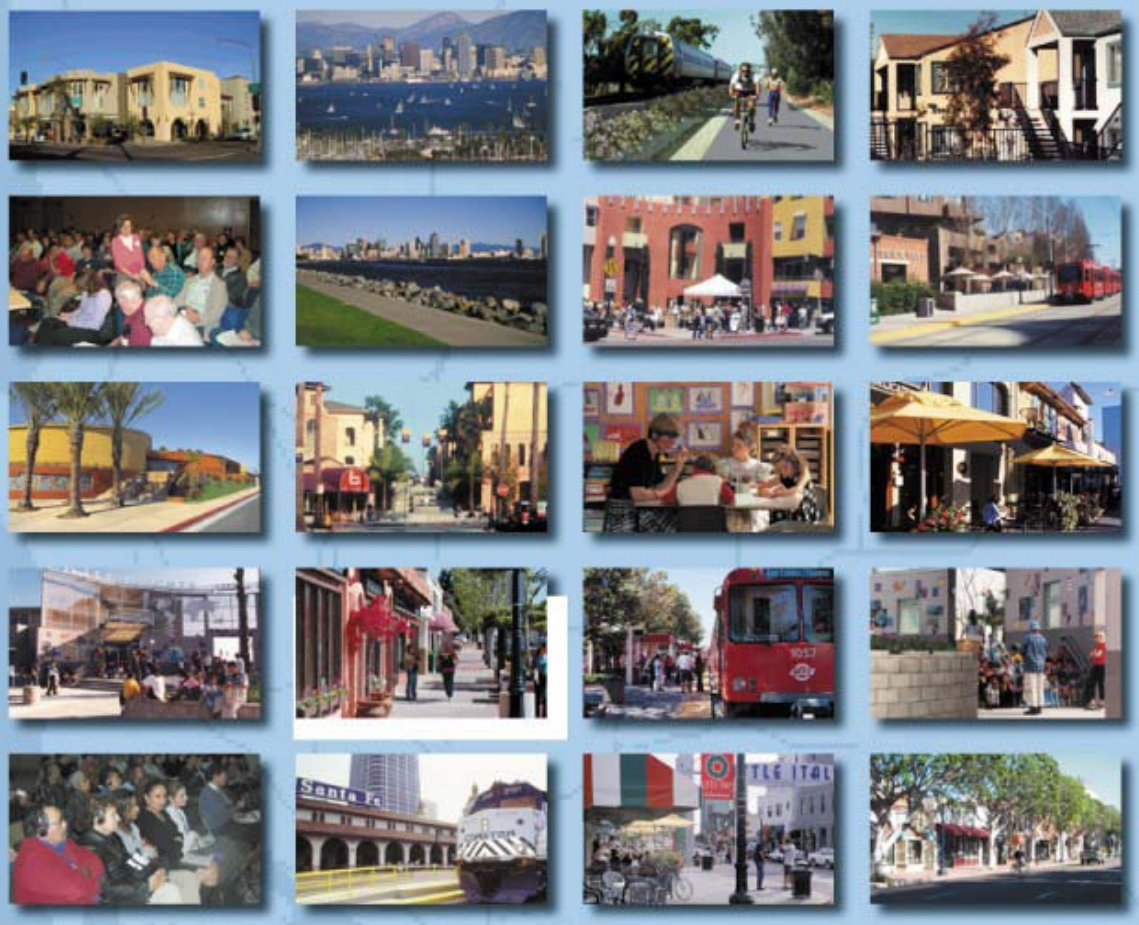
General Plan Monitoring Report



July 2004

THE CITY OF SAN DIEGO

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July 14, 2004

Honorable Mayor and Members of the City Council:

Enclosed is the first General Plan Monitoring Report, covering the period from City Council adoption of the Strategic Framework Element and Action Plan (October 22, 2002) through June of 2004. The report was prepared in fulfillment of an Action Plan requirement that the Planning Department monitor progress toward implementing the City of Villages strategy. Monitoring is to take place through the establishment of a public/private stakeholders group that would advise the Planning Department on monitoring issues, and the preparation of an annual report to the Planning Commission and City Council. The Planning Commission is serving as the public/private stakeholders group.

The General Plan Technical Working Group, composed of representatives from a number of City departments, provided input on implementation actions. A draft of the monitoring report was presented to the Planning Commission on May 6, 2004 (Report No. PC-04-040). The Planning Commission accepted the report with suggested recommendations (see Appendix), which have either been incorporated into the Monitoring Report, or will be discussed as a part of next year's report.

The General Plan Monitoring Report is comprised of three parts: 1) the Action Plan Progress report, 2) San Diego Sustainable Community Program Indicators report, and 3) presentation of community economic indicators. The Action Plan report measures progress toward attainment of the numbered Action Items. San Diego's Sustainable Community Program Indicators were developed by various agencies and members of the public to measure the region's long-term health, or sustainability, on a variety of topics. The economic indicators were developed for the purpose of monitoring community economic performance and establishing priorities for public investment at regional and community levels.

In summary, the Monitoring Report shows that the Strategic Framework Element is being implemented by many actions occurring in the Planning Department and throughout other City departments. The Action Plan Progress and the Sustainable Community Program Indicators sections of the report provide a more detailed examination of how the City is progressing toward implementing the City of Villages strategy and achieving more sustainable practices.

Respectfully submitted,

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Part 1 – Action Plan Progress

The Action Plan was adopted by the City Council together with the Strategic Framework Element in October 2002. It serves as the implementation program for implementing the Strategic Framework Element, and identifies action items such as updating the General Plan, amending community plans, and examining code requirements.

The Action Plan is organized under nine major goals, with numbered action items listed under each goal. These goals correspond to the City of Villages policies contained in the Strategic Framework Element (pp. 32-49). A few of the actions underway under each goal area are as follows:

- Goal 1: Protect our Distinctive Urban Form – refining the City of Villages Opportunities Area Map, and updating the General Plan Urban Design Element;
- Goal 2: Protect and Enhance Neighborhood Quality –ongoing drafting of long range plans and reviewing of discretionary projects, and designing of public spaces in libraries;
- Goal 3: Provide Public Facilities and Services – updating the General Plan Public Facilities and Recreation elements, and expanding application of financing mechanisms;
- Goal 4: Promote Conservation and Protect the Environment– updating the General Plan Conservation Element, and implementing Council Policy 900-14 "Sustainable Building Policy;"
- Goal 5: Increase Mobility and Walkable Communities – drafting a new Mobility Element to replace the General Plan Transportation Element, and preparing traffic calming and streetscape improvement plans;
- Goal 6:Increase Housing Affordability – updating the Housing Element and acting on the Affordable Housing Task Force proposals;
- Goal 7: Promote Economic Prosperity and Regionalism – preparing a new Economic Prosperity Element of the General Plan;
- Goal 8: Promote Equitable Development – working on the "El Futuro del Barrio" community visioning effort; and
- Goal 9: Facilitate City of Villages Development – proposing revisions to existing community plan amendment policies and criteria; and implementing the Pilot Village Program.

A description and summary text of progress on action items follows. In addition, a matrix is provided that identifies the progress of each action item, including numbered sub-items.

Action Plan Progress – July 2004

Goal 1: Protect Our Distinctive Urban Form

ACTIONS include:

1.a Identification of Villages

Identify opportunities for mixed-use Neighborhood and Urban Village Centers and Transit Corridors in the Land Use Element of the General Plan.

Lead Department: Planning

Status:

- Community plan updates underway for the Mission Valley, Otay Mesa, and Ocean Beach community planning areas will identify village areas, including land use and design recommendations.
- When community plan amendments are processed, the proposed land use will be evaluated to see if village land use and design concepts are appropriate for incorporation into the affected community plan.
- The City of Villages Opportunity Areas Map is being refined to determine the appropriate locations to focus future growth. The revised map will be presented to each community planning group in 2004/2005 for comment and revision. Necessary community plan amendments will occur either prior to or concurrent with the adoption of the Land Use Element to assure General Plan consistency.
- See also Action 9.g "Pilot Villages."

1.b Urban Design Element

Update the Urban Design Element of the General Plan as a means to help create great parks, plazas, streets, architecture, and neighborhoods.

Lead Department: Planning

Status: A strikeout-underline version of the existing adopted Urban Design Element and an outline for a new Urban Design Element have been drafted. Planning staff is exploring ordinance options for regulating the design of single-tenant large retail development. CPTED guidelines drafted by the Police Department have been circulated and reviewed within the Planning Department. These guidelines will be distributed for public review and considered for inclusion in the General Plan as a part of the Urban Design Element update.

1.c Community Identity Elements

Develop Community Identity Elements in conjunction with the designation of village areas to help preserve community identity, create diverse village centers, and preserve quality of life.

Lead Department: Planning

Status: The recently adopted La Jolla Community Plan update includes Community Identity Element features. Community plan updates underway, and future (as yet unscheduled and unfunded) updates will also address relevant Community Identity Element issues.

1.d Environmentally Sensitive Lands

Evaluate whether Environmentally Sensitive Lands regulations implement Strategic Framework Element values calling for the natural environment to dictate the City's form and to protect watersheds and habitat.

Lead Departments: Planning/Development Services/Park and Recreation/General Services

Status: The regulations are being used on an ongoing basis through project review. Staff believes the regulations are working well as a tool to implement the Multiple Species Conservation Program (MSCP) and protect resources.

1.e Open Space

Reduce consumption of land and preserve open space through effective City policies and programs, and collaboration with other government agencies.

Lead Departments: Planning/Park and Recreation/Real Estate Assets

Status:

- Amendments to Council Policy 600-23 are in the approval process. The purpose of the amendments is to reflect community plan and Multiple Species Conservation Program (MSCP) priorities in open space acquisition and conservation.
- Staff is exploring revising wetlands deviation findings per Council direction.
- 658 acres of land were conserved through the MSCP in calendar year 2003. In addition, the Planning Department has secured a $1.72 million grant for additional land acquisitions. In total, we have $9.72 million in state and federal grants for land acquisitions in 2004.
- Work is underway in the Recreation Element to address the preservation of appropriate open space land for passive recreational opportunities.

Goal 2: Protect and Enhance Neighborhood Quality

ACTIONS include:

2.a Distinctive Neighborhoods

Promote distinctive neighborhoods through land use plans and current projects.

Lead Departments: Planning/Commission for Arts and Culture

Status: Staff implements this action through the ongoing development of long range plans, including the preparation of Community Identity Elements (see Action 1.c). The long range plans are then implemented in part through the discretionary review process, where staff works to incorporate appropriate community and general plan recommendations into projects. The "El Futuro del Barrio" community visioning effort is another example of an effort to address neighborhood character issues.

2.b Public Spaces

Maximize the opportunities for community-oriented public spaces through community planning, private development, public projects, and civic design.

Lead Departments: Planning/Park and Recreation/Library/General Services/Commission for Arts and Culture and other affected departments

Status:

- Staff has worked toward providing and improving public spaces through projects including:
  - the Carmel Valley Community Concourse,
  - I-15 bridge decks,
  - the Mid-City Gateways project,
  - the Town Center for Pacific Highlands Ranch,
  - the Sorrento Valley Road re-use project,
  - a pedestrian plaza at Bancroft and University Ave, and
  - widened sidewalks/plaza area at Park and University.
- The draft Mission Valley Community Plan update recommends the inclusion of civic space and public art related to the San Diego River and its cultural history in future urban villages and throughout the community.
- Work is underway in the Recreation Element for recreational spaces that invite community use and function as centers for the community.

- In July 2002, the City Council approved a list of 24 library facilities to be constructed or expanded as part of the Library System Improvement Program. These improvements would result in new or enlarged public meeting spaces at a new Main Library, and in the replacement or renovation and expansion of 23 branch libraries. Several new libraries are planned near the five pilot village locations.

2.c Historic Preservation

Maintain the historic fabric of neighborhoods.

Lead Departments: Planning/Community and Economic Development

Status:

- Staff implements this action through the ongoing designation of historic properties and review of discretionary projects that affect historic sites.
- Staff is working on historic surveys in North Park, Uptown, and Centre City that will lead to possible future historic districts. Funding for additional survey work has been removed from the Planning Department budget over the last two years.

2.d Safety and Security

Promote development of safe and secure neighborhoods.

Lead Departments: Planning/Transportation/Police

Status:

- Planning staff has been involved in the siting and approval of police and fire stations in Carmel Valley, Black Mountain Ranch, and Pacific Highlands Ranch.
- The Police Department has worked with Planning on preparing draft Crime Prevention Through Environmental Design (CPTED) Guidelines for Urban Villages, that will ultimately be addressed in the Urban Design Element (see Action 1.b).

2.e Infill Development

Focus on improving the quality of infill development.

Lead Departments: Planning/Development Services/Community and Economic Development

Status:

- Staff implements this action through the ongoing development of long range plans and development project review. Examples of high quality infill projects include the Egyptian Lofts at Park Blvd. & University Ave., The Cairo at Park Blvd/ & Essex St., and the Renaissance Project at 30th St. & El Cajon Blvd.

- The Pilot Village projects provide an opportunity to identify ways to improve the quality of infill development.

2.f School Design

Design and develop schools so that they function as centers for community activities. Seek more flexible standards to allow for innovative design and mixed-use projects.

Lead Departments: School Districts/Affected Departments

Status:

- Community planners are participating in Prop MM School Design Task Force meetings.
- Staff worked with school district architects to achieve a more pedestrian-oriented design for the new school located along Townsgate Drive in Carmel Valley.
- Work is underway in the Recreation Element to address the joint use of school and park facilities.
- The Model School Program Joint Powers Authority is continuing to work toward designating two model school sites that incorporate a mix of uses and public facilities.
- The Library System Improvement Program (see Action 2.b), together with applications for state grants for the New Main Library, the Logan Branch Library and the Skyline Hills Branch Library, call for joint use and partnerships between the public schools and upgraded library facilities in these locations. The Library Department is involved with the coordinated use of school and library facilities on an ongoing basis.

2.g Arts and Culture

Develop General Plan policies which specifically address Arts and Culture.

Lead Departments: Commission for Arts and Culture/Planning

Status:

- The Commission for Arts and Culture has prepared a Public Art Master Plan, a comprehensive effort to address public art policies and strategies for the City of San Diego.
- The Library System Improvement Program (see Action 2.b) will include the placement of public art in upgraded library facilities. Libraries are also increasingly used as galleries for public art shows as part of the Library's cultural programming.
- Arts and Culture policies will be included primarily in the Urban Design Element of the General Plan.
- Work is underway in the Recreation Element to promote the inclusion of public art in park and recreation facilities.

Goal 3: Provide Public Facilities and Services

ACTIONS include:

3.a Financing Strategy

Adopt a financing strategy that identifies new revenue sources and encourages the formation of partnerships to remedy public facilities shortfalls.

Lead Departments: Planning/Financing Services/Governmental Relations

Status: The first step, identification of recommended municipal revenue options, was accomplished by the Finance Subcommittee of the Strategic Framework Citizen Committee whose input was accepted in October 2002 with the approval of the Strategic Framework Element. One of the four options identified by the Subcommittee as most meriting review failed in a March 2, 2004, ballot measure to raise the transient occupancy (hotel) tax.

3.b General Plan Public Facilities Element

Update the Public Facilities Element of the General Plan to establish citywide priorities for the provision of facilities and to provide guidance for the Community Facilities elements in community plans.

Lead Department: Planning

Status: An existing conditions data collection is underway, scheduled for completion in August 2004. This data will be used to help determine citywide priorities for providing facilities, and will form the foundation for work on the Public Facilities Element.

3.c Community Facilities Element

Include an expanded Community Facilities Element in each community plan.

Lead Department: Planning

Status: The above-cited existing conditions data collection will also be instrumental in providing direction for expanded Community Facilities elements. The actual inclusion of this enhanced level of community plan content will be implemented as individual community plans are updated.

3.d Community Facilities Financing Plans

Use the Community Facilities Element as the policy document to update each community's Facilities Financing Plan.

Lead Department: Planning

Status: The Public Facilities Financing Plans (PFFP) are prepared on an ongoing basis. The following Facilities Benefit Assessment (FBA)and Development Impact Fee (DIF) plans were adopted since October 2002: Uptown (DIF), Black Mountain Ranch (FBA), Linda Vista amendment (DIF), Otay Mesa (FBA), Scripps Miramar Ranch (FBA), Old San Diego (DIF), Southeastern San Diego (DIF), Torrey Highlands (FBA), Rancho Peñasquitos (FBA), Rancho Peñasquitos amendment (FBA), Mira Mesa (DIF), South University City (DIF), Del Mar Mesa (FBA), Serra Mesa (DIF), La Jolla amendment (DIF), Pacific Highlands Ranch (FBA), and Carmel Valley (FBA).

Future updates will benefit from the added policy direction anticipated to result from Actions 3.b and 3.c.

3.e Recreation Element

Update the Recreation Element of the General Plan that includes strategies to meet urban park needs. Establish park and recreation standards that are flexible, but provide an equivalent level of service.

Lead Departments: Planning/Park and Recreation

Status:

- Work is underway to update the Recreation Element and to explore the issue of park and recreation standards.
- Planning and Park and Recreation staffs are coordinating policy-level park planning efforts.
- Efforts to creatively address park and open space needs occurred through several examples in the last year:
  - Acquisition of six acres along Home Avenue for a park;
  - Working toward identifying non-traditional park/recreational opportunities in Normal Heights and Uptown;
  - Efforts toward acquisition of a residential/park site in the Fox Canyon neighborhood;
  - Participation with the San Dieguito Joint Powers Authority to develop a park concept plan;
  - Working with Chula Vista and the County of San Diego (in accordance with the Joint Exercise of Powers Agreement) to prepare a trails master plan for the Otay Valley Regional Park;
  - Revegetating and providing additional buffer along Chollas Creek;
  - Providing a new dog park on Soledad Mountain Road (relieving pressure on Kate Sessions Park);

- Providing a new dog park at Grape Street Park (relieving pressure on Morley Field);
- Negotiating the provision of privately maintained mini-parks to supplement community parks in Pacific Highlands Ranch, Black Mountain Ranch, and Rancho Peñasquitos;
- Hiring a consultant for the San Diego River Park Master Plan;
- Coordinating with the YMCA to expand recreation activities in Torrey Hills, Mission Valley, La Jolla, Peninsula and Kearny Mesa;
- Providing public park space in the mixed-use Spectrum project in Kearny Mesa; and
- Implementing recreational multi-use/horse trails in North City.

3.f Ongoing Financing Mechanisms

Expand applications of existing mechanisms to fund infrastructure and facilities.

Lead Departments: Planning/Financing Services/Metropolitan Wastewater/Water/ Transportation/General Services/Governmental Relations/Community and Economic Development

Status:

- Ongoing and expanded application of numerous financing mechanisms is being pursued. In addition to development impact fees, facilities benefit assessments, redevelopment tax increment revenues, Community Development Block Grants, and *TransNet* sales tax funds, there are other sources that have specific applications. These include grants, funds from voter approved bonds (e.g. State park bonds), and tobacco settlement funds applied to the Multiple Species Conservation Program.
- Staff is in the process of hiring a consultant to evaluate the current Development Impact Fee and Facilities Benefit Assessment structure and to recommend changes as appropriate.

3.g Fiscal Impact Review

Conduct an annual review of the fiscal impacts of private development. Analyze development proposals to identify the demand for public facilities which would result from discretionary projects and identify specific facility improvements which would be provided by the project.

Lead Departments: Planning/Development Services

Status: The parameters for determining fiscal impacts will be developed as a part of the Economic Prosperity Element. This work is anticipated to begin in Spring 2004.

3.h Information Infrastructure

Install information infrastructure, such as fiber-optic cable, as a way to make telecommuting more feasible and reduce travel demand. Work with providers to ensure timely and equitable installation of infrastructure.

Lead Departments: Development Services/Planning/Financing Services

Status: The Information Systems manager, in conjunction with Development Services, can provide expertise as opportunities arise to advance infrastructure information capabilities and service.

Goal 4: Promote Conservation and Protect the Environment

ACTIONS include:

4.a Conservation Element

Update the Conservation Element of the General Flan to address resource protection, pollution prevention, watershed and habitat protection, energy conservation and efficiency, storm water and urban runoff, land development, environmental equity, and education policies.

Lead Departments: Planning/Environmental Services/General Services

Status: Work has been proceeding on the Conservation Element. Progress includes the distribution of six public outreach e-mails, a community forum on December 10, 2003, and several stakeholder group presentations. Staff has prepared a draft element and is presenting it to stakeholder groups for input.

4.b Energy Programs

Pursue energy independence and develop energy conservation, supply, and efficiency programs.

Lead Departments: Environmental Services/Planning

Status:

- Work is proceeding on the Conservation Element of the General Plan.
- Staff is encouraging the development of energy efficient homes through ongoing development project review.
- The PLACE^{3}S (Planning for Community Energy, Economic, and Environmental

Sustainability) model is being used to assist in land use and transportation planning in Barrio Logan.

- The Environmental Services Department is preparing a Climate Protection Action Plan primarily to decrease greenhouse gas emissions from City operations, but also to improve energy conservation and efficiency. The Action Plan includes programs for fuel efficiency, renewable energy, urban heat island mitigation, and City environmental purchasing practices. The City also adopted a sustainable buildings expedite program to encourage private residential and commercial builders to use more on-site power generation. The City has also resolved to install 50 megawatts of renewable fueled energy generation on public and private buildings in San Diego by the end of calendar year 2013 and to require all new City facility construction and remodel projects over 5,000 square feet to include at least 10 percent renewable-fueled electric generation with a primary preference for solar systems.
- The Metropolitan Wastewater Department continues to implement its energy efficiency program at its treatment plants, while generating green power for its operations and supplying the local energy grid. For example, the Point Loma Wastewater Treatment Plant collects methane gas, which is a by-product of the treatment process, and fuels two generators that each produce up to 2,235 kilowatts of electricity. Using new technology, a diesel-powered generator is also burns methane and produces an additional 1220 kilowatts. The treatment plant also includes a hydroelectric plant that captures the energy of treated wastewater as it flows down the outfall connection. The Point Loma Wastewater Treatment Plant is not only energy self sufficient, it is also able to sell excess power to the local energy grid.
- Both the Metro Biosolids Center (MBC) and the North City Water Reclamation Plant (NCWRP) generate green power onsite. Methane produced by the MBC and from the adjacent Miramar Landfill is converted to electricity. The North City Water Reclamation Plant uses methane piped underground two miles from the Miramar Landfill. On average, the MBC can produce 6,400 kilowatts through cogeneration and uses about 30 percent of that for its operations. The NCWRP produces approximately 3,800 kilowatts and uses more than 75 percent of that for its operations.
- The Metropolitan Wastewater Department's MOC III building in Kearny Mesa hosts a pilot solar panel system using a lightweight mounting system and semiconductor material. These solar panels, mounted on the building's roof, convert sunlight to electricity and provide the building's energy needs.
- In July 2003, the San Diego Regional Energy Office, with input from the City of San Diego, developed the first phase of a regional energy strategy. The second phase of this strategy will include the details for the development of a Regional Energy Authority.

4.c Sustainable Buildings

Evaluate and revise City policies, codes, guidelines, and practices to work toward the citywide development of sustainable or green buildings that use renewable energy and conserve energy.

Lead Departments: Planning/Development Services/Environmental Services/General Services

Status:

- The City has updated Council Policy 900-14 "Sustainable Building Policy," to reassert the City's commitment to green building practices and to provide leadership in promoting such practices. The Council Policy includes a commitment to achieving LEED (Leadership in Energy and Environmental Design) "Silver" Level Certification for all new City facilities and major building renovation projects over 5,000 square feet. The City will try to achieve gold level standards for the new Main Library.
- The City is implementing a "Sustainable Building Expedite Program."
- The Environmental Services Department and Library Department have identified lighting retrofit projects to upgrade lighting and decrease energy costs in selected library facilities, funding permitting. Several libraries have recently received the national Energy Star award for energy conservation in their design.
- Staff is working with Pilot Village applicants to incorporate Green Building techniques into their development proposals.
- More programs and recommendations to revise City policies, codes, guidelines, and programs will be identified through the Conservation Element update.

4.d Storm Water and Urban Runoff

Adopt, amend arid/or enforce City policies, regulations and programs to decrease storm water and urban runoff pollution

Lead Departments: Planning/General Services/Environmental Services

Status:

- Since 1999, the City has made significant strides in decreasing storm water and urban runoff pollution. The City has approved increased funding to implement administrative penalties for storm water violations, increased public education efforts, and developed and implemented local Standard Urban Stormwater Mitigation Plan (SUSMP) regulations via the City's Storm Water Standards Manual.
- The Urban Runoff Management Plan was adopted by the City Council in 2002 and describes the current and future actions by the City to reduce pollutants in urban storm water to the maximum extent practical. The plan is divided into three chapters: (1) The Program Framework, which addresses the broad issues and urban runoff management program structure, including public participation, education, enforcement, monitoring, and watershed planning; (2) The Storm Water Best Management Practices, which describes the storm water practices that will be implemented by various City departments, industrial and commercial facilities, and residential areas, and (3) Planning & Development, which describes the storm water protection and watershed planning policies that will be incorporated into the City's General Plan, and details the storm water best

management practices (BMPs) and policies that will be included into the project planning and development review processes for both public and private development projects, including the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

- The City has also updated the City's Storm Water Management and Discharge Control Ordinance.
- The City has incorporated extensive policies regarding non-source point pollution into the La Jolla Community Plan.
- Work is underway to implement the Chollas Creek Enhancement Program which includes projects to help cleanse urban runoff. Funding sources include a $2.2 million grant from the State Water Resources Control Board, $1.23 million from the California Coastal Conservancy, and $362,000 from the State Urban Streams Restoration Program.

4.e Environmental Education

Create and sponsor environmental education opportunities and community efforts in cooperation with schools, colleges, museums, community groups and other agencies.

Lead Departments: Planning/Environmental Services/General Services

Status:

- The Planning Department hosted a public forum on Land Use, Water and Energy Efficiency in December.
- The Planning, Environmental Services and General Services departments have partnered to increase public outreach to community planning groups.
- The Environmental Services Department, in partnership with the Library, is operating an Environmental Library, operated in conjunction with the Central Library, to educate and provide information for City departments and the region.
- The Library system provides educational resources through cooperative programs with schools, local colleges, universities and museums.
- Installation of interpretive trails as a part of the Chollas Creek Enhancement Program and the Otay Valley Regional Park Trails Master Plan are being pursued.

4.f Topographic and Open Space Resources

Improve the effectiveness of existing policies and regulations to protect topographic and open space resources.

Lead Departments: Planning/Park and Recreation/General Services

Status:

- The Mission Trails Regional Park Design District Overlay Ordinance has been updated and expanded.
- The recently adopted La Jolla Community Plan contains policies on steep hillsides, coastal bluffs, and beaches.
- Existing policies are being effectively implemented through ongoing discretionary project review.
- See also Action 1.e.

4.g Resource Conservation

Increase efforts to conserve renewable and non-renewable resources through greater efficiency, reuse, and recycling.

Lead Departments: Planning/Environmental Services/Metropolitan Wastewater/Water/ General Services

Status: Programs and policies will be developed in the Conservation Element to address this issue.

4.h Air Quality

Protect and improve air quality.

Lead Departments: Planning/Environmental Services

Status: Programs and policies will be developed in the Conservation and Mobility elements to address this issue.

Goal 5: Increase Mobility and Walkable Communities

ACTIONS include:

5. a Mobility

Replace the Transportation Element of the General Plan with a new Mobility Element that sets forth a multimodal transportation strategy. Implement Transit First and walkable communities goals.

Lead Departments: Planning/Transportation

Status:

- Work has been proceeding on the Mobility Element. Progress includes the distribution of six public outreach e-mails, a community forum on September 25, 2003, and a joint workshop of the Planning Commission and Land Use and Housing Committee on October 22, 2003, and two Mobility Element Interest Group meetings.
- Staff works with SANDAG on an ongoing basis toward implementation of Transit First and walkable communities goals.
- Staff is drafting a scope of work and investigating possible funding sources for an Intelligent Transportation Systems plan for the City.

5.b Street Design Manual

Revise and implement the City's Street Design Manual.

Lead Departments: Planning/Transportation/Police/Fire

Status: The Street Design Manual update was approved by the City Council on November 25, 2002. It is being implemented on an ongoing basis.

5.c Street Network

Design new neighborhoods and modify the existing street network to better support walking, transit, and bicycling.

Lead Departments: Planning/Transportation

Status: Projects supporting street network goals include:

- the Bird Rock Traffic Calming plan,
- Black Mountain Ranch roundabouts,
- Carmel Valley Road enhancement projects,
- Carmel Valley Community Concourse planning;
- Sorrento Valley Road Reuse Project bicycle and pedestrian paths;
- Safe Routes to Schools improvements providing better linkages to Euclid Avenue, Adams Avenue, Rosa Parks, and Horton-Gompers elementary schools;
- Reo Drive streetscape improvements;
- Rose Creek bridge bicycle path expansion;
- University Ave. Mobility Plan – 2nd stage planning,
- 25th Street Walkable Communities; and
- the Balboa Ave. Vision Plan.

5.d Pedestrian Crossings

Review Council Policy 200-07 on pedestrian crossings (including use of "No Pedestrian Crossing" signs) to give higher priority to pedestrians.

Lead Departments: Transportation/Planning

Status: Staff has developed a draft scope of work to develop a Pedestrian Master Plan that would address this action, and has submitted grant applications to SANDAG and Caltrans to obtain funding for the plan.

5.e Walkable Destinations

Mix land uses to create walkable destinations.

Lead Departments: Planning/Development Services

Status:

- This issue is being addressed in the ongoing plan updates and through project review.
- Policies are being developed for inclusion in the Economic Prosperity Element which would provide guidance in the evaluation of industrial-residential collocation proposals.

5.f Active Streetscape

Design buildings to create an active streetscape and improve neighborhood safety through natural surveillance (also see Action 2.d).

Lead Departments: Planning/Development Services/Community and Economic Development

Status: This issue is being addressed in the ongoing plan updates, through project review, and in the Crime Prevention Through Environmental Design guidelines (see Action 2.d).

Goal 6: Increase Housing Affordability

ACTIONS include:

6.a Affordable Housing Funding

Increase funding for affordable housing.

Lead Departments: Planning/Housing Commission/Governmental Relations/Community and Economic Development

Status:

- The Housing Commission, Centre City Development Corporation, and City Redevelopment Agency have partnered to pool available funds for affordable housing and maximize opportunities for leveraging affordable housing funds. A Notice of Funding Availability was released to the development community to solicit interest from developers interested in taking advantage of this funding.
- The City is implementing and monitoring the Future Urbanizing Area affordable housing program, including a "for sale" program that maintains long-term affordability levels.
- City Council is currently in the process of considering nearly 60 proposals from the Affordable Housing Task Force to increase the affordable housing supply.
- See also the inclusionary housing discussion under Action 6.d.

6.b Housing Partnerships

Form partnerships to further affordable housing goals.

Lead Departments: Planning/Development Services/Community and Economic Development/ Housing Commission

Status: The Housing Commission, Centre City Development Corporation and Redevelopment Agency have partnered with a number of for-profit and non-profit developers to produce affordable housing projects throughout the City.

6.c Housing Supply

Increase the overall supply of housing and facilitate development of affordable housing through application of appropriate land development regulations and permit processing procedures.

Lead Departments: Planning/Development Services/Community and Economic Development/ Housing Commission

Status:

- In the last two years, the City has begun requiring conformance with minimum allowable community plan densities as well as maximum permitted densities when reviewing residential projects that require discretionary review.
- Revisions to density bonus regulations may help increase affordable housing supply.
- Planning efforts currently underway in Centre City, Mission Valley and Otay Mesa will identify additional planned residential land and/or increased allowable residential density in certain areas to enhance housing supply.
- The pilot villages identify opportunity sites for residential uses that will increase the available housing supply in the City.
- Proposals to allow residential development in employment areas are currently being reviewed by the Planning Commission and City Council.
- City Council is currently considering a number of proposals from the Affordable Housing Task Force to increase the overall housing supply.

6.d Distribution of Housing

Improve housing affordability throughout the City.

Lead Departments: Planning/Housing Commission/Community and Economic Development

Status:

- The City's Inclusionary Housing Ordinance, adopted in 2003, is intended to provide affordable housing throughout the City. Developers are required to make 10% of new units affordable or to pay an in lieu fee that will be used to build affordable housing in the geographic area where the market rate units are being constructed.
- Condominium conversions are providing a source of relatively affordable for sale housing. Condominium conversion regulations have been modified to provide relocation or purchase assistance to lower income renters who cannot afford to purchase a converted unit.

Goal 7: Promote Economic Prosperity and Regionalism

ACTIONS include:

7.a Economic Prosperity Element

Adopt an Economic Prosperity Element of the General Plan that contains coordinated and comprehensive economic prosperity goals, objectives and implementation measures.

Lead Departments: Planning/Community and Economic Development

Status:

- The element is being drafted with adoption anticipated along with the rest of the General Plan. Research is underway to determine economic development trends and opportunities for infill and middle-income job development within the City. General Plan staff is working closely with the Community and Economic Development Department to more precisely define the type of development allowable in industrial areas and to draft Redevelopment policies for the new element.
- Policies are being developed to address evaluation criteria for industrial-residential collocation proposals and threshold criteria for the redesignation of industrial lands to residential uses. A draft model for economic indicators has been prepared.

7.b Employment Lands

Identify employment areas and designate appropriate locations for intensification, preservation, collocation with residential uses, and high-technology clusters.

Lead Departments: Planning/Community and Economic Development/ Real Estate Assets/General Services

Status:

- Amendments to the Spectrum plan to allow mixed-use development were approved while also designating an industrial base.
- Employment lands issues are being addressed in the ongoing updates of the Mission Valley and Otay Mesa community plans.

7.c Industrial Zones

Monitor implementation of the Land Development Code (LDC) and propose additional industrial zone amendments if needed to address economic prosperity goals.

Lead Departments: Development Services/Planning/Community and Economic Development

Status: Planning, Development Services and Community and Economic Development staff are collaborating to evaluate existing industrial zones and consider whether code amendments or new zones are needed. In addition to residential collocation issues, staff is analyzing the impact of institutional uses in industrial zones.

7.d Living Wage

Adopt Living Wage, or similar legislation, as a way to achieve a higher standard of living for all San Diegans.

Lead Department: Financial Management

Status: The Rules City Council Committee is considering Living Wage legislation for City contractors.

7.e Economic Impact

Consider the economic and fiscal impacts of major development projects for use in the decision-making process.

Lead Departments: Planning/Development Services/Community and Economic Development

Status: Planning staff is working with interest groups, and Development Services, and Community and Economic Development departments staff to develop a format for community impact reports.

7.f Government Initiatives

Work with all levels of government to encourage economic development.

Lead Departments: Planning/Community and Economic Development/Governmental Relations

Status: Ongoing. The Governmental Relations Department is prioritizing legislation key to economic development in the City of San Diego.

7.g International Trade

Increase collaboration with Mexico and Latin America to develop comprehensive economic and energy strategies.

Lead Departments: Planning/Community and Economic Development/Governmental Relations/ Binational Affairs

Status: Specific direction will be included in the Economic Prosperity Element.

7.h Education

Encourage equitable access to educational opportunities that result in a highly qualified and skilled labor force. Develop partnerships with the education/workforce training community for workforce development.

Lead Department: Community and Economic Development/Others to be determined

Status: Planning staff is conducting outreach to public and private interest groups.

Goal 8: Promote Equitable Development

8. a Equitable Development

Promote equitable development, avoid the displacement of existing residents, and preserve desired neighborhood character through neighborhood-specific strategies.

Lead Departments: Planning/Community and Economic Development/Housing Commission

Status:

- Staff is researching and exploring strategies to encourage equitable development. The multi-faceted issues of equitable development will be addressed in policies in several elements, including Economic Prosperity, Land Use, Housing, Mobility and Conservation.
- The "El Futuro del Barrio" community visioning effort addresses equitable development and environmental justice issues.

Goal 9: Facilitate City of Villages Development

ACTIONS include:

9.a Transit- Oriented Development Design Guidelines

Encourage application of elements of the Transit-Oriented Development (TOD) Design Guidelines in centers and corridors identified on the City of Villages Opportunity Areas Map (Appendix A), where discretionary review is required, until community plan amendments and rezonings, as needed, are prepared for each site

Lead Departments: Planning/Development Services

Status: The TOD Guidelines are routinely used in the review of discretionary projects and in the community plan update process. The recently constructed Promenade project, at the Rio Vista Trolley Station in Mission Valley, provides an outstanding example of a project that was built in conformance with the TOD Guidelines.

9.b Community Plan Amendments

Designate mixed-use village sites and prepare plans for village development to implement relevant Strategic Framework Element recommendations. Review/reform the community plan amendment process and prepare criteria for community plan amendments that increase residential density.

Lead Department: Planning

Status:

- Planning staff is assembling a citizen committee, composed of planning and environmental professionals and community planning group members to review the proposed revisions to the existing plan amendment policies and criteria. After reviewing several options, on October 29, 2003, the Land Use and Housing Committee and the Planning Commission directed staff to retain the plan amendment initiation process and to incorporate revisions to preclude frequent amendments to the General Plan and community plans. They also directed staff to prepare the revisions to be adopted as either a Council Policy (with eventual incorporation into the Land Use Element) or as amendments to the existing language in the Land Development Code.
- Over the past year there have been numerous proposals for community plan amendments which would increase residential density. Projects include The

Edge! in Mira Mesa, Monte Verde, and the University Towne Center expansion proposal.

- Staff is providing more analysis of projects at the community plan initiation stage than previously occurred.

9.c Land Development Code

Evaluate whether the Land Development Code (LDC) has sufficient regulatory tools and incentives to implement the City of Villages vision for well designed, mixed-use, moderate/higher density centers.

Lead Departments: Planning/Development Services/City Attorney

Status:

- Amendments to the parking regulations are being drafted to:
  - update the Transit Area Overlay Zone map to reflect high quality transit corridors where existing parking rate reductions apply;
  - expand the area where tandem parking design can be used (does not affect parking rates);
  - allow a parking reduction for dwelling units occupied by "low income" (households earning 50-80 percent of median income) well as "very low income" (households earning up to 50 percent of median income) households; and,
  - allow an additional parking reduction for "low income" units that are also in a "transit area."
- Amendments to the Planned District Ordinances (PDOs) are being considered to support pilot villages subject to the San Ysidro and Southeastern San Diego PDOs
- A package of amendments to the Land Development Code are being drafted to provide specific requirements aimed at expanding and supporting the use of alternative transportation modes in new developments.

9.d. Council Policy Alignment

Evaluate Council Policies for consistency with the Strategic Framework Element.

Lead Department: Planning

Status: Evaluation of the Council Policies is occurring as part of the preparation of the updates of the General Plan elements. Amendments or repeal of the policies will occur concurrently with the adoption of the General Plan update in 2005.

9.e Land Use Element

Create a Land Use Element of the General Plan to establish the relationship between the General Plan and the community plans.

Lead Department: Planning

Status: Drafting of the Land Use Element began in 2003 with the review and revisions to the City of Villages Opportunity Areas Map, and an analysis of all of the land use categories currently found in the General, community, specific, subarea and precise plans. The element will also provide an outline/format for all community plans to follow and establish a process for general and community plan amendments.

9.f Tier System Substitute

Develop an alternative phasing proposal to implement the City of Villages strategy while maintaining compliance with Proposition A.

Lead Departments: Planning/City Attorney

Status: Development of an alternative phasing proposal to replace the existing Phased Development Map and tier system is occurring as part of the preparation of the Land Use Element.

9.g Pilot Villages

Establish a Pilot Village Program to demonstrate how a village can be built and how it will evolve and function depending on the neighborhood and community in which it is sited.

Lead Departments: Planning/other affected departments

Status: The City initiated the Pilot Village Program on December 2, 2002. On February 10, 2004, the City Council selected five Pilot Villages:

- The Boulevard Marketplace (MCTIP) in the Normal Heights neighborhood of Mid City
- Mi Pueblo in San Ysidro
- North Park
- The Paseo in the College Area
- Village Marketplace at Euclid and Market in the Encanto Neighborhoods of Southeastern San Diego

A Pilot Village incentive package was adopted by the City Council to help remove obstacles to village implementation.

9.h Transit First Showcase Projects

Work with MTDB (now SANDAG) on Transit First Showcase Projects.

Lead Departments: Planning/Transportation

Status: The Transit First Showcase Project is a rapid transit line that will serve residents of the College Area, City Heights, North Park and downtown, connecting to major job centers and to Balboa Park. This corridor was selected as the Showcase Project in July 2002. The line is currently undergoing preliminary engineering work, with detailed plans being formulated for the middle segment of the route. A new signal priority system is being developed for the corridor, as well as upgraded stations and traveler information. SANDAG will shortly undertake a comprehensive transit service plan for the Mid-City communities to help in prioritizing transit investments over the next 10-20 years. Funding for implementation of the Showcase Project is dependant upon re-authorization of TransNet, which will be decided by the voters in November 2004.

9.i Model Urban School

Continue working with San Diego City Schools on a pilot project to design an urban, joint-use school campus.

Lead Departments: Planning/San Diego City Schools/Housing Commission/Community and Economic Development

Status: The Model School program Joint Powers Authority is continuing to work toward designating two model school sites that incorporate mixed-use and public facilities.

9.j Proactive Planning

Reevaluate the planning process to allow for proactive, aggressive planning and implementation. Coordinate long range infrastructure planning and utilities under grounding with City of Villages implementation.

Lead Departments: Planning/Development Services/Metropolitan Wastewater/Water

Status: This coordination is occurring through the Pilot Village Program.

9.k Community Outreach

Increase the amount and extent of community outreach and education to achieve increased participation in land use and infrastructure decisions.

Lead Department: Planning

Status: Involving the public is a high priority for the Planning Department. This occurs through community planning groups and other stakeholder meetings, public forums and workshops, emailings, Mayoral press conferences, posting of information on our website, and other special events. More specifically:

- Over the last year the Planning Department has been converting from postal mail to a predominately email-based mailing system. This allows us to engage more people at reduced costs. "Email Blasts" notify key organizations and community leaders who in turn send to their constituents.
- Five public forums have been held to engage the public in dialogue on the controversial issues related to each of the General Plan Elements. The first of the new series," From Controversy to Solution," was held in June 2003. These forums are taped and broadcast repeatedly by TV24.
- The Planning Department is in the midst of a complete redesign of its website, scheduled for completion in August 2004. Over the last year new sections added include:
  - The Community Profiles section http://www.sandiego.gov/planning/profiles/index.shtml , which has community specific information on planning related issues such as community planning contacts, demographic information, community services, and what's happening. Online versions of the Community Plans are now available for some of the communities, with the goal of having all Community Plans online within the year.
  - The Existing Conditions Data Collection (ECDC) webpage http://www.sandiego.gov/planning/existing.shtml , which provides information on the status of the ECDC effort in each community.
  - The Community Planning Group (CPG) Resources section http://www.sandiego.gov/planning/cpg.shtml , which is specifically designed for CPG leaders and members to help them with the community planning process. It includes information about planning in San Diego, contact, news and upcoming events, CPG elections, strategies to engage the public, and Community Planners Committee (CPC) agendas, minutes, resolutions and other resources.

9.l Facilitate Financing

Encourage private investment, secure grant funding, reallocate existing City funds, and/or use some type of Smart Growth revolving loan fund to help finance village development. Work with lending institutions to develop/expand desirable loan programs and help change attitudes and lending policy regarding mixed-use development.

Lead Departments: Planning/Community and Economic Development/Financing Services

Status: Progress is being made on this action through the Pilot Village Program.

9.m Consistency

Reconcile all General Plan elements, including community plans (as components of the Land Use Element), and the Strategic Framework Element to ensure internal consistency.

Lead Department: Planning

Status: This is being addressed through the drafting of the Land Use Element and the preparation and adoption of community plan updates.

Action Plan Progress - Matrix

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
Goal 1	Protect Our Distinctive Urban Form			
1.a	Identification of Villages		X	
1.b	Urban Design Element to address:			
1)	Transit First design concepts		X	
2)	TOD Design Guidelines		X	
3)	Street design context	X		
4)	Urban Design Manual	X		
5)	Pedestrian-oriented signage	X		
6)	Public spaces		X	
V)	Industrial/residential interface standards		X	
8)	Big box guidelines		X	
9)	Citywide design concepts		X	
10)	CPTED principles		X	
1.c	Community Identify Elements to address:			
1)	Natural form of community		X	
2)	Edges and linkages		X	
3)	Analysis of natural environment		X	
4)	Comprehensive needs assessment		X	
1.d	Environmentally Sensitive Lands (ESL)			
1)	Evaluate ESL regulations		X	
2)	Consider amendments to protect riparian resources		X	
1.e	Open Space			
1)	Revise CP 600-23		X	
2)	Collaborate to preserve backcountry		X	
3)	Incorporate CP 600-23 into General Plan		X	
Goal 2	Protect and Enhance Neighborhood Quality			
2.a	Distinctive Neighborhoods			
1)	Implement Community Identity Elements		X	
2)	Require high design quality		X	
3)	Create design guidelines that create diversity		X	
4)	Identify/create landmarks	X		
5)	Support neighborhood signs		X	
6)	Determine location of pedestrian lighting	X		
2.b	Public Spaces		X	
1)	Joint use of public facilities		X	
2)	Influence public infrastructure expenditures at all levels of government		X	
3)	Amend code or policy to require public spaces as a part of private and public development	X		
4)	Address role of parks as centers in Recreation Element		X	
5)	Engage community in public space design		X	
6)	Include policies on public spaces in Urban Design Element		X	
7)	Encourage inclusion of arts and culture in parks/public spaces		X	

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
2.c	Historic Preservation			
1)	Survey and designate historic districts and structures		X	
2)	Use zoning for preservation		X	
3)	Identify historic structures/areas in community plans		X	
4)	Apply design guidelines within districts		X	
5)	Research use of transfer of development rights		X	
2.d	Safety and Security			
1)	Implement CPTED measures		X	
2)	Promote police/neighborhood partnerships		X	
3)	Rehabilitate abandoned properties		X	
4)	Promote mixed-use development		X	
5)	Evaluate street width/design and vehicle speed			X
2.e	Infill Development			
1)	Evaluate building code for sound attenuation	X		
2)	Form partnerships for good projects		X	
3)	Evaluate ways to comply with ADA requirements	X		
2.f	School Design			
1)	Design schools as centers for community activities		X	
2)	Promote schools/community learning centers		X	
3)	Seek more flexible State school design standards	X		
2.g	Develop general plan policies on Arts and Culture		X	
Goal 3	Provide Public Facilities and Services			
3.a	Financing Strategy			
1)	Support state/local government fiscal reform		X	
2)	Regionalize infrastructure expenses		X	
3)	Coordinate for more efficient use of resources		X	
4)	Consider additional user fee and taxation measures		X	
3.b	General Plan Public Facilities Element			
1)	Update the General Plan Public Facilities Element		X	
2)	Establish flexible service standards		X	
3)	Evaluate increases in fees for infrastructure		X	
4)	Establish financing options for village development		X	
5)	Maintain fiscal capacity per capita	X		
3.c	Community Facilities Element		X	
1)	Identify needs in each community		X	
2)	Establish policy direction on needed facilities		X	
3)	Link plans to the CIP		X	
4)	Address aging infrastructure		X	
3.d	Community Facilities Financing Plans			
1)	Identify needs in each community		X	
2)	Identify funding sources		X	
3)	Prioritize provision of facilities		X	
4)	Plans to include a variety of facilities		X	
5)	Link financing and phasing plans to the CIP		X	
6)	Review impact fee policies		X	
7)	Ensure that public facilities are developed concurrent with need		X	
8)	New development to pay its own way		X	
3.e	Recreation Element			
1)	Develop a Park Master Plan	X		

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
2)	Improve equitable access to recreation		X	
3)	Expand options for meeting standards	X		
4)	Monitor community open space and parkland	X		
5)	Protect and enhance regional parks		X	
6)	Explore recreational/water quality partnerships	X		
7)	Discuss role of pocket parks	X		
3.f	Ongoing Financing Mechanisms			
1)	Continue impact fee programs		X	
2)	Pursue grants and loans		X	
3)	Review City properties		X	
4)	Involve artists in public projects		X	
5)	Expand use of parking meter districts		X	
6)	Encourage special assessment districts		X	
7)	Use tax increment financing for public facilities		X	
3.g	Fiscal Impact Review			
1)	Conduct an annual review of fiscal impacts of development	X		
2)	Analyze development proposals for public facilities needs		X	
3.h	Install information infrastructure		X	
Goal 4	Promote Conservation and Protect the- Environment			
4.a	Conservation Element			
1)	Continue and enhance programs and policies		X	
2)	Policies and programs to address cumulative impacts		X	
4.b	Energy Programs			
1)	Maintain centralized energy plan for City operations		X	
2)	Increase City's energy capacity at its facilities		X	
3)	Determine feasibility of a municipal utility district			X
4)	Determine feasibility of clean energy bonds to finance energy improvements			X
5)	Implement heat island reduction measures		X	
6)	Promote water conservation as a means to conserve energy		X	
7)	Support energy conservation and efficiency programs		X	
8)	Reduce reliance upon non-renewable energy sources.		X	
4.c	Sustainable Buildings			
1)	Incorporate green building components in City-funded projects		X	
2)	Work toward use of sustainable building techniques in private development		X	
3)	Provide incentives for use of sustainable building techniques		X	
4)	Provide technical services with other agencies		X	
5)	Use building orientation for greater energy savings		X	
6)	Promote native plant propagation and use		X	
4.d	Storm Water and Urban Runoff			
1)	Develop policies consistent with federal and state requirements		X	
2)	Construct and maintain storm water treatment facilities	X		
3)	Amend codes and guidelines for reduced runoff			X
4)	Reduce erosion and runoff due to construction		X	
5)	Use prevention strategies to reduce water pollution		X	
6)	Continue strom drain inspection and maintenance		X	
7)	Adjust the storm drain fee system to fund pollution prevention activities	X		
8)	Continue ongoing programs		X	

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
9)	Apply funds to comply with Regional Water Quality Control Board permit regulations	X		
10)	Support regional funding for water quality watershed planning and management		X	
4.e	Environmental Education			
1)	Educate the public about the true costs of automobile use		X	
2)	Continue the Storm Water Pollution Prevention Program		X	
3)	Encourage energy conservation for residents and businesses		X	
4)	Promote use of CPTED measures to protect natural resources		X	
4.f	Topographic and Open Space Resources		X	
1)	Promote interdepartmental coordination to implement policies		X	
2)	Preserve and restore urban open space		X	
3)	Complete MSCP open space acquisition		X	
4)	Implement open space management plans		X	
5)	Monitor loss or addition to community open space and parkland		X	
6)	Protect and enhance regional parks		X	
7)	Increase efforts to minimize erosion caused by alterations of topographic resources		X	
4.8	Resource Conservation			
1)	Expand recycling programs		X	
2)	Increase use of reclaimed water		X	
3)	Provide incentives to install gray water systems		X	
4)	Encourage environmental technologies businesses	X		
4.h	Air Quality			
1)	Work with others to improve air quality		X	
2)	Increase transit ridership and promote walkable communities		X	
3)	Support efforts to increase the fleet of zero-emission and low-emission buses	X		
Goal 5	Increase Mobility and Walkable Communities			
5.a	Mobility			
1)	Prepare a new Mobility Element of the General Plan		X	
2)	Work with SANDAG to provide high quality transit services to villages		X	
5.b	Revise the Street Design Manual to:			
1)	Ensure that street design is pedestrian-friendly			X
2)	Encourage street tree planting.			X
3)	Balance street design objectives related to public safety, neighborhood character and environmental objectives			X
4)	Increase sidewalk widths as needed			X
5)	Adjust standards to allow smaller curb returns.			X
6)	Adjust standards to allow narrower streets under certain conditions			X
7)	Weigh aesthetic design goals equally with engineering issues			X
8)	Make greater use of public art			X
9)	Make greater use of medians as pedestrian refuges			X
10)	Review policies for use of enhanced paving			X
11)	Provide standards that allow for the development of neotraditional local streets			X
12)	Include guidlelines for roundabouts			X
13)	Include examples of transit priority measures			X
14)	Consider raising average daily trips limits on some streets			X

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
15)	Consider urban village street standards, if needed			X
16)	Offer incentives for development of interconnected streets			X
17)	Address the provision of pedestrian lighting			X
5.c	Street Network			
1)	Establish new street/trail connections	X		
2)	Design for walkability in projects		X	
3)	Develop and/or use community walking maps	X		
4)	Develop trails and paths for mobility and recreation		X	
5)	Use traffic calming techniques to slow or deter traffic		X	
6)	Assist with Safe Routes to Schools implementation		X	
7)	Expand funding for pedestrian/bicycle projects in the 2030 RTP			X
8)	Add pedestrian amenities to CIP street projects		X	
9)	Amend Council Policy on gated communities	X		
10)	Promote development of an interconnected street system		X	
11)	Determine high priority areas for pedestrian and bicycle path lighting		X	
5.d	Pedestrian Crossings - review Council Policy 200-07	X		
5.e	Walkable Destinations			
1)	Locate public uses to be accessible by foot, bicycle, and transit		X	
2)	Include commercial and service uses within employment centers		X	
3)	Promote job and housing development within walking distance		X	
4)	Promote senior housing in walkable communities		X	
5)	Create convenient pedestrian connections to and within centers		X	
6)	Amend grading regulations for better pedestrian access points	X		
7)	Address parking issues (per Action 9.c)		X	
5.f	Active Streetscape		X	
1)	Apply zoning that requires side or rear yard parking		X	
2)	Apply zoning that requires active Streetscape		X	
3)	Encourage greater use of shared parking	X		
4)	Address parking issues (per Action 9.c)		X	
Goal 6	Increase Housing Affordability			
6.a	Affordable Housing Funding			
1)	Apply for federal and state housing grants	X		
2)	Increase funding for the Housing Trust Fund	X		
3)	Lobby for increased federal tax benefits for affordable housing		X	
6.b	Housing Partnerships			
1)	Involve the business community to find solutions		X	
2)	Expand public education efforts		X	
6.c	Housing Supply			
1)	Determine if there is an adequate inventory of sites available for housing		X	
2)	Encourage a variety of product types		X	
3)	Apply regulations to help produce a variety of building types		X	
4)	Apply regulations and incentives to achieve mixed income housing		X	
5)	Amend regulations to facilitate companion units	X		
6)	Create parking regulations that reflect vehicle ownership		X	
7)	Offer incentives for desired housing types		X	
8)	Establish density minimums in community plans		X	
9)	Require compliance with density minimums		X	
10)	Evaluate role of regulations in achieving densities		X	

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
11)	Provide replacement housing for people displaced from affordable housing		X	
12)	Attempt to simplify regulations		X	
13)	Continue housing impact analysis statements		X	
14)	Add Housing Element policies on universal design and visitability		X	
6.d	Distribution of Housing			
1)	Community plans to allow for a variety of housing types and densities		X	
2)	Create an inclusionary housing program			X
3)	Distribute affordable housing throughout the City		X	
4)	Update the Council's Balanced Communities Policy	X		
5)	Mitigate displacement with affordable housing		X	
Goal 7	Promote Economic Prosperity and Regionalism			
1)	Address the importance of the environment in economic prosperity	X		
2)	Establish citywide policies on employment land.		X	
3)	Promote industrial infill development.	X		
4)	Determine target goals for retail, commercial, and employment development in City of Villages opportunity areas.		X	
5)	Establish policies and criteria that limit the redesignation of existing industrial land to other uses.		X	
6)	Include citywide criteria for the reuse of large retail sites	X		
7)	Establish policies regarding use of redevelopment areas and enterprise zones	X		
8)	Establish policies encouraging collocation of employment and residential uses		X	
9)	Define employment uses that do not have a research or manufacturing component		X	
10)	Identify areas where middle-income employment land uses should be expanded		X	
11)	Establish policies to maintain and expand wholesale trade uses near specified transportation facilities	X		
12)	Address issues on the proximity between residential and industrial uses		X	
13)	Identify incentives for middle-income employment uses	X		
14)	Identify locations for high-technology business facilities	X		
15)	Evaluate the growth impacts from economic incentives	X		
16)	Develop and utilize economic indicators		X	
7.b	Employment Lands			
1)	Intensify employment uses with phased transit improvements	X		
2)	Intensify underutilized employment lands served by transit	X		
3)	Identify areas for collocation of employment and residential uses		X	
4)	Designate and preserve areas for employment uses		X	
5)	Encourage high-technology clusters in the southern portion of the City		X	
6)	Designate transit corridors where employment uses should be emphasized		X	
7)	Include a connected binational village	X		
8)	Identify and plan for City-owned land with potential for use as employment land	X		
7.c	Industrial Zones			
	Address industrial/mixed-use design standards	X		
	Increase floor area ratio/coverage maximums in appropriate areas	X		

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
	Investigate the use of transit credits for floor area ratio increases	X		
	Maintain and expand opportunities for existing businesses	X		
7.d	Adopt Living Wage, or similar legislation, as a way to achieve a higher standard of living for all San Diegans		X	
7.e	Economic Impact - Consider the economic and fiscal impacts of major development projects		X	
1)	Consider wage levels of jobs created and new development impact on viability of existing uses		X	
2)	Prepare economic impact statements for selected projects		X	
3)	Define "major development project" and identify what impacts should be addressed		X	
7.f	Government Initiatives			
1)	Identify and lobby to change government mandates that represent barriers to economic development	X		
	Collaborate with state and federal agencies to implement alternate investment policies that support urban growth	X		
	Work with SANDAG to regularly update cluster analysis information to identify key growth industries to determine incentives for desired businesses.	X		
7.g	International Trade			
1)	Increase trade and collaboration with Mexico and Latin America	X		
2)	Adopt a comprehensive economic strategy with Mexico that includes implementation of cross-border facilities	X		
3)	Support efforts to develop long term solutions to energy needs through mutually beneficial agreements with Baja California	X		
7.h	Education			
1)	Encourage equitable access to educational opportunities that result in a highly qualified and skilled labor force.		X	
2)	Develop partnerships with the education/workforce training community for workforce development	X		
Goal 8	Equitable Development			
1)	Determine the extent of and potential for gentrification		X	
2)	Analyze and anticipate the dynamics of gentrification in communities	X		
3)	Develop a unified vision and plan	X		
4)	Define responsible parties and tasks to achieve equitable development		X	
5)	Create, strengthen, or apply a variety of community development programs	X		
6)	Provide affordable housing and office space for neighborhood residents	X		
7)	Provide displaced local residents relocation rights		X	
8)	Encourage targeted private sector financial lending and equity investment opportunities	X		
9)	Encourage resident education programs	X		
10)	Support community-based acquisitions of community-serving assets	X		
11)	Improve public education	X		
12)	Create forums to resolve conflicts		X	
13)	Consider social service needs in the land use mix	X		
Goal 9	Facilitate City of Villages Development			

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
9.a	Use elements of the TOD Guidelines in areas on the City of Villages Opportunity Areas Map		X	
9.b	Community Plan Amendments		X	
1)	Designate mixed-use village sites and prepare plans for village development.		X	
2)	Implement relevant Strategic Framework Element and Action Plan recommendations		X	
3)	Investigate whether existing planned community plan densities are located in areas that support the Strategic Framework Element policy recommendations		X	
4)	Ensure that zoning is applied to implement land uses and other policies of community plans.		X	
5)	Prepare comprehensive environmental analysis for community plan updates		X	
6)	Establish criteria for community plan amendments that increase residential density.		X	
7)	Review/reform the community plan amendment process to preserve the integrity of community plans		X	
8)	Require analysis of the potential effects of the proposed project in relation to existing community conditions		X	
9)	Require environmental review for community plan amendments			X
9.c	Land Development Code			
1)	Ensure that allowed densities can be achieved when other regulations are met	X		
2)	Amend Urban Village Overlay Zone for better applicability	X		
3)	Evaluate regulations for mixed-use development	X		
4)	Develop new definitions of mixed-use development to facilitate financing.	X		
5)	Analyze parking requirements.		X	
6)	Implement Industrial Zone recommendations per Action 7.c		X	
9.d	Council Policy Alignment			
1)	Incorporate relevant policies into the General Plan	X		
2)	Amend or rescind policies as necessary.	X		
9.e	Land Use Element			
1)	Outline a format for community plans.		X	
2)	Provide guidance on how to write community plans so they supplement, rather than duplicate, information found in the General Plan.		X	
3)	Contain land use recommendations that could be applied citywide, and specify that community-specific recommendations should be in each community plan.		X	
4)	Serve as a bridge between community plan land use designations and policies.		X	
5)	Identify land uses of citywide significance that implement citywide goals and objectives.		X	
6)	Establish policies and standards to protect citywide resources.		X	
7)	Depict the citywide relationship between land use and transportation systems.		X	
8)	Identify implementation programs, including public facility financing programs that are citywide in scope.		X	

	ACTIONS	IMPLEMENTATION		
		no action	underway	complete
9)	Identify regional policies and solutions to land use distribution and protection of unique resources and rural areas.		X	
10)	Provide policies and programs that support the other elements of the General Plan.		X	
11)	Focus on opportunities for universal access including those for children and seniors.		X	
12)	Require an annual report to track land use amendments.		X	
13)	Use the City of Villages Opportunity Areas Map and locational criteria to identify villages.		X	
14)	Prepare an existing conditions report as a background study for the Land Use Element.		X	
9.f	Tier System Substitute - develop an alternative phasing proposal while maintaining compliance with Proposition A		X	
9.g	Pilot Villages			
1)	Select at least three pilot villages			X
2)	Develop village plans, seek grants, and construct improvements		X	
3)	Seek opportunities for joint-use facilities		X	
9.h	Transit First Showcase Projects			
1)	Aggressively pursue new forms of mobility,		X	
2)	Implement pedestrian enhancement projects.		X	
3)	Enhance the overall transit experience in the community.		X	
9.i	Model Urban School - continue work on an urban, joint-use school campus		X	
9.j	Proactive Planning			
1)	Reevaluate the planning process		X	
2)	Ensure coordination with Metropolitan Wastewater and the Water Departments' modeling efforts.		X	
3)	Link prioritization of undergrounding utilities with City of Villages implementation.		X	
9.k	Community Outreach			
1)	Continue General Plan outreach efforts with expanded website information.		X	
2)	Continue to coordinate public outreach among City departments		X	
3)	Expand use of graphic simulations.	X		
4)	Continue ongoing community planning group training/support.		X	
9.1	Facilitate Financing			
1)	Employ various means to help finance village development		X	
2)	Work with lending institutions to help finance mixed-use development		X	
9.m	Consistency - reconcile all General Plan elements, including community plans to ensure internal consistency		X	

Part 2 - Sustainable Community Indicators

San Diego's Sustainable Community Program was adopted by the City Council in January 2002. These indicators measure the region's long-term health, or sustainability, with more than 40 indicators, related to the environment, livability and prosperity. San Diego is a part of a growing number of organizations nationwide that are creating and maintaining databases of indicators for their region. The Sustainable Community Program indicators were included as Appendix B of the Action Plan. Relevant Sustainable Community Program Indicators were to be used to monitor progress toward General Plan goals.

As Planning staff worked with Environmental Services staff to report on the indicators, it became clear that data was not accessible for several of the adopted indicators. Planning and Environmental Services have worked over the past year to develop replacement indicators that convey similar information, compile data for all indicators with currently available data, and document methodology and contacts for the compilation of data in future years. In order to provide a baseline for trend analysis, data has been gathered from 1995 forward where available. There is often a time lag of one or two years in data publication, so many of the indicators have data only through 2001. Therefore, this year's indicator monitoring report paints a picture of conditions before the City of Villages; analysis of the relevant indicators in future years will assist the Planning Department in assessing the impacts of the General Plan update.

SANDAG is also working on indicators to measure progress on implementing the (now draft) Regional Comprehensive Plan. We have met with Environmental Services and SANDAG to refine the indicators and minimize duplication of effort. One of the changes we are discussing for the next report is to report on transit ridership in key corridors during peak commute hours, rather than the current reporting of annual weekday transit ridership. The peak period measurement is a better indicator of the role that transit plays in congestion relief.

Planning has also collaborated with Environmental Services on a grant-financed public survey linking quality-of-life questions to the Sustainable Community Program Indicators. This survey is a public education tool and will help both departments and the City in understanding public assessment and valuation of a variety of quality of life issues. City staff is partnering with SDSU's Social Science Research Laboratory on the development and analysis of this survey, and exploring opportunities for future collaborative research efforts. A separate report on the results of the survey is being prepared and will soon be available on the web at www.sandiego.gov.

In summary, the San Diego Sustainable Community Program Indicators report identifies the revised indicators, compiles data, identifies data sources, provides a baseline for future trend analysis, and contains a brief analysis of identified trends where possible. The indicators reveal that San Diego is making strides on a number of fronts, including open space conservation, beach clean-up, education, air quality, and San Diego Trolley ridership. However, the data show worrisome negative trends in housing costs relative to median income and a continued increase in vehicle miles traveled.

1. Reduce Traffic Congestion

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
1)a Annual number of days exceeding the one hour California standard for ozone air pollution (San Diego Basin)	96	51	43	54	27	24	13	15	
1)b Vehicle miles traveled **(VMT)** per capita per year	—	—	8,678	8,814	8,896	8,937	9,000		
VMT/capita/day			27.3	27.6	27.9	28.2	28.4		
VMT			32,138,000	33,142,000	34,130,000	34,868,000	35,610,000		
City Population	1,154,400	1,146,900	1,159,100	1,176,900	1,200,800	1,221,200	1,238,500	1,251,700	1,275,100
1)c Percent of newly permitted units that are within .25 miles of a commercial parcel				44%	56%	64%	63%	52%	
1)d Percent of newly permitted units that are within .25 miles of a public transit stop				30%	42%	54%	46%	47%	
Residential units for which permits were issued that are within .25 miles of a public transit stop				1,118	1,770	1,930	2,048	2,196	
Residential units for which permits were issued				3,776	4,190	3,604	4,440	4,638	
1)e Registered vehicles per capita (County of San Diego)				0.78	0.79	0.81	0.82		
Registered Vehicles				2,098,657	2,165,278	2,273,429	2,352,920		
County Population	2,613,100	2,621,100	2,653,400	2,702,800	2,751,000	2,805,900	2,856,000	2,908,500	2,961,600
1)f Number of weekday transit riders (including Coaster, San **Diego** bus lines and Trolley)		182,720	190,006	205,365	216,604	222,817	227,359	215,925	208,781
San Diego Transit		118,234	118,102	123,260	123,635	125,230	122,587	120,333	107,617
San Diego Trolley		61,693	68,588	78,681	88,599	93,365	100,228	90,532	95,362
Coaster Route		2,793	3,316	3,424	4,370	4,222	4,544	5,060	5,802

Summary: The cumulative picture represented by these indicators is growing congestion on our streets and freeways from increased population and VMT. This situation may be mitigated by planned transit and multi-modal improvements outlined in the Regional Transportation Plan, and a long term trend of increasing transit ridership.

References

1)a Air quality data is from the California Air Resources Board Air Quality Trends summary and is for entire San Diego basin.
http://www.arb.ca.gov/adam/

1)b Vehicle Miles Traveled data is from SANDAG's estimate of total daily VMT within the City of San Diego. Annual VMT is SANDAG's estimate of daily VMT, divided by the Finance Department's population estimate, times 313. The daily per capita number is SANDAG's total daily VMT divided by the State of California Department of Finance yearly estimate of population.
http://www.sandag.org/resources/demographics and other_data/transportation/adtv/index.asp

1)c Permit data from DSD's Building Permitting Information System and data from SANDAG's land use database were analyzed in GIS by planning staff. Certain auto-oriented commercial uses, such as car washes and gas stations, were not included in the list of "commercial uses." The quarter mile distance is a radius and actual walking distance may be longer.

1)d Permit data was extracted from DSD's Building Permitting Information System. Data on transit stop locations is from the SanGIS layer used for traffic modeling. Transit stops include commuter rail, light rail, yellow car, red car, express bus, limited express bus and local bus with all frequencies of service. Permits in all years were matched with transit stops in existence in 2002. Future years will utilize transit stops that existed in that year. Permits are those for new construction or conversions. The quarter mile distance is a radius and actual walking distance may be longer.

1)e Data on registered vehicles by county is from the University of California "Count California" website. Per capita numbers were produced by dividing the total number of registered vehicles in the county by the Department of Finance estimate for San Diego County population.
http://countingcalifornia.cdlib.org/matrix/c198.html
http://www.dof.ca.gov/HTML/DEMOGRAP/repndat.htm

1)f Data is from SANDAG's Transit Passenger Counting Program and is for the total number of passengers, riding in both directions. Data is for the fiscal year.
http://www.sandag.org/index.asp?subclassid=78&fuseaction=home.subclasshome

2. Create Neighborhoods We Can Be Proud Of

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
2)a Number of public housing units		1,764	1,760	1,793	1,782	1,782	1,782	1,782	1,782
2)b Number of new affordable housing units produced with San Diego Housing Commission incentives		780	1,357	598	1,796	943	589	1,427	1,634
2)c Rate of home ownership within the county as compared with the national average (San Diego County)	89%	84%	84%	84%	84%	88%	94%	93%	
San Diego MSA Homeownership	57.8	54.9	55.2	55.7	56	59.1	64	63.3	
USA Homeownership	64.7	65.4	65.7	66.3	66.8	67.4	67.8	67.9	
2)d Average number of shade trees per mile of street	—	—	—	—	—	—	—	55	
Street Trees	—	—	—	—	—	—	—	159,544	
Street Miles	—	—	—	—	—	—	—	2,913.1	
2)e Per capita spending for capital improvement projects		$329	$366	$315	$379	$615	$380	$354	
Percentage increase over 1995 spending			11.2%	-4.3%	15.2%	86.9%	15.5%	7.6%	
Percentage change in CPI, base 1995		2.6%	4.4%	6.4%	10.2%	16.6%	21.9%	26.2%	
Annual Consumer Price Index CUURA424SA0, CUUSA424SA0		160.9	163.7	166.9	172.8	182.8	191.2	197.9	
Capital Improvement Project Spending	$474,293,582	$377,604,655	$424,617,073	$371,072,099	$455,414,505	$750,511,571	$470,816,014	$443,195,694	
City Population	1,146,900	1,159,100	1,176,900	1,200,800	1,221,200	1,238,500	1,251,700	1,275,100	
2f) Ratio of median home sales price to median income	7.0	6.8	6.7	6.7	6.8	7.5	8.2	9.8	
Median home price (all home types)	$159,417	$159,396	$167,292	$175,521	$188,417	$218,987	$246,667	$299,417	$380,000
Median income	$22,645	$23,601	$24,994	$26,364	$27,560	$29,209	$30,184	$30,679	

Summary: The cost of housing continues to increase more quickly than median income. City plans and programs to increase affordable housing such as the inclusionary housing ordinance and density bonus incentives help to increase the City's supply of affordable housing.

References

2)a Data is from the San Diego Housing Commission. Data is for the fiscal year.

2)b Data is from the San Diego Housing Commission. This number includes bonds, loans, special purpose housing, NCFUA agreements, public housing, homeownership new construction, mortgage credit certificates, FHLBB AHP silent thirds, shared equity loans and downpayment grants. New homebuyers that participate in multiple programs may be double counted. Data is for the fiscal year.

2)c Homeownership rates are from the Census Bureau's annual Homeownership Rates for the 75 Largest MSAs and Homeownership Rates by Age of Householder and Family Status reports. Data is for the calendar year.
http://www.census.gov/hhes/www/hvs.html

2)d Data was compiled by the Urban Forestry division of the Transportation Department. Data is for the fiscal year

2)e Data on capital improvement project spending is from Schedule VIII of the annual budget (actual expenditures rather than projected spending). Spending for projects that are not reported as part of that schedule would not be included. Data is for the fiscal year. The Consumer Price Index is from the Bureau of Labor Statistics San Diego series CUURA424SAO,CUUSA424SAO, annual, not seasonally adjusted. Population estimates are from the California Department of Finance.

2)f Median income data is from the Franchise Tax Bureau's records of household income reported on tax returns, it may be upwardly biased since the lowest income households do not need to file tax returns. Median home price is from the California Association of Realtors. Both numbers are for the City of San Diego.

3. Clean Up Our Beaches and Bays

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
3)a Beach Posting and **Closure Days** (City of San Diego beaches)						1957	1247	1065	752
Beach Posting and Closure Events						206	149	85	114
Beach Closure Events						22	26	13	7
Beach Closure Days						78	296	59	46
General Advisory Events (Rainfall")						6 (6.92")	13 (8.53")	9 (4.23")	8 (9.18")
General Advisory Days						38	49	35	32

Summary: In 2001, the City of San Diego established "Clean Up Our Beaches and Bays" as one of ten goals to realize "A City Worthy of Our Affection". This goal called for the reduction of beach postings and closures at City of San Diego beaches by 50 percent by 2004. In 2003 there were 61.5% less beach posting and closure days than in 2000. The City's beach posting days are the sum of 1) beach closure days resulting from sewage spills to public waters and 2) beach advisory days due to high bacteria levels found in samples taken during routine monitoring.

References

3)a * These numbers were calculated using Beach Closures and Advisory Reports from the County of San Diego, Department of Environmental Health, Land and Water Quality Division.
* A beach "posting" is any event that limits the available beach miles for recreational uses, fishing, etc. This includes non-rain urban runoff and sewage spills.
* A beach "closure" is a type of posting; a closure is a restriction that places the ocean "off-limits." Closures result from private and public sewer spills and releases of chemical substances.
* There are multiple ways to describe the beach posting and closure days. Storm Water Pollution Prevention Program methodology is consistent with the State of California and County Health Departments. Metropolitan Wastewater Department has a different way of tracking sewer spills that cause or contribute to beach closures. Our methods are not comparable. To compare sewer spill tends over time, contact the Metropolitan Wastewater Department.
* Beach Posting Days does not include 365 days each year for the perennial closure at Children's Pool due to seal fecal contamination.
* Data is for City of San Diego beaches, not citywide
* Sewer spills that affect more than one beach are calculated to reflect the actual effect.
* For example a sewer spill into San Diego Bay may result in multiple postings in multiple jurisdictions. For this example, let's say the posting lasts for three days and affects two City beaches (Shelter Island and Spanish Landing). This would be 1 posting event at 2 beaches for 3 days each with a total of 6 posting days.

4. Make San Diego America's Safest City

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
4)a Incidents of violent crime committed	11,077	10,148	9,789	8,744	7,410	7,161	7,406	7,193	
4)b Juvenile contacts	8,907	9,618	10,126	11,480	12,016	11,431	10,976		
4)c Number of children participating in City of San Diego 6 to 6 childcare programs for grades K-8	NA	NA	0	2800	6000	19600	24000	25000	

Summary: Violent crime incidents decreased steadily from 1995 through 1999. Since then the violent crime level has stayed relatively constant. Juvenile contacts have increased between 1995 and 1999, but have fallen each year since then. Affordable childcare is an important component of juvenile safety. San Diego's 6 to 6 childcare program has provided affordable childcare to increasing numbers of children since its inception in 1997.

References

4)a Data is from the San Diego Police Department - this data may change over time as crimes are not always reported in the year that they occur.

4)b Data is from the San Diego Police Department. Juvenile contacts are juveniles taken into custody by the police.

4)c Data is from the Community and Economic Development Department and is for the fiscal year.

5. Pursue Energy Independence

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
5)a KWh consumed per **residential** account per month (average of the entire SDG&E network)	—	—	—	—	—	6,243	5,506		
KWh						7,103,365,000	6,117,742,000		
Accounts						1,137,824	1,111,087		
S)b KWh consumed per non-residential account per month (average of the entire SDG&E network)	—	—	—	—	—	87,994	69,082		
KWh						11,908,931,000	9,094,549,000		
Accounts						135,338	131,648		
5)c KWh of renewable energy generation within city limits - data is not currently available									
5)d Number of City sites using alternative energy generated on-site		0	0	2	3	3	3	4	6
5)e Number of City **facilities** at which the "Green Building Policy" is fully implemented	0	0	1	1	1	1	1	2	
5)f The number of submittals to Development Services Department that include **renewable** energy								252	
5)g Gallons of fuel saved through City fleet management fuel-reduction strategies					280,800	280,800	292,300	292,300	
5)h Number of vehicles converted from standard diesel fuel, a **significant** air pollutant, in the City fleet and other large fleets	0	0	0	0	0	34	66	73	77

Summary: A two pronged approach of conservation and self-generation are necessary to create "energy independence" for our region. The City is engaged in the process of retrofitting buildings and vehicles to be more energy efficient. So far progress has been slow but positive. The City also has a target to install 50 Megawatts of renewable energy generation within the City of San Diego by the end of calendar year 2013. In 2002 the Development Services Department began tracking permits that included renewable energy sources - 252 were submitted that year.

References

5)a Data is reported for the entire SDG&E network by the California Energy Commission. Total kilowatts used by residential accounts are divided by the number of residential accounts.
http://www.energy.ca.gov/electricity/utility_sales.html

5)b Data is reported for the entire SDG&E network by the California Energy Commission. Total kilowatts used by non-residential accounts are divided by the number of non-residential accounts.
http://www.energy.ca.gov/electricity/utility_sales.html

5)c This data is not currently available.

5)d This data is from the Environmental Services Department. The sites as of 2003 are Miramar Operations Station, Point Loma Waste Treatment Plant, Metro Bio Solids Center, North City Water Reclamation Plant, Metropolitan Wastewater Department Operations and Maintenance Facility and Ridgehaven.

5)e This data is from the Environmental Services Department. The sites as of 2003 are Miramar Operations Station Administration Building and Ridgehaven. Data is for the fiscal year.

5)f This data is from the Development Services Department.

5)g This data is from the Environmental Services Department.

5)h This data is from the Environmental Services Department. The whole fleet has not yet been converted. Future purchases may be of cleaner diesel machines rather than alternate fuel.

6. Complete Multiple Species Conservation Program (MSCP) Open Space Acquisition

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
6)a Number of species in the priority plants monitoring effort	—	—	—	1	4	5	6	9	
6)b Percent **completion** of the City of San Diego target open space acquisitions for 2007				0	34	66	73	77	

Summary: Over the last six years the City has acquired almost 80% of the targeted open space for MSCP preservation. In addition to acquisition the City operates several types of monitoring projects, including monitoring of priority plants. The number of plant species being monitored has increased from 1 plant species at inception to 9 in 2002.

References:

6)a This data is from the MSCP annual monitoring report.
http://wvvvv.sandieeo.gov/mscp/sumrpt.shtml

6)b This data is from the MSCP annual monitoring report.
http://www.sandieeo.gov/mscD/sumrpt.shtml

7. Water Conservation

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
7)a Potable water consumed per capita per year	30,538	34,940	35,859	31,839	33,395	34,713	32,990	34,027	
City Population	1,146,900	1,159,100	1,176,900	1,200,800	1,221,200	1,238,500	1,251,700	1,275,100	
Gallons of Total Residential Use	35,023,791,000	40,498,676,768	42,202,712,772	38,231,828,360	40,782,168,020	42,992,088,392	41,293,395,352	43,388,176,084	
Gallons Used by Single Family Residents	19,770,405,204	24,431,378,708	25,044,393,880	22,928,182,948	24,996,773,208	26,212,433,280	24,853,509,516	26,707,306,340	
Gallons Used by Multifamily Residents	15,253,385,796	16,067,298,060	17,158,318,892	15,303,645,412	15,785,394,812	16,779,655,112	16,439,885,836	16,680,869,744	
7)b Percentage of reclaimed water that is **beneficially** reused per **year**				10.8%	16.1%	13.5%	14.1%	17.9%	

Summary: Residential water consumption in the City has fluctuated a great deal since 1995. New technology and government retrofit programs have led to more efficient water usage. However, the usage per capita has not dropped significantly. In fact, water usage per person increased by 3,489 gallons between 1995 and 2002. Population has increased over the same period by about 125,000 persons, so total water consumption is up by over 8 billion gallons. Meanwhile, San Diego's water reclamation plant is producing large amounts of treated water that is released into the ocean each year. The percentage of reclaimed water that is beneficially reused per year has been increasing. As more piping for the distribution of reclaimed water is installed, the percentage of reclaimed water used should increase.

References

7)a Potable water use data is from the Water Department and is for residential accounts only. Population data is from the California Deparment of Finance. http://wvvw.dof.ca.gov/HTML/DEMOGRAP/repndat.htm

7)b Data is from the Water Department. Usage in 1999 was "abnormal" due to the extensive use of recycled water by the North City Water Reclamation Plant (NCWRP) in testing and fine-tuning the plant's operations. EPA goal criteria used for determining recycled water usage. Usage based on customer meters. NCWRP began operation in September 1997.

8. Environmental Management Systems in Public Programs

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
8)a Number of municipal facilities in the region certified as ISO 14001 (an international environmental certification), such as landfill operations (Environmental Services Dept.) and Sewage Conveyance (Metro Wastewater Dept.)	0	0	0	0	1	1	1	2	
S)b Combined greenhouse gas emission reductions resulting from the City Greenhouse Gas Emission Reduction Action Plan - no data available at this time	—	—	—	—	—	—	—	—	

Summary: The first City facility was certified as ISO 14001 in 1999 and in 2002 a second one was certified. The Greenhouse Gas Emission Reduction Action Plan is a recent document and has not yet produced measurable results.

References

8)a Data is from the Environmental Services Department

8)b There is no data available at this time. Implementation and measurable results are anticipated within 5 years.

9. Civic Engagement

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
9)a Percent registered voter participation in Presidential elections (County of San Diego)	—	65.38	—	—	—	69.32	—	—	
Gubernatorial Election - Registered Voter Turnout	—	—	—	58.13	—	—	—	48.8	66.6
9)b Number of volunteers helping in City of San Diego programs - data is for **fiscal** year	—	—	30,049	28,530	36,885	37,506	33,164	45,480	
Volunteers (Nonboard/Non-Commission)	—	—	23,911	21,223	29,497	29,450	27,253	34,832	
9)c Average number of hours volunteered per volunteer in City of San Diego programs	—	—	25.4	23.9	30.3	30.1	32.4	23.37	
Volunteer Hours	—	—	764,449	682,717	1,119,256	1,127,593	1,076,161	1,063,081	
Volunteer Hours (Nonboard/Non-Commission)	—	—	660,726	569,286	1,004,569	990,529	955,945	951,493	

Summary: Voter turnout for the last two presidential elections has been between 65% and 70%. Gubernatorial elections traditionally draw a smaller crowd, however last year's special election drew an impressive 66.6%. Turnout tends to be correlated with the personal stake that voters feel in an issue or candidate -- in controversial periods more voters are likely to go to the polls on election day. Volunteers provide invaluable services to the City, working in many different aspects of the organization. The City is lucky in having a high level of volunteer interest that has risen in recent years. 2001 was a standout year in terms of number of volunteers, but the number of hours per volunteer decreased by about 10 hours compared to the previous year.

References

9)a Data is from the County of San Diego Registrar of voters and is for the entire county.
9)b Data is from the City of San Diego Volunteer Program. Data is for the fiscal year.
9)c Data is from the City of San Diego Volunteer Program. Data is for the fiscal year.

10. Expanding City-Provided Educational Opportunities

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
10)a Annual number of **City-sponsored** environmental education venues for youth, grades **K-12** - no data available yet	—	—	—	—	—	—	—	—	
10)b Annual number of City-sponsored Community **Forums – no** data available yet	—	—	—	—	—	—	—	—	

Summary: Currently, there is no method for tracking City-sponsored forums and environmental education citywide. Staff is working to establish a tracking system.

References

10)a There is no data available yet.

10)b There is no data available yet.

11. Further Developing the San Diego/Tijuana Information Exchange

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
11)a The number of City-sponsored meetings per year of cross-border information exchanges between San Diego and Tijuana - no data available yet	—	—	—	—	—	—	—	—	
11)b Number of City-sponsored border-related forums related to energy, environment, public works and public health - no data available yet	—	—	—	—	—	—	—	—	

Summary: Currently, there is no method for tracking border related and cross-border City-sponsored forums and meetings citywide. Staff is working to

References

11)a There is no data available yet.

11)b There is no data available yet.

12. Residents Earning a "Living Wage"

Indicator	1995	1996	1997	1998	1999	2000	2001	2002	2003
12)a Percentage of high school graduates with University of California/California State University preparatory courses completed (San Diego Unified high schools and other selected high schools with a large percentage of San Diego students)	—	—	41%	41%	43%	46%	47%	47%	
High School Graduates Qualified to Enter UC/CSU System	—	—	3,056	3,240	3,545	3,915	3,942	4,071	
High School Graduates	—	—	7,384	7,886	8,180	8,593	8,404	8,708	
12)b Percent of people over 25 with at least two years of specialized education after high school	37.80%	—	—	—	—	42.50%	—	—	
12)c Median household income	$24,537	$25,666	$27,317	$29,067	$30,617	$32,612	$33,435		
Percentage of 1995 income	—	5%	11%	18%	25%	33%	36%		
Percentage change in CP1, base 1995	—	2.6%	4.4%	6.4%	10.2%	16.6%	21.9%	26.2%	
Annual CPI CUURA424SAO, CUUSA424SAO	156.8	160.9	163.7	166.9	172.8	182.8	191.2	197.9	
12)d Number of children between 1 and 6 years of age living in households at or below 133% of the federal poverty level	2,736	3,338	3,167	3,236	3,381	3,697	2,488	3,909	
Children between 6 and 19 years of age at or below 100% of the federal poverty level	467	841	1,074	1,297	2,228	2,686	1,929	3,591	

Summary: Education is an important determinant of future income. The number of high school graduates who will be eligible to attend the state sponsored four year colleges has been slowly increasing. Preservation and growth of middle-income employment is a primary concern of the City. Changes in median income and child poverty will provide insight into trends in middle-income employment.

References

12)a Data is from the California Department of Education. Data from the following schools are compiled for San Diego include: Clairemont, Crawford, Henry, High Tech, Hoover, Kearny, La Jolla, Lincoln, Madison, Mira Mesa, Mission Bay, Morse, Mount Carmel, Point Loma, San Diego, Scripps Ranch, Serra, University City, Montgomery, Rancho Bernardo, Southwest, Torrey Pines, and Westview.
http://datal.cde.ca.gov/dataquest/

12)b Data is from the US Census, provided by SANDAG

12)c Median income data is from the Franchise Tax Bureau's records of household income reported on tax returns, it may be upwardly biased since the lowest income households do not need to file tax returns.

12)d This is only an estimate since a person goes on Medi-Cal one month at a time and is considered to be on Medi-Cal if that person was eligible on only the first or the last day of a particular month. In short, persons on Medi-Cal are considered to be on Medi-Cal the whole month even if they are eligible only one day of that month. The estimates of the number of persons on Medi-Cal for the year is derived by querying California Department of Health Services Monthly Medi-Cal Eligibility Files (MMEF). Each of these files has information on who was on Medi-Cal for about the last twelve months. Thus, the year 2000 figures estimate those eligible for Medi-Cal for the year 2000.

Part 3 - Economic Indicators

Economic indicators are for the purpose of monitoring community economic performance and establishing priorities for public investment at the regional and community levels. Presented below are the economic indicators that will be used to monitor San Diego's communities:

- Retail vacancy rates - Retail vacancy rates are a sign of commercial vitality and can provide information on the possible effects of commercial developments in one area on another.

- Juvenile contacts – Juvenile crime can be a sign of a deteriorating community where children do not have access to constructive activities, adequate educational support, or a high quality of life. Juvenile crime also rises in hard economic times.

- Median income – Income is a common measure of how private households are doing economically. In a region where both high paying technology jobs and lower paying tourism employment are growing, median income can provide information on the net impact of these changes in employment.

- Office vacancy rates – The office vacancy rate is a volatile number that is sensitive to market conditions but does not lead economic movements. This indicator is not intended to support arguments for land-use changes, but as a bellwether of economic demand; when the economy is booming and an area is in high demand the office vacancy rate will quickly respond.

- Rental housing vacancy rates – Vacancy rates for rental housing are an important determinant of whether rental prices are rising or falling. In the City of San Diego's current affordable housing crisis, a large percentage of the population cannot afford to purchase a home. Trends in rental costs are very important to the economic health of these captive renters.

- Ratio of median income to housing price – The affordability of housing in the City is very important to economic health – aspiring homeowners may take on heavy debt, others may move east and south to cheaper housing markets placing a further strain on the transportation infrastructure. Both traffic and housing availability are key issues for employers when they consider expanding existing businesses and relocating into or out of San Diego.

- Value and number of residential building permits – Investments in new residential units take into account many economic and quality of life factors since they reflect demand for an area. The City of Villages strategy envisions a new emphasis on infill housing in some of the older urbanized areas, the geographic distribution of residential building permits will provide some information on the success of that strategy.

- Value and number of commercial and industrial building permits – Investments in new commercial and industrial properties take into account many economic factors since they reflect the demand to do business in certain areas. Zoning, infrastructure, and geographic clustering of like firms among other things, can increase demand for an area. Commercial and industrial properties are also indicators of where the jobs are, with implications for transportation infrastructure, economic development programs and social equity.

- Violent crimes - Hard economic times and poor quality of life increase potential offenders. Safety is an important component of sustainable economies.

These indicators were selected based on analysis of a literature review, investigation of the availability of data resources, and consultation with other City departments. Data availability was a key factor in indicator selection. We require data that is available annually and at a local level. Useful sources of complementary data include SANDAG's Sustainable Competitiveness Index, which benchmarks San Diego performance against other regions and the nation in the areas of the economy, the environment, and equity. The City of San Diego's Existing Conditions database, currently under development, will also provide useful information through a comprehensive cataloging of many community facilities. Indicator possibilities were presented to the public at the first "From Controversy to Consensus" forum hosted by the Planning Department.

There are many other desirable, though currently unavailable pieces of information that we would like to consider in the future. For example, the Census Bureau recently launched the American Community Survey (ACS). ACS will replace the decennial long form and provide yearly estimates, a significant advantage over the current system. An American Community Survey goal is to start providing data to the users within six months of the end of a collection or calendar year. 2002 data for the City of San Diego is currently available. However, for smaller geographic areas, such as the indicator subregions, it will take 3 to 5 years to produce estimates, which will be refreshed each year thereafter.

The directive to develop economic indicators by community planning area is challenging, since few outside agencies differentiate between community planning areas. Some of the desired data is only available at the zip code level. Staff is proposing to report the economic indicators for eight geographic areas of the City, using compilations of community planning areas that follow zip code boundaries as much as possible (see Figure 1). The geographic areas are:

- Northwestern – Torrey Pines, Via de la Valle, Fairbanks Country Club, NCFUA Subarea 2, Pacific Highlands Ranch, Carmel Valley, Del Mar Mesa, Torrey Hills, Mira Mesa, Miramar Ranch North, Scripps Miramar Ranch, Rancho Encantada, Los Peñasquitos Canyon Preserve

- Northeastern – San Pasqual, Rancho Bernardo, Black Mountain Ranch, Carmel Mountain Ranch, Torrey Highlands, Rancho Peñasquitos, Sabre Springs

- Coastal – University, La Jolla, Pacific Beach, Mission Beach, Mission Bay Park, Ocean Beach, Peninsula, Midway-Pacific Highway

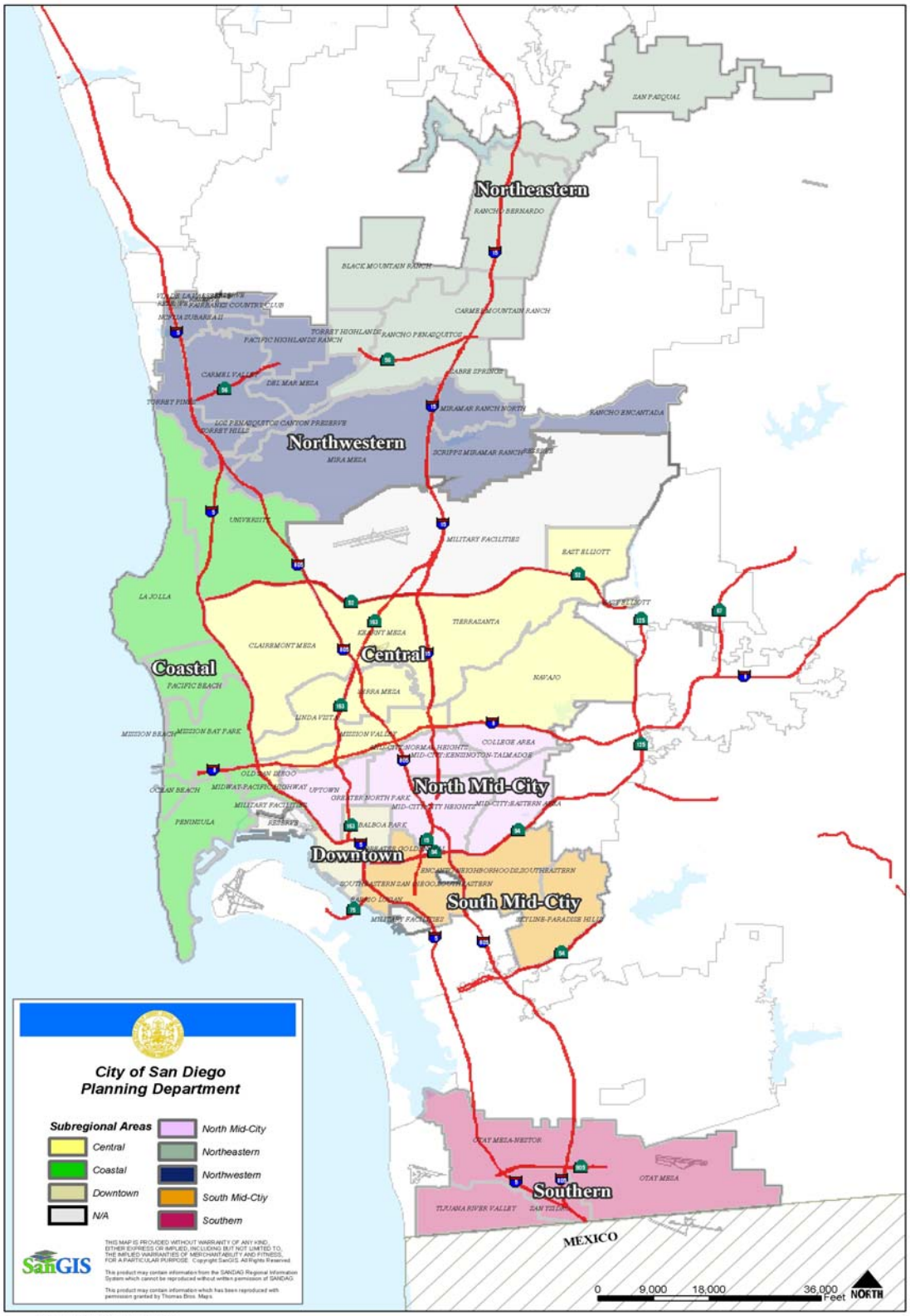
- Central – Clairemont Mesa, Kearny Mesa, Tierrasanta, East Elliot, Navajo, Serra Mesa, Linda Vista, Mission Valley, Old San Diego

- North Mid-City – Uptown, Greater North Park, Mid-City: City Heights, Mid-City: Eastern Area, Mid-City: Normal Heights, Mid-City: Kensington Talmadge, College Area

- Downtown – Centre City, Balboa Park

- South Mid-City – Greater Golden Hill, Barrio Logan, Southeastern San Diego, Encanto Neighborhoods, Skyline-Paradise Hills

- Southern – Otay Mesa-Nestor, Tijuana River Valley, San Ysidro, Otay Mesa



Part 3 – Figure 1

Planning Commission Comments

The City of San Diego Planning Commission discussed the draft General Plan Monitoring Report at their meeting of May 6, 2004. Commissioners were generally pleased with the report and the work that has proceeded on the Sustainable Community Program indicators. A summary of the Commission's comments are provided below. *Staff responses are shown in italics.*

Regarding the Action Plan, the Commission directed staff to identify what we didn't do, not just what we did do. The Commission commented that there are a number of actions under the main action that are getting lost, and suggested identifying all action items in a simple matrix. *A matrix has been prepared and is included in the Action Plan Progress component of the Monitoring Report.*

The Planning Commissioners made several suggestions for future adjustments to the Sustainable Community Program indicators, including:

- Add indicators on infrastructure deficits and noise. *In conjunction with the General Plan Public Facilities and Noise elements, staff could identify possible indicators for these categories. This topic will be discussed in the context of the General Plan update.*
- Change the title of subsection 1 from "Reducing traffic congestion" to "Increasing mobility," and include indicators that truly measure congestion; *Staff does not recommend changing the title at this time. There is a certain amount of public familiarity with the categories as they now exist. Better measures of congestion are being developed by SANDAG to monitor implementation of the Regional Transportation Plan and the Regional Comprehensive Plan. Staff will consult with SANDAG as needed to obtain this data for the City of San Diego in future reports.*
- Consider wait times at freeway ramp meters as a measure of congestion. *This data is not available to us.*
- Report transit ridership (indicator 1f) as a percent of total city population. *Staff recommends that transit ridership be reported at the corridor level, where it really makes a difference in the capacity of our transportation system and in offering mobility choices.*
- Report on "registered vehicles per capita" for the City rather than County. *Staff does not currently know of a source for this data*
- Report on the quality of transit service together with the data on the "percent of newly permitted units that are within .25 miles of a public transit stop" (indicator 1d). *Some type of transit level-of-service data could be incorporated into the indicator in the future. The appropriate parameters for level of service (number of times per hour, type of service, number of lines, etc.) would have to be defined.*

The process of delineating subregions for the economic indicators and the future use of American Community Survey census data were also discussed.