

GLOSSARY OF PLANNING TERMS

AB 32 – Assembly Bill 32 (California Global Warming Solutions Act) – Law implemented in 2006 requiring California to reduce greenhouse gas (GHG) emissions to 1990 levels by 2020. Please see the California Environmental Protection Agency website at <https://www.arb.ca.gov/cc/ab32/ab32.htm> for more information.

Base Sector – industries that act as economic contributors by providing job opportunities in the city. San Diego’s economic base is primarily composed of manufacturing industries (including research and development) certain professional services, visitor industries and industries related to national security and international affairs.

Bicycle Boulevard – Bicycle Boulevards are streets with low motorized traffic volumes and speeds, designated and designed to give bicycle travel priority. Bicycle Boulevards use signs, pavement markings and speed and volume management measures to discourage through trips by motor vehicles and create safe and convenient bicycle crossings of busy arterial streets.

Bike Classifications Facility Types

Class I – Bike Path

Bike Paths, also termed shared-use or multi-use paths are paved right-of-way for exclusive use by bicyclists, pedestrians and those using non-motorized modes of travel. They are physically separated from vehicular traffic and can be constructed in roadway right-of-way or exclusive right-of-way. Bike paths provide critical connections in the city where roadways are absent or are not conducive to bicycle travel.

Class II – Bike Lane

Bike lanes are defined by pavement striping and signage used to allocate a portion of a roadway for exclusive or preferential bicycle travel. Bike lanes are one-way facilities on either side of a roadway.

Class III - Bike Route

Bike routes provide shared use with motor vehicle traffic within the same travel lane and are frequently marked with a sharrow. Designated by signs, bike routes provide continuity to other bike facilities or designate preferred routes through corridors with high demand.

Bike Master Plan – A policy document adopted in 2002 that guides the development and maintenance of a bicycle network, including other roadways that bicyclists have the legal right to use, support facilities and other programs for San Diego over the next 20 years. These policies address important issues related to San Diego’s bikeways such as planning, community involvement, utilization of existing resources, facility design, multi-modal integration, safety and education, support facilities, as well as specific programs, implementation, maintenance, and funding.

Bioswale – Shallow, open channels with gently sloping sides that can be incorporated into landscapes to direct flow, slow runoff and promote pollutant removal. Vegetation planted within the channel, such as native plants or grasses, helps to slow the flow of water and filter out pollutants. Permeable soils encourage infiltration and are often amended to further enhance performance and support plant growth. Bioswales can serve as conveyance for storm water in place of traditional curbs and gutters; however, the primary objective is infiltration.

Commercial - The purpose of the commercial uses is to provide for the employment, shopping, services, recreation, and lodging needs of the residents of and visitors to the City.

Community Center - Community centers are intended to be identifiable focal points and activity centers for surrounding groups of residential neighborhoods. They differ from neighborhood districts in their size and intensity of business and social activity. They contain a diversity of uses such as small offices, overnight accommodations, cultural and entertainment facilities, schools and libraries in addition to neighborhood-oriented uses.

Community Commercial - Serves the commercial needs of the community at large, including the industrial and business areas, and may provide housing in a mixed-use setting. Housing, retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed.

Community Plan - A component of the City's General Plan, which contains specific proposals in a given community for future land uses and public improvements. They contain more detailed land use designations and site-specific policy recommendations than is possible at the citywide level. More information on the Clairemont Community Plan Update can be found at <https://www.sandiego.gov/planning/community/cpu/clairemontmesa>.

DU/AC (du/ac) – Dwellings Units an Acre, a calculation of the amount of allowable dwelling units that can be built on a specific sized parcel according to the zoning.

Environmentally Sensitive Lands Regulations – (San Diego Municipal Code, Section 14) the purpose of these regulations is to protect, preserve and, where damaged restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. These regulations are intended to assure that development, including, but not limited to coastal development in the Coastal Overlay Zone, occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities. These regulations are intended to protect the public health, safety, and welfare while employing regulations that are consistent with sound resource conservation principles and the rights of private property owners. More information can be found at <http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division01.pdf>.

Floor Area Ratio (FAR) –Development is expressed as Floor Area Ratio, which refers to the ratio between a buildings total area (excluding any area devoted to parking) of the site.

General Plan - The plan sets out a long-range vision and policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. It has a strong sustainability focus through policies addressing transit/land use coordination; climate change; healthy, walkable communities; green buildings; clean technology industries; resource conservation and management; and urban forestry. The plan was structured to work in concert with the City's community plans. For more information, please visit the Planning website at: <http://www.sandiego.gov/planning/genplan/index.shtml>.

Goal – A desired result or specific accomplishment to be achieved at some point in the future.

Guiding Principles - Guiding Principles are a series of broad, community-wide “need statements” that reflect the core values of the community and make up the vision of the community plan. These principles are expressed throughout the community plan as desired outcomes. These statements form the foundation of plan goals and recommendations, inform land use decisions, and provide a point of reference when it comes to considering plan policies.

Industrial - The purpose of the industrial uses is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth.

Mixed-use units – Mixed-use refers to the combining of compatible commercial, retail, and/or office uses in the same building (vertical mixed-use) or on the same site (horizontal mixed-use) as residential.

Multiple Species Conservation Act - The Multiple Species Conservation Program (MSCP) was developed to preserve a network of habitat and open space, protecting bio-diversity and enhancing the region's quality of life. The City of San Diego is one of several jurisdictions participating in the MSCP. The MSCP covers 85 species and the core biological resource areas are identified within the City's Multi-Habitat Planning Areas. The City has entered into an Implementing Agreement with the federal and state Wildlife Agencies to ensure implementation of the MSCP.

Municipal Storm water permit – The Municipal Storm Water Permit places special emphasis on development and construction activities in the City. Opportunities for incorporating new, modern and well-integrated pollution prevention facilities into new development and redevelopment are an important part of the City's storm water and runoff management effort. For more information, please visit:

<https://www.sandiego.gov/stormwater/regulations/newpermitprog/newdev>

Neighborhood Commercial - Provides local convenience shopping opportunities such as dry cleaners, grocery stores, barber shops, restaurants, small medical offices and similar types of uses for the surrounding neighborhood. May also provide housing in a mixed-use setting.

Office Commercial - Provides areas for employment uses with limited, complementary retail uses as well as medium to high density residential development in a mixed-use setting.

Prime Industrial - Areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base.

Residential - High - This designation provides a high-density range and intensity of housing. Typical ranges are 45 to 74 dwelling units an acre (45 - 74 du/ac)

Residential - Low - This designation accommodates both single-family and multi-family housing at the lowest density with the least intensity. Typical ranges are 0 to 14 dwelling units an acre. (0-14 du/ac).

Residential - Medium - This designation provides a medium density range for housing and an increased intensity of housing. Typical ranges are 15 to 29 dwelling units an acre (15 - 29 du/ac).

Residential - Medium High - This designation provides a medium high-density range and intensity of housing. Typical ranges are 30 to 44 dwelling units an acre (30 - 44 du/ac).

Residential - Very High - This designation provides the highest density range and intensity for housing. Typical ranges are 75 to 110 dwelling units an acre (75 - 110 du/ac).

Sensitive receptors - Include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants. Extra care must be taken when dealing with contaminants and pollutants in close proximity to areas recognized as sensitive receptors.

Shopkeeper units – A dwelling unit with both living quarters and commercial space that meet all occupancy separation requirements of the California Building Code, where the commercial use is located on the ground floor and operated by the resident of the dwelling unit.

Transit Priority Area (TPA) - An area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in an adopted Transportation Improvement Program or Regional Transportation Plan, as stated in Public Resources Code § 21099(a)(7). (A major transit stop is defined in Public Resources Code § 21064.3 as a site containing an existing rail transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods).

Watershed - A watershed is the geographic area where all water drains into a common body of water. A watershed carries the water “shed” by rain and urban runoff (created by activities such as people washing their cars in their driveways). Drop by drop, this water is channeled into the canyons, creeks and storm drains as it picks up pollution such as trash, oil and cigarette butts. This water that eventually flows into bays and the ocean serves as a major source of pollution that often closes beaches.

Zoning - Zoning is a key tool used to implement community plan land uses. The Land Development Code provisions within the Municipal Code stipulate permitted uses, intensity of development, and site design and architectural design. Some zones apply to all or many parts of the City while other zones, contained within planned districts, apply only to very specific sections of the City. This specialized zoning addresses issues of land development which are specific to the area designated as a planned district. A third type of zoning, called "overlay zones", add special supplemental regulations to the regulations of the underlying zone. The Coastal Overlay Zone and the Community Plan Implementation Overlay Zone are two examples of this type of zone.

Please refer to the General Plan Glossary for additional planning terms which can be found at the following link:

https://www.sandiego.gov/sites/default/files/legacy//planning/genplan/pdf/general_plan/glossarywith2010a_mendment.pdf