverse SD, Climate Action Plan Strategy 5, Resilient Infrastructure and Healthy Ecosystems, and other conservation and open space programs); issues related to climate mitigation and adaptation, natural space restoration, wetlands, biodiversity and conservation; and the best approaches for implementing the City's resiliency and biodiversity goals. The Climate Resilience and Conservation section will provide support to the Resiliency Advisory Board, which is in the initial stages of formation, including staffing, training, distribution of materials, and record keeping and reporting.

Support to the Planning Commission: Planning Commission's seven members are volunteers appointed by the Mayor and confirmed by the City Council. The Planning Commission conducts public hearings and acts on items in accordance with the San Diego Municipal Code. The Planning Commission makes recommendations to the City Council on changes to the City's General Plan and community plans, re-zonings and related land use matters. The Planning Commission is also given the authority to approve certain permits issued by the City of San Diego.

Website: sandiego.gov/planning/work/support-to-city-boards-and-commissions

Projected Timeline: Ongoing

PUBLIC SPACES

Equity Forward: Infrastructure Prioritization & Public Engagement

✓ Protect & Enrich Every Neighborhood

Ensures all community members can provide their input regarding infrastructure needs.

✓ Advance Mobility & Infrastructure

Facilitates infrastructure that sustains our natural environment and public health.



Infrastructure Prioritization & Public Engagement: The City Council adopted updates to policies 800-14 and 000-32 in 2022 to ensure future infrastructure projects best meet people's needs and improve their lives. Community participation is essential to achieve these goals. City staff and partner organizations engage with community members across the city on a regular basis through surveys, workshops and mobile engagements to identify infrastructure needs on a community and neighborhood level. This helps the City learn about what infrastructure San Diegans want to see and to equitably prioritize projects in partnership with asset-owning and managing departments. Input received through the public engagement process helps to guide the annual Capital Improvements Program (CIP) budget and the Five-Year Capital Infrastructure Planning Outlook, which are the City's road map for public infrastructure investment.

Website: sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement

Projected Timeline: Ongoing

Developer -Built Infrastructure Projects (Reimbursement Agreements)

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new homes in our communities.

✓ Advance Mobility & Infrastructure

Facilitates the construction of infrastructure needed to serve new development.



Reimbursement Agreements: Often, it is advantageous for the City to have a developer construct certain infrastructure improvements that directly benefit the City, as well as the developer. In such instances, the City enters into reimbursement agreements with developers to construct the improvements. Examples of public improvements include streets, active transportation facilities, parks, libraries, and fire and police stations. Reimbursements to developers are in the form of cash and/or credits against future building permits issued.

Website: sandiego.gov/planning/work/public-spaces/reimbursement-agreement

Projected Timeline: Ongoing

Development Impact Fee Program Implementation

✓ Create Homes for All of Us

Facilitates the construction of infrastructure that supports new development in our communities.

✓ Advance Mobility & Infrastructure

Facilitates the construction of infrastructure needed to serve new development.



Development Impact Fee Program Implementation: Development impact fees are imposed to implement the City's General Plan, which contains policies related to the maintenance of an effective public infrastructure financing program to ensure the impact of new development is mitigated through appropriate fees. With the adoption of Parks for All of Us and Build Better SD, all new development within the City of San Diego is required to pay development impact fees based on the resolutions adopted for citywide development impact fees for Parks, Mobility, Libraries and Fire-Rescue. Development impact fees are now imposed on a citywide basis and deposited into citywide development impact fee accounts based on the asset types of Parks, Fire-Rescue, Library and Mobility. The Public Spaces section in City Planning is responsible for charging development impact fees, monitoring development impact fee balances, allocating development impact fee revenue to eligible projects, and providing yearly reports on development impact fee activity.

Website: sandiego.gov/planning/work/public-spaces

Projected Timeline: Ongoing

CITY PLANNING DEPARTMENT
TACITCAL EQUITY PLAN

Department Goals:

- 1. HOUSING: Increase new home opportunities in all communities for people of all incomes and families in a manner that furthers the City's fair housing and climate goals and advance anti-racist housing policies to reverse harmful and traumatic redlining and segregation in our City.**
 - 1.1. Increase new home opportunities near transit, with safe and enjoyable walking/rolling and biking investments.
 - 1.1.1. Amend Community Plans to increase opportunities for new homes.
 - 1.1.2. Rezone areas to support mixed use development and more homes.
 - 1.1.3. Create opportunities to build new homes on City-owned land.
 - 1.2. Increase affordable home opportunities in high-resource communities.
 - 1.2.1. Expand existing incentives to build affordable homes in high-resource communities.
 - 1.2.2. Develop new incentives to build affordable homes in high-resource areas.
 - 1.3. Increase homes opportunities for families with children and intergenerational families.
 - 1.3.1. Expand incentives to build new homes with three or more bedrooms.
 - 1.3.2. Develop new incentives to build new homes with three or more bedrooms.
- 2. ECONOMY/JOB: Plan for a diverse, innovative, competitive, entrepreneurial, and sustainable local economy in a manner that responds to evolving employer and workforce needs and supports increased opportunities for new homes near good jobs, as well as live-work and telework options.**
 - 2.1. Respond to the evolving needs of employment sectors with appropriate land use and zoning regulations that support the economy, protect the environment and public health, and increase economic prosperity for all San Diegans.
 - 2.1.1. Consult with industry and employment sectors on current and anticipated future needs during the Community Plan Update process.
 - 2.1.2. Consult with industry and employment sectors on zoning regulations to support evolving needs.
 - 2.2. Increase opportunities for San Diegans to live in close proximity to work and support opportunities for telework and live-work through land use and regulatory changes.
 - 2.2.1. Evaluate opportunities to locate new homes near employment centers and increase allowances for mixed-use development as part of Community Plan Updates and zoning regulations.
 - 2.2.2. Support employment options, including telework and live-work, through zoning regulations to remove barriers and streamline approvals.
- 3. MOBILITY: Increase opportunities for people to walk/roll, bike, and use transit by planning well-connected, accessible, active, and safe communities, and prioritize investments in the areas with the greatest needs, especially in traditionally underserved communities.**
 - 3.1. Ensure that land use plans and zoning regulations increase walking/rolling, biking, and transit options.
 - 3.1.1. Coordinate with SANDAG and MTS on the expansion of transit connecting homes to employment centers, shopping, and parks and public spaces.
 - 3.1.2. Coordinate with the Sustainability and Mobility Department to develop mobility networks that support increased home opportunities and reduce vehicular travel.
 - 3.2. Incorporate inclusive urban design principles that encourage walking/rolling and biking into the land use plans and zoning regulations.

- 3.2.1. Plan for urban design and urban greening features, such as promenades, linear parks, street trees, active sidewalks, building setbacks, and plazas through Community Plan Updates and zoning regulations.

4. PUBLIC SPACES AND INFRASTRUCTURE: Plan for the equitable and efficient delivery of infrastructure and public spaces such as parks, libraries, and streets and trails that connect neighborhoods and the people within them, and prioritize these investments in the areas with the greatest needs, especially in traditionally underserved communities.

- 4.1. Create more opportunities for innovative, culturally relevant and interactive public spaces (like libraries, parks, bike lanes, sidewalks, and other public spaces), prioritizing investments in areas where the needs are the greatest, particularly in underserved communities.
 - 4.1.1. Develop and implement a Quick Impact Project Framework that identifies clear processes and procedures to simplify and encourage community infrastructure investments in partnership with outside organizations.
 - 4.1.2. Implement Build Better SD to fund infrastructure improvements in areas of greatest need and in areas experiencing the greatest growth and development.
 - 4.1.3. Deploy equitable public engagement program to identify infrastructure priorities for the City's CIP budget.
- 4.2. Provide opportunities for everyone to recreate citywide within a park system that is relevant, accessible, iconic, diverse, biologically sustainable, and equitable.
 - 4.2.1. Plan for new value-based parks and recreational opportunities as part of Community Plan Updates and zoning regulations that meet the needs of existing and future residents.
 - 4.2.2. Prepare the Citywide Trails Master Plan to increase public access to and enjoyment of San Diego's natural environment and to better connect San Diego's urban communities with schools, parks, services, and other public spaces.
 - 4.2.3. Prepare the Master Plan for Chollas Creek Watershed Regional Park, a newly established regional park located nearly entirely within communities of concern, to plan for long-needed improvements and restoration as well as new recreational opportunities. These investments will also foster more opportunities for affordable homes.

5. RESILIENCE, CONSERVATION & THE ENVIRONMENT: Conserve and improve the natural environment, increase opportunities for public enjoyment of nature, and prepare our communities to thrive in a changing climate; and comprehensively identify potential adverse environmental impacts and proactively develop plans to avoid and lessen these impacts.

- 5.1. Address priorities in traditionally underserved communities such as air quality, public spaces, healthy food access, safe and healthy homes, recreation and physical activity, and equitable civic engagement in the public decision-making process.
 - 5.1.1. Prepare the Environmental Justice (EJ) Element of the General Plan.
 - 5.1.2. Prepare an Equitable Engagement Guide.
- 5.2. Increase the City's resilience to climate change and reduce impacts to communities.
 - 5.2.1. Monitor the implementation of Climate Resilient SD to ensure the City is minimizing risk and increasing the resilience of San Diego's people, assets, economy and natural resources to climate change.
 - 5.2.2. Prepare a Coastal Resilience Master Plan to identify specific resilience and conservation needs along the coastline and develop a portfolio of nature-based solutions to promote resilience and protect critical coastal habitats.
 - 5.2.3. Implement and staff a Resiliency Advisory Board for continual monitoring and recommendations for equitable investments for a resilient City.

- 5.3. Increase preserved natural habitat and open space in order to protect plants and animals, increase public enjoyment of nature, and improve climate resilience.
 - 5.3.1. Continue implementation of the Open Space and Habitat Land Acquisition program to preserve areas that include plants and animals identified for conservation.
 - 5.3.2. Pursue the acquisition and restoration of habitat that can improve the City's natural resilience to the effects of climate change.
- 5.4. Inform government decision-makers and the public about the potentially significant environmental effects of proposed activities, and ensure that City actions avoid or mitigate damage to the environment to the extent feasible, while also advancing strategies that will improve the lives of all San Diegans.
 - 5.4.1. Review City plans, public projects and other actions under the California Environmental Quality Act (CEQA) for potential environmental impacts.
 - 5.4.2. Prepare environmental documents and work with stakeholders to ensure that all feasible mitigation measures or alternatives are incorporated to reduce adverse impacts to the environment.
 - 5.4.3. Proactively plan for City actions that reduce or eliminate any adverse environmental impacts, and advance strategies that improve the quality of life for all San Diegans.

6. HISTORIC PRESERVATION & CULTURAL HERITAGE: Improve the quality of the built environment, increase the understanding of and appreciation for the City's history and culture, and enhance the identity of communities through the identification, designation, preservation, and rehabilitation of the City's significant and diverse historical and cultural resources.

- 6.1. Identify, designate and protect significant historical resources.
 - 6.1.1. Conduct historical and cultural resource surveys to identify buildings, structures, objects, districts, and places that may be significant, as well as those that appear to lack significance.
 - 6.1.2. Intensively survey areas identified as possible historic districts to determine significance.
 - 6.1.3. Bring eligible historical resources forward for designation.
 - 6.1.4. Preserve significant historical resources in a manner that protects important historic features and characteristics while permitting new development that will improve the lives of the people that live in the community.
- 6.2. Preserve the places and honor the histories of all cultures that call San Diego home.
 - 6.2.1. Establish a cultural history and heritage program.
 - 6.2.2. Prepare historic context statements focused on the many cultures in San Diego and the people and places important to those groups.
 - 6.2.3. Tell the stories and celebrate the histories of different cultures through preservation or significant places, oral histories, and interpretive plans.
 - 6.2.4. Partner with other departments and Community Based Organizations to explore new programs and activities that honor and celebrate cultural histories, particularly those from structurally excluded communities.

7. RECRUITMENT AND RETENTION: Recruit and retain a high-performing workforce that is dedicated to serving the community and is representative of the demographics of the communities that we serve.

- 7.1. Further develop a comprehensive internship program that meaningfully prepares interns for a career in public service.
- 7.2. Develop and strengthen relationships with outside organizations to share knowledge and information about career opportunities in the Department.
 - 7.2.1. Partner with local elementary school, middle school, high school, community colleges and universities to provide education on pathways to careers in planning, focusing on partnerships that will improve diversity of the planning profession.
 - 7.2.2. Partner with industry organizations and non-profit organizations to share information on careers in planning, focusing on partnerships that will improve diversity of the planning profession.
- 7.3. Provide opportunities for existing employees to participate in broad range of continuing professional development opportunities and training.