

THE CITY OF SAN DIEGO

**OTAY MESA
COMMUNITY PLAN
UPDATE**

Planning Commission Workshop
Housing Policy Opportunities
7 December 2006



OVERVIEW

General Plan Policies

Theresa Millette, AICP, Senior Planner

Regional Considerations

Theresa Millette, AICP, Senior Planner

Programs Implementing Housing Policies

Theresa Millette, AICP, Senior Planner

Otay Mesa Community Plan Approach to General Plan Policies

Theresa Millette, AICP, Senior Planner

Density Types

Mark Steele, FAIA, MWSteele Group

Affordability Tools

Ann Kern, Housing Commission

Anticipated Housing Types in Otay Mesa

Sherman Harmer, Urban Housing Partners

Economic Feasibility

Sherman Harmer, Urban Housing Partners

Questions for Planning Commission

William Anderson, FAICP, Director of City
Planning and Community Investment

Planning Commission

Discussion/Comments

Public Comments

Next Steps



GENERAL PLAN POLICIES (proposed)

- City of Villages strategy
 - ✓ Housing near jobs
 - ✓ Housing near transit
 - ✓ Density
- Housing Element
- Balanced communities
- Attainability



PROGRAMS IMPLEMENTING HOUSING POLICIES

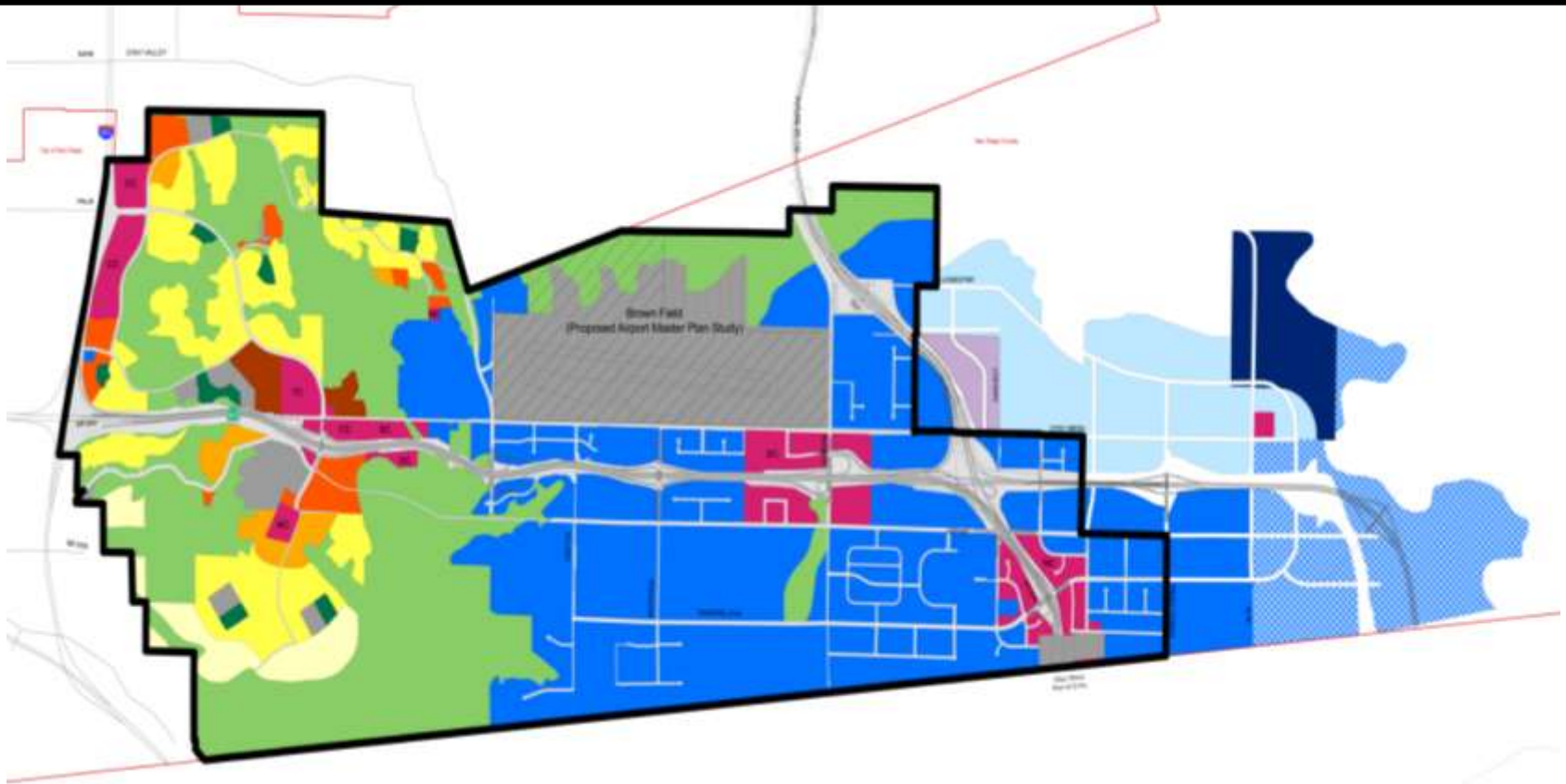
- Inclusionary Housing Ordinance
- Density bonus provisions



OTAY MESA COMMUNITY PLAN APPROACH TO GENERAL PLAN POLICIES

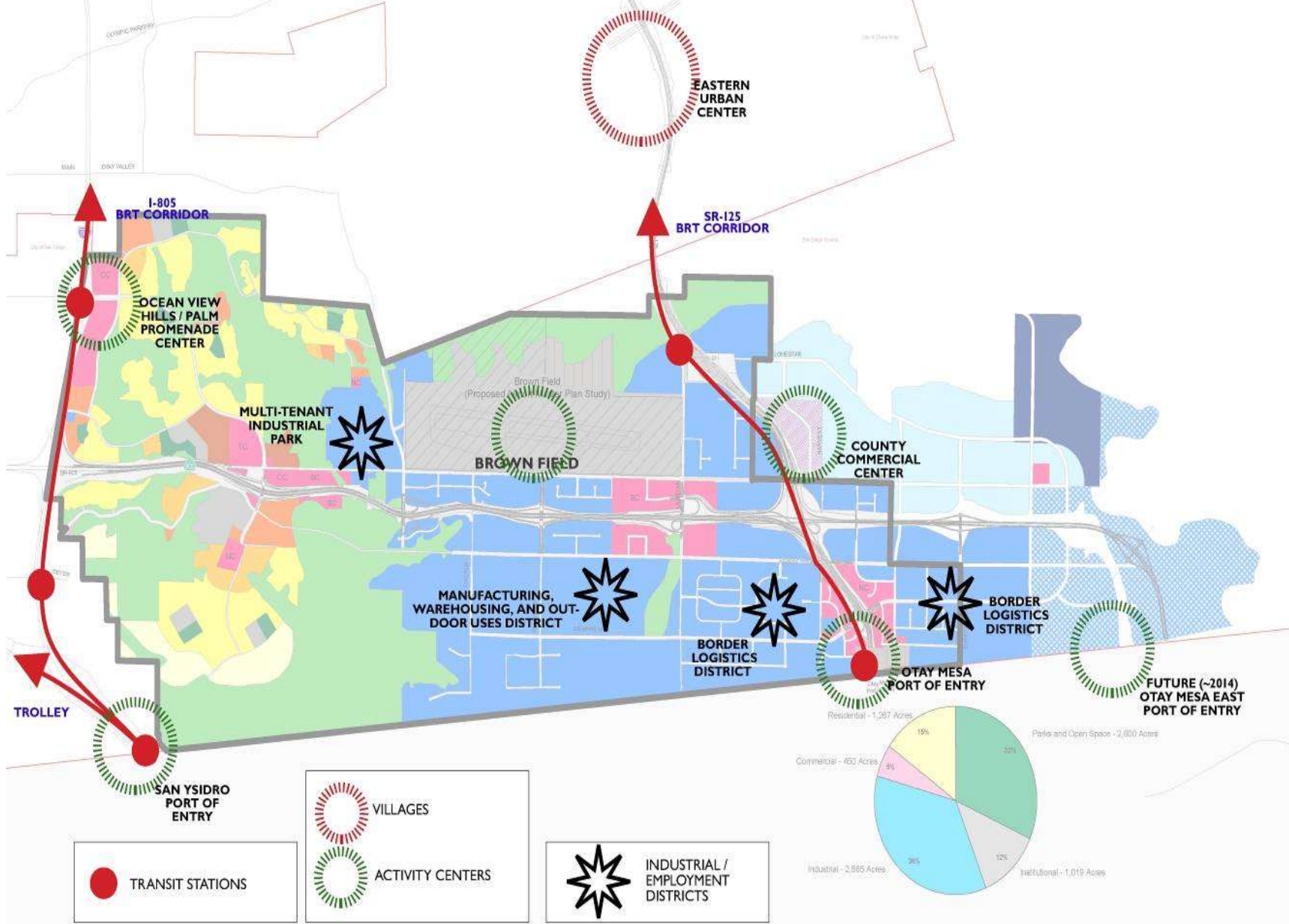
- **Balanced communities**
 - ✓ Housing density, mix and distribution
- **City of Villages strategy**
 - ✓ Housing near jobs
 - Subregional center
 - ✓ Housing near transit
 - Bus Rapid Transit corridors (I-805, SR-125, Airway Road, I-905)
 - ✓ Pedestrian and transit orientation
 - Compact village centers
- **Attainability**
 - ✓ Market rate and work force housing products
 - ✓ Approaches to achieving compliance with the Inclusionary Housing Ordinance
 - ✓ Infrastructure needs
 - ✓ Distribution
- **Supply**
 - ✓ Between 5,000 and 15,000 additional housing units
- **Household sizes**
 - ✓ 3.45 persons per multi-family unit
 - ✓ 3.98 persons per single family unit

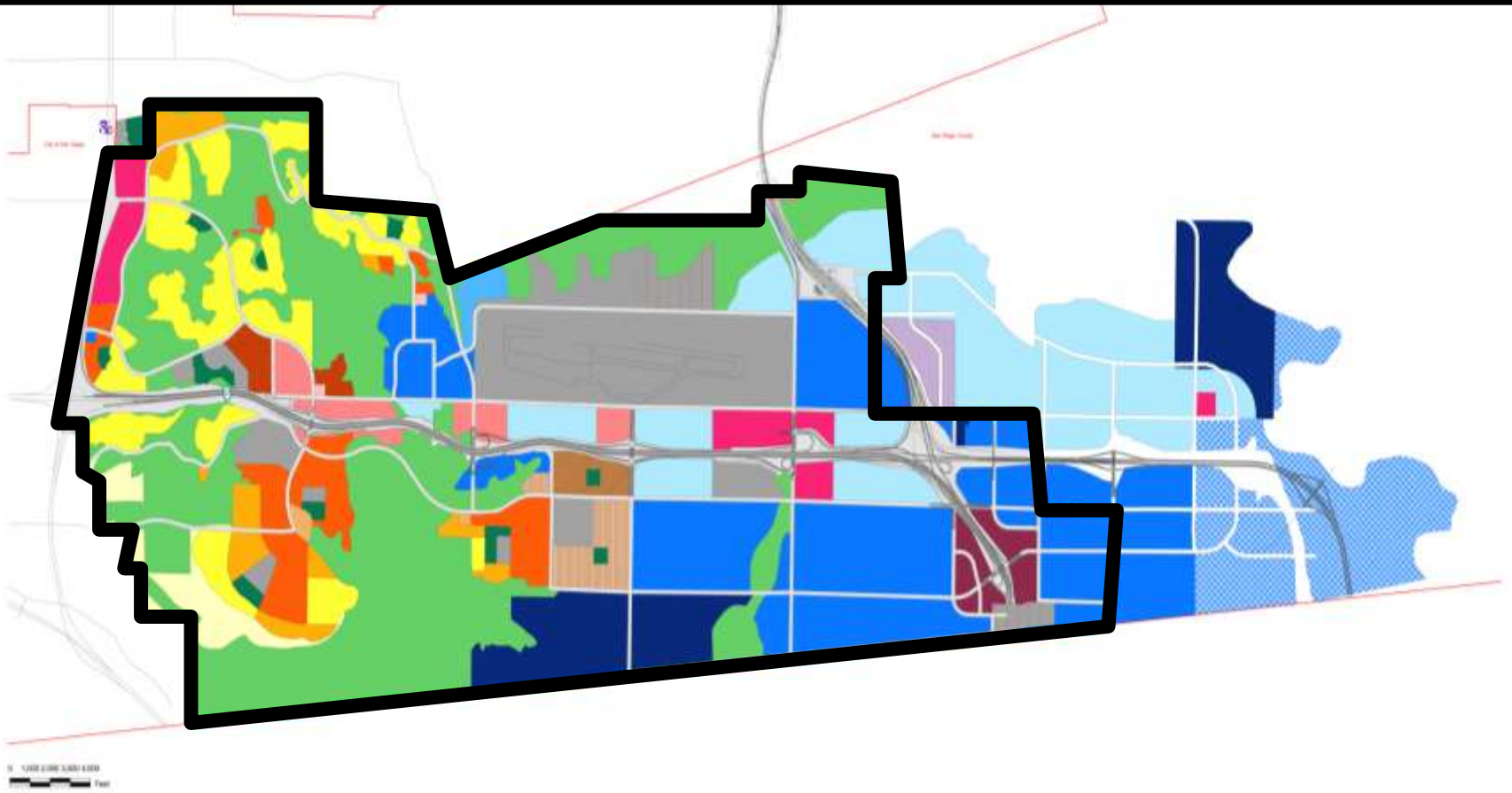




Proposed Land Use Map – No Project Alternative
Otay Mesa Community Plan Update

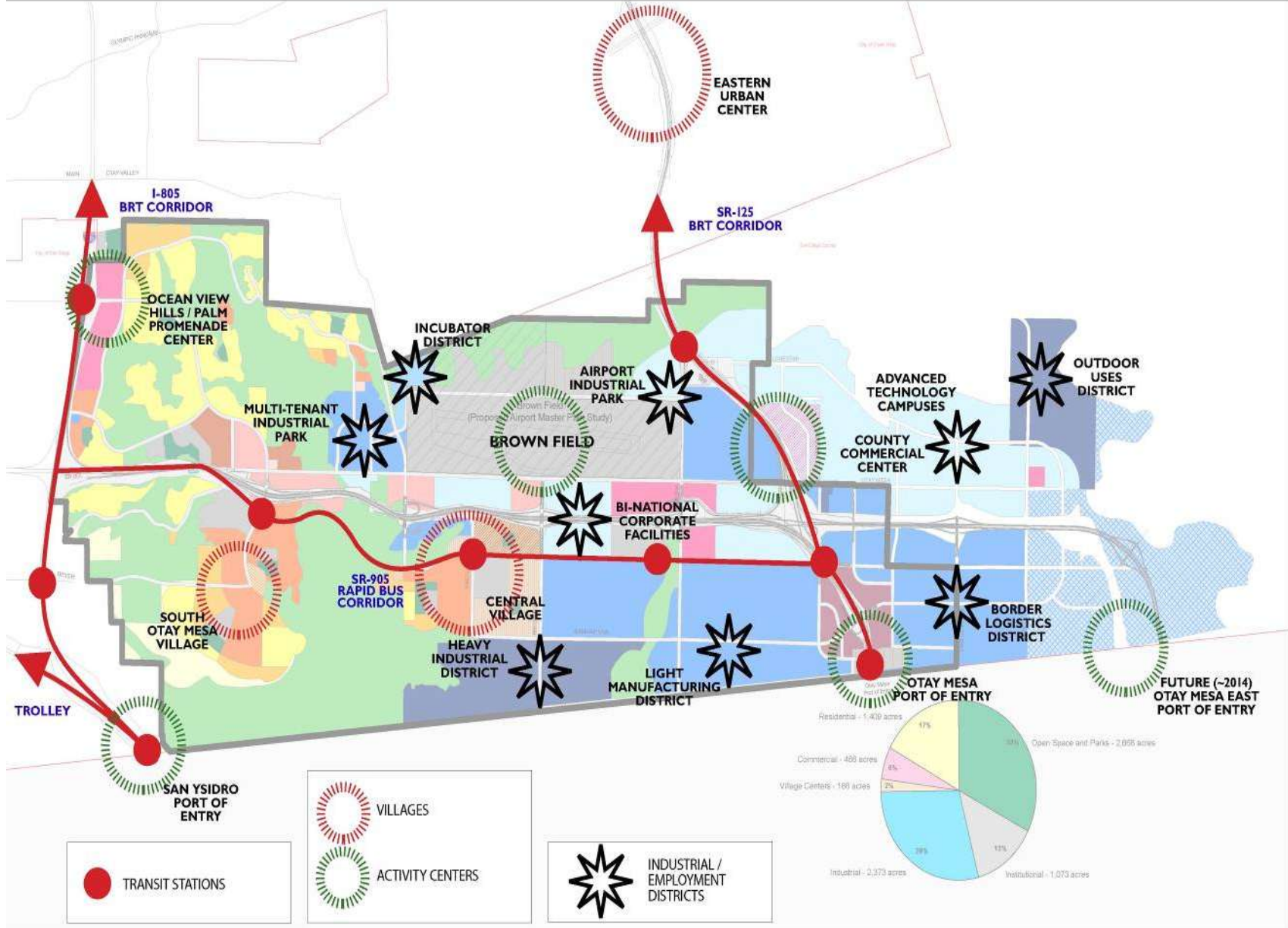


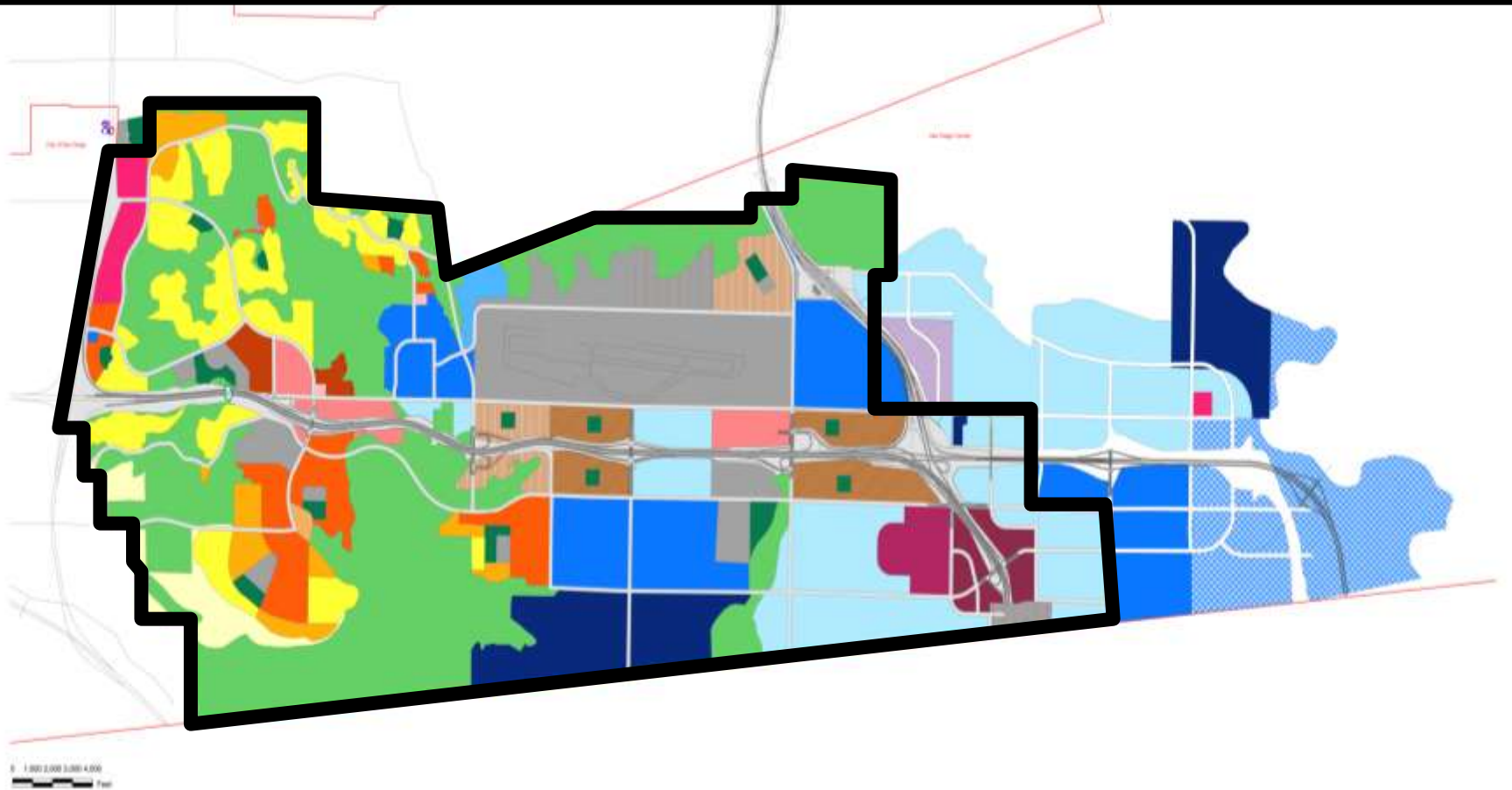




Proposed Land Use Map – Scenario #3
Otay Mesa Community Plan Update

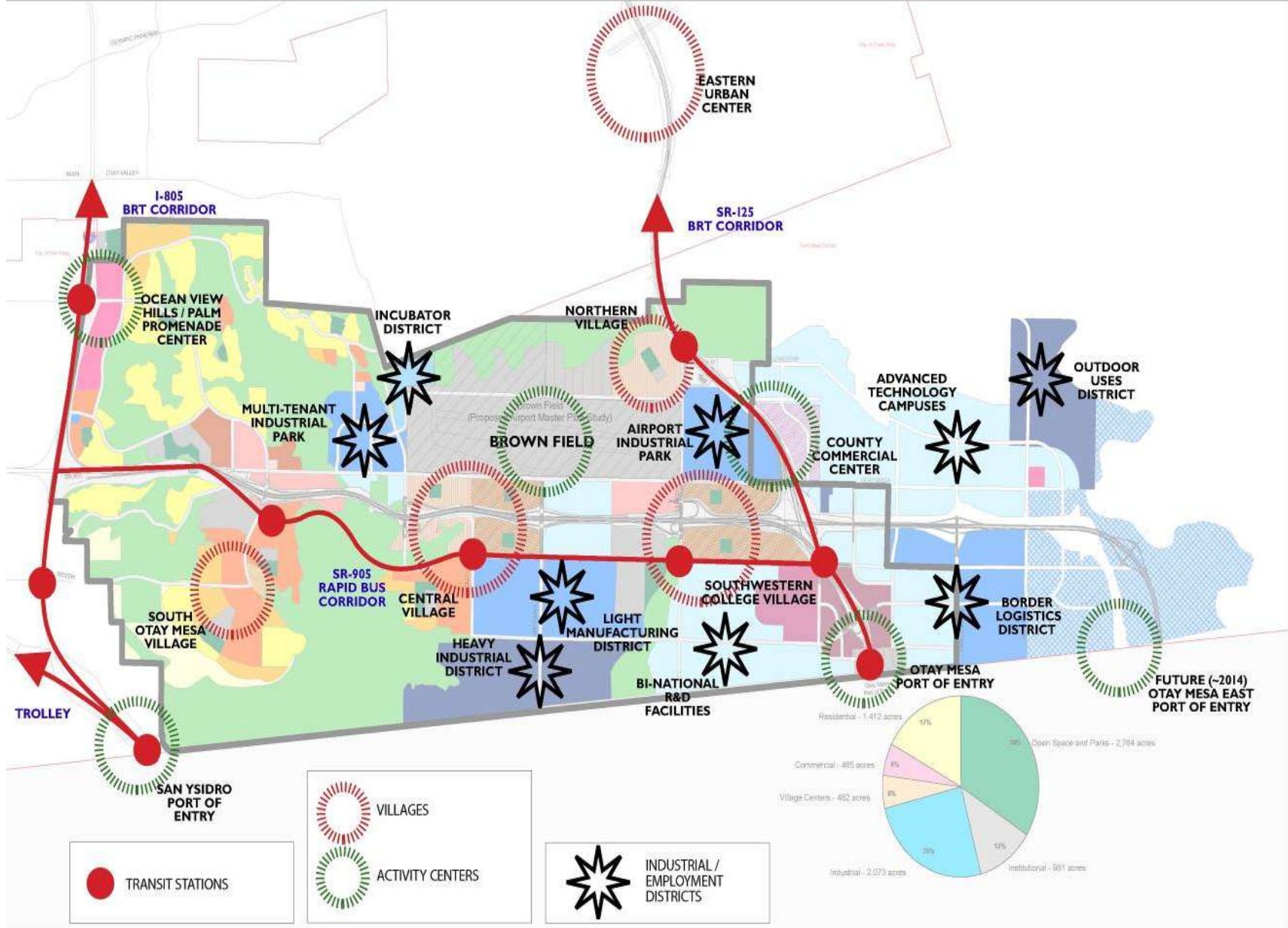


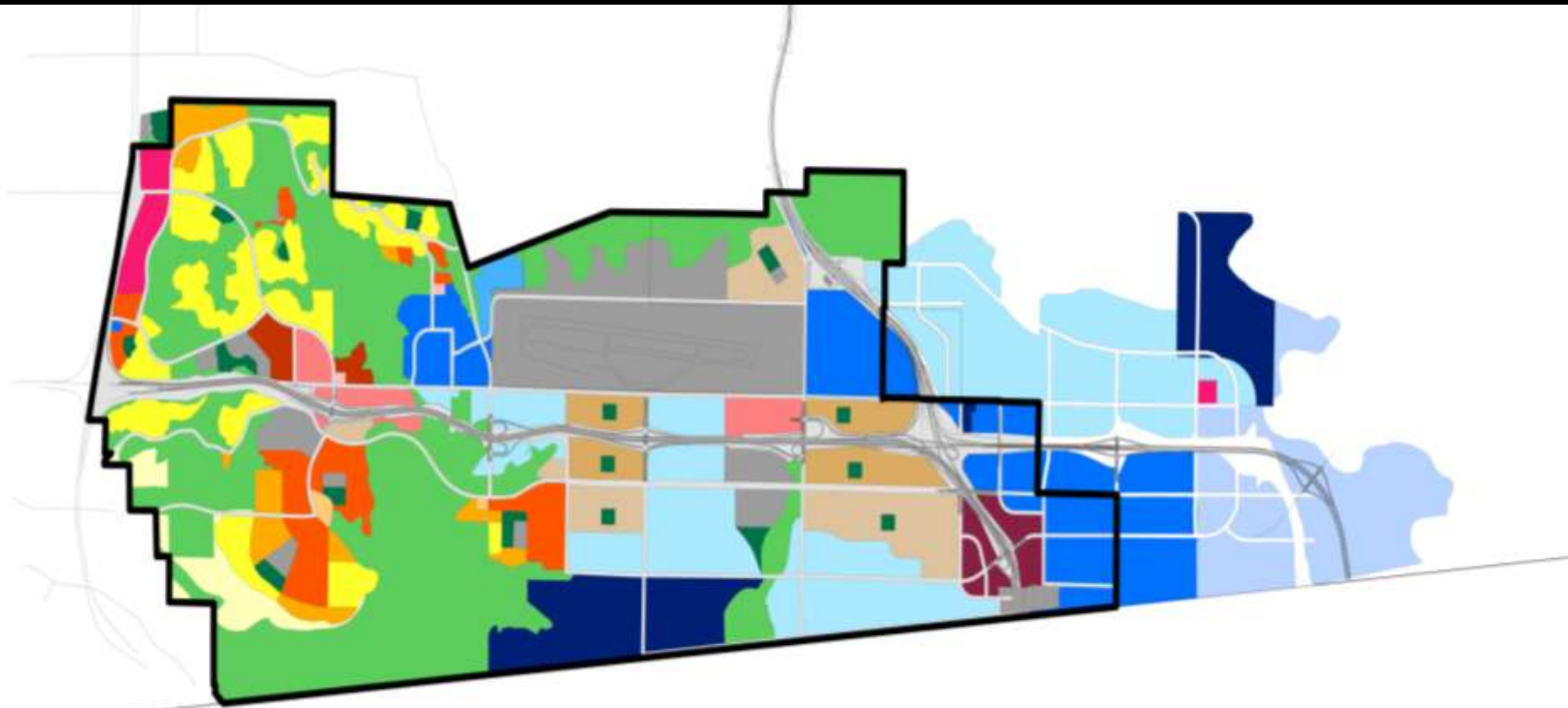




Proposed Land Use Map – Scenario #1
Otay Mesa Community Plan Update



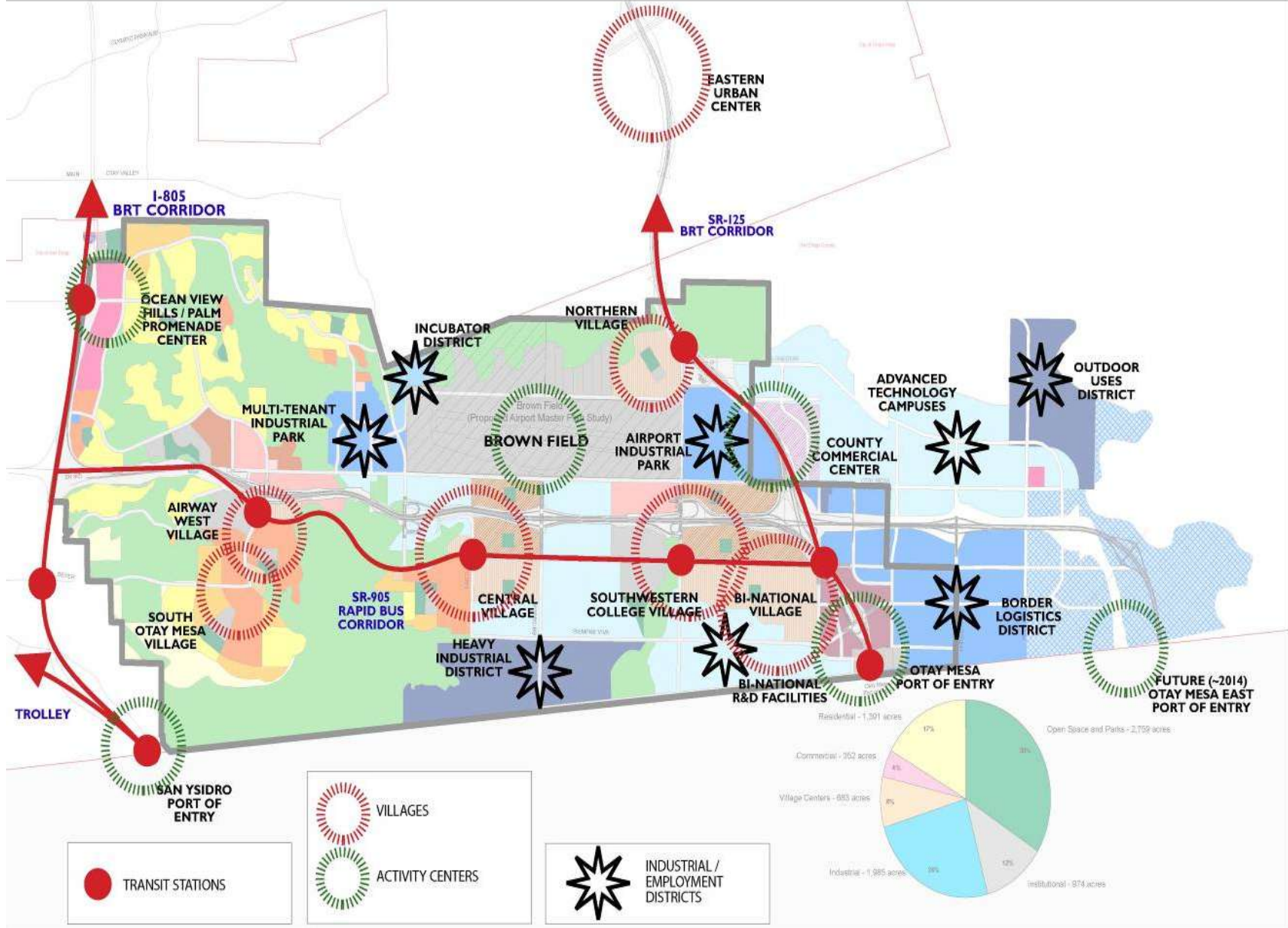




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Scale: 1" = 1000' Feet

Proposed Land Use Map – Scenario #2
Otay Mesa Community Plan Update





Scenario #1
 Otay Mesa Community Plan Update



Statistical Comparisons

	Housing Units			Population
	Single Family	Multi-family	Total	
No Project Alternative	5,300	7,600	12,900	47,000
Scenario #3	4,600	13,400	18,000	65,000
Scenario #1	5,000	20,500	25,500	91,000
Scenario #2	5,000	22,900	27,900	99,000





Low Density Residential



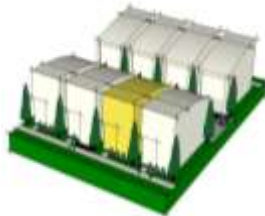
Medium Density Residential



Medium-High Density Residential



High Density Residential



Density: 0 – 9 DU/AC

10-14 DU/AC

15-29 DU/AC

30+ DU/AC

Description: Low Density Residential housing is single-family detached homes that are individual, free buildings 2-3 levels in height.

Medium density housing is attached rowhomes 2-3 levels in height with attached garages.

Medium-High density residential housing is multi-family apartment or condominium buildings. Parking is typically at the ground-level.

High density residential housing is multi-family apartment or condominium buildings. Parking is in a centrally located structure, or grade.

below



Low Density Residential



Density: 0 – 9 DU/AC

Description: Low Density Residential housing is single-family detached homes that are individual, free standing buildings 2-3 levels in height.

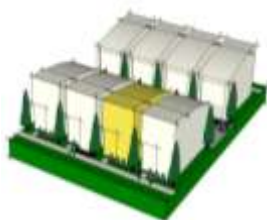


Residential Examples

Otay Mesa Community Plan Update



Medium Density Residential



Density: 10-14 DU/AC

Description: Medium density residential housing is attached rowhomes 2-3 levels in height with attached garages.





Medium-High Density Residential



Density: 15-29 DU/AC

Description: Medium-High density residential housing is multi-family apartment or condominium buildings. Parking is typically at the ground-level.



Residential Examples



High Density Residential



Density: 30+ DU/AC

Description: High density residential housing is multi-family apartment or condominium buildings. Parking is in a centrally located structure, or below



Residential Examples

Otay Mesa Community Plan Update

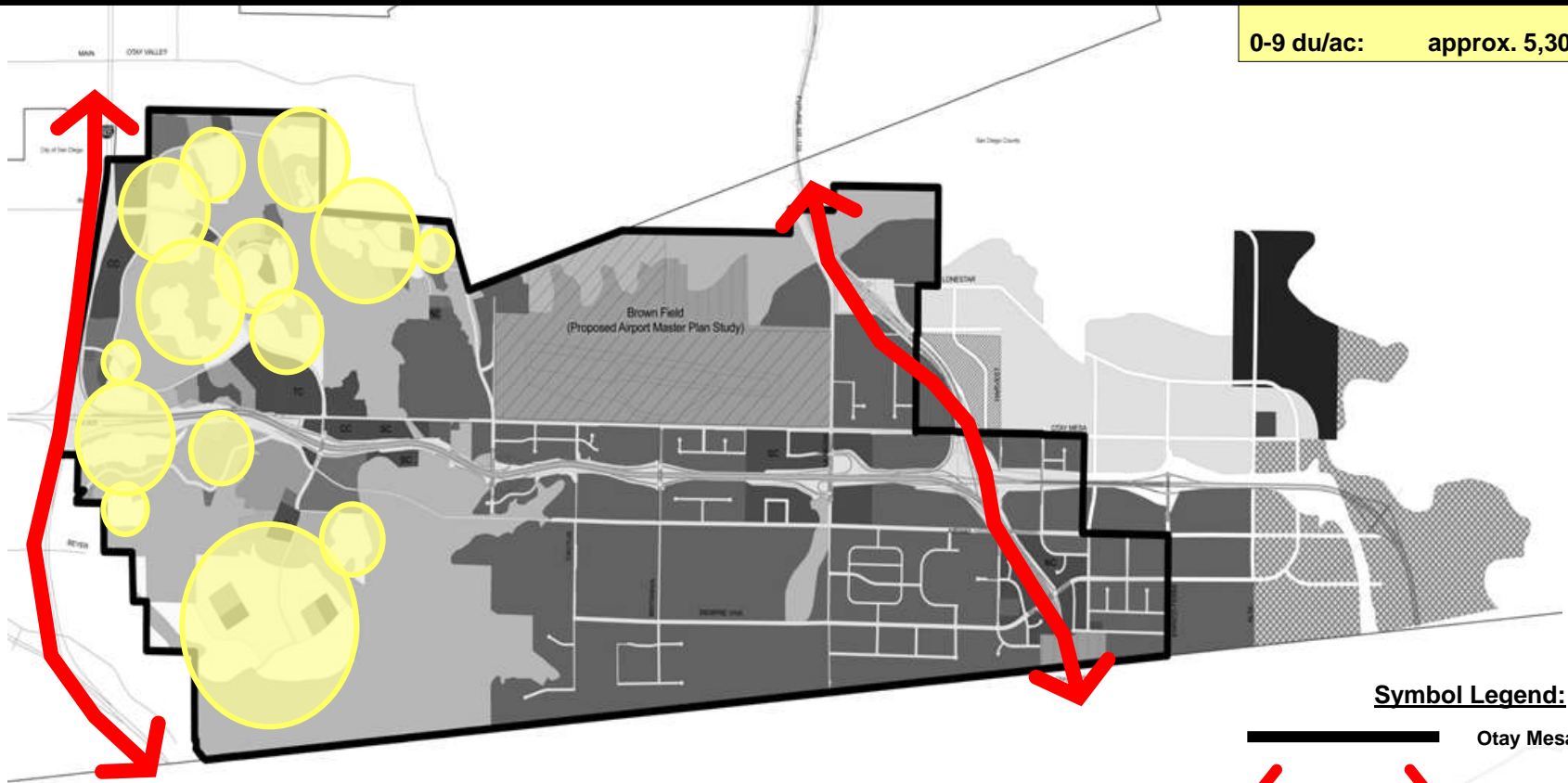


Gated Communities Are Not Proposed





Otay Mesa Community Plan Update



0-9 du/ac: approx. 5,300 units



Symbol Legend:

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N



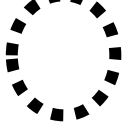

Low Density Residential-No Project Alternative
Otay Mesa Community Plan Update



10-14 du/ac: approx. 1,400 units



Symbol Legend:





-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N



15-29 du/ac: approx. 4,000 units



Symbol Legend:

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N





Medium-High Density Residential – No Project Alternative
Otay Mesa Community Plan Update



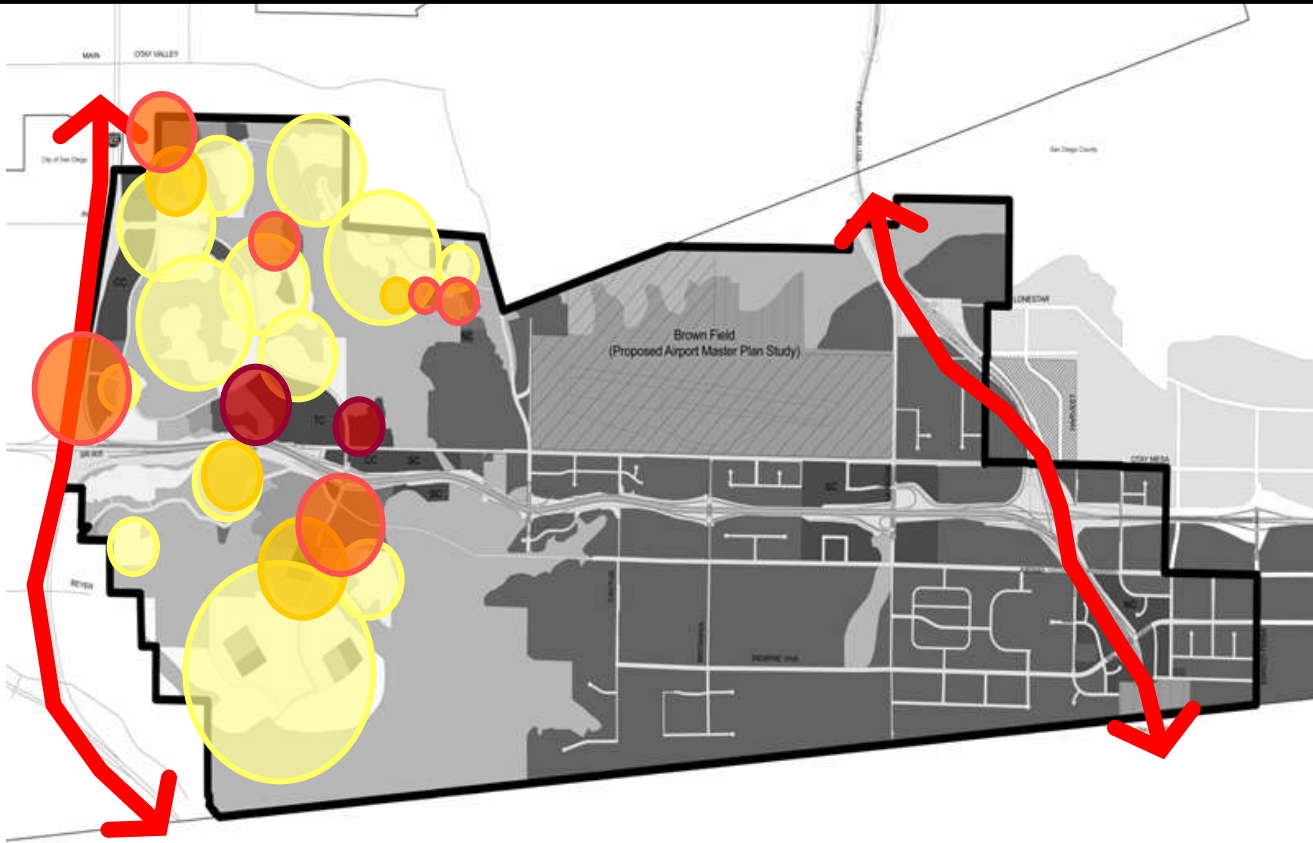
30+ du/ac: approx. 2,200 units



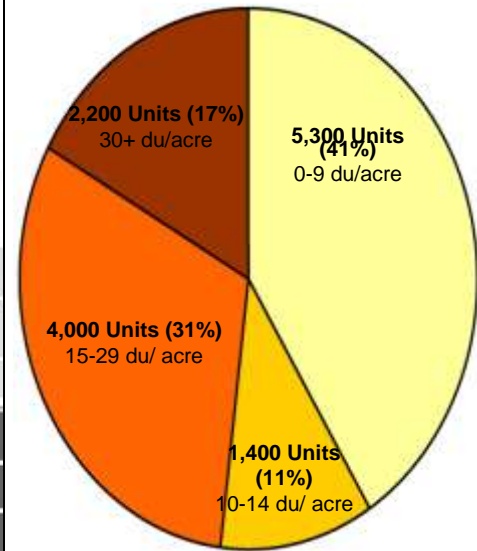
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-  Transit
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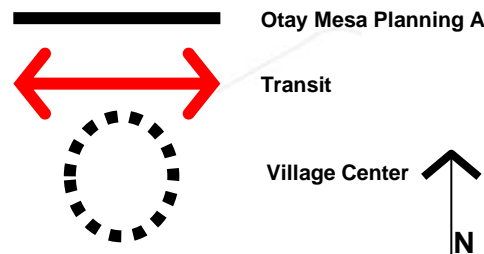
High Density Residential – No Project Alternative
Otay Mesa Community Plan Update



TOTAL: approx. 12,900 units

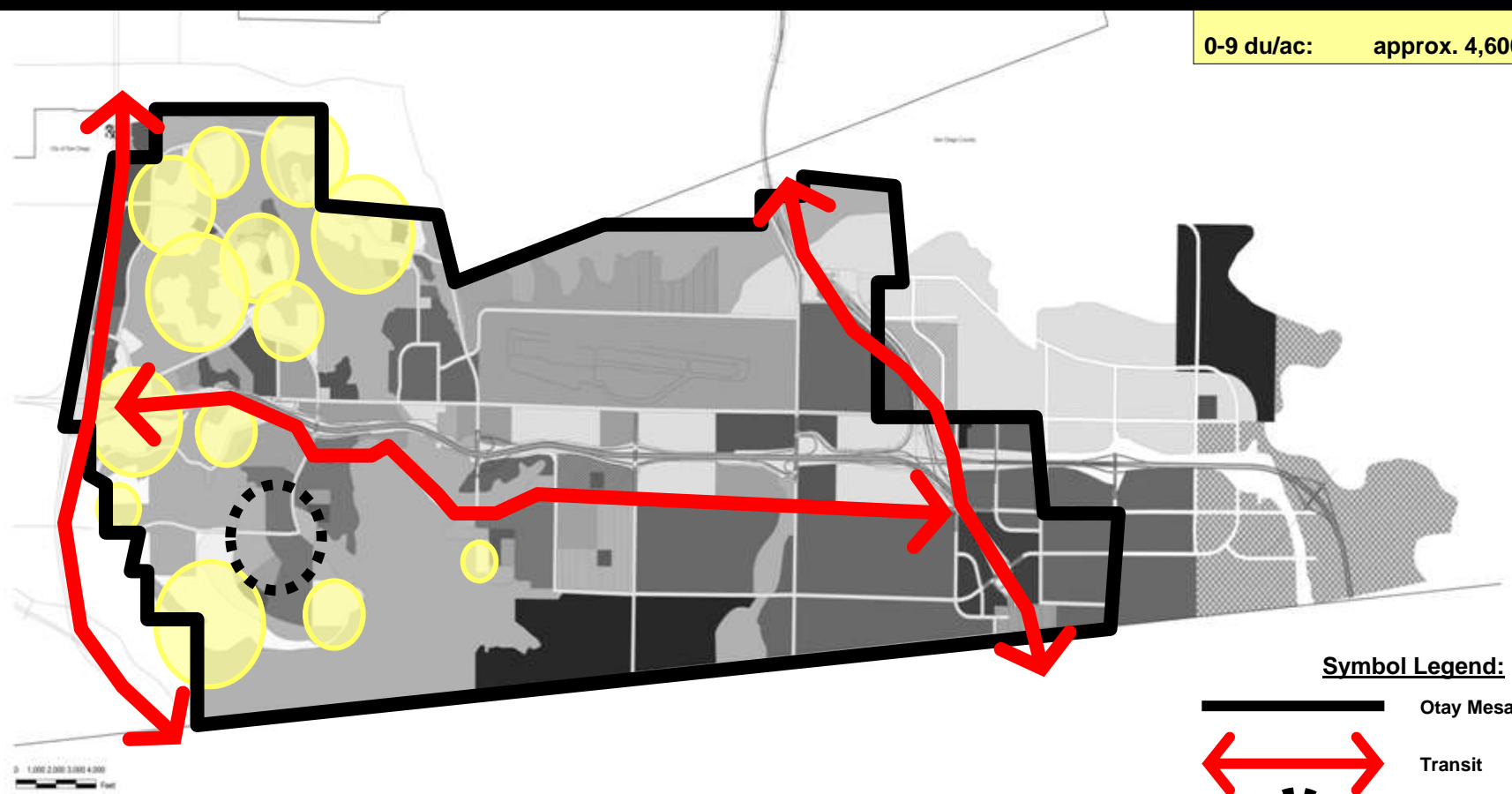


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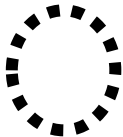





0-9 du/ac: approx. 4,600 units



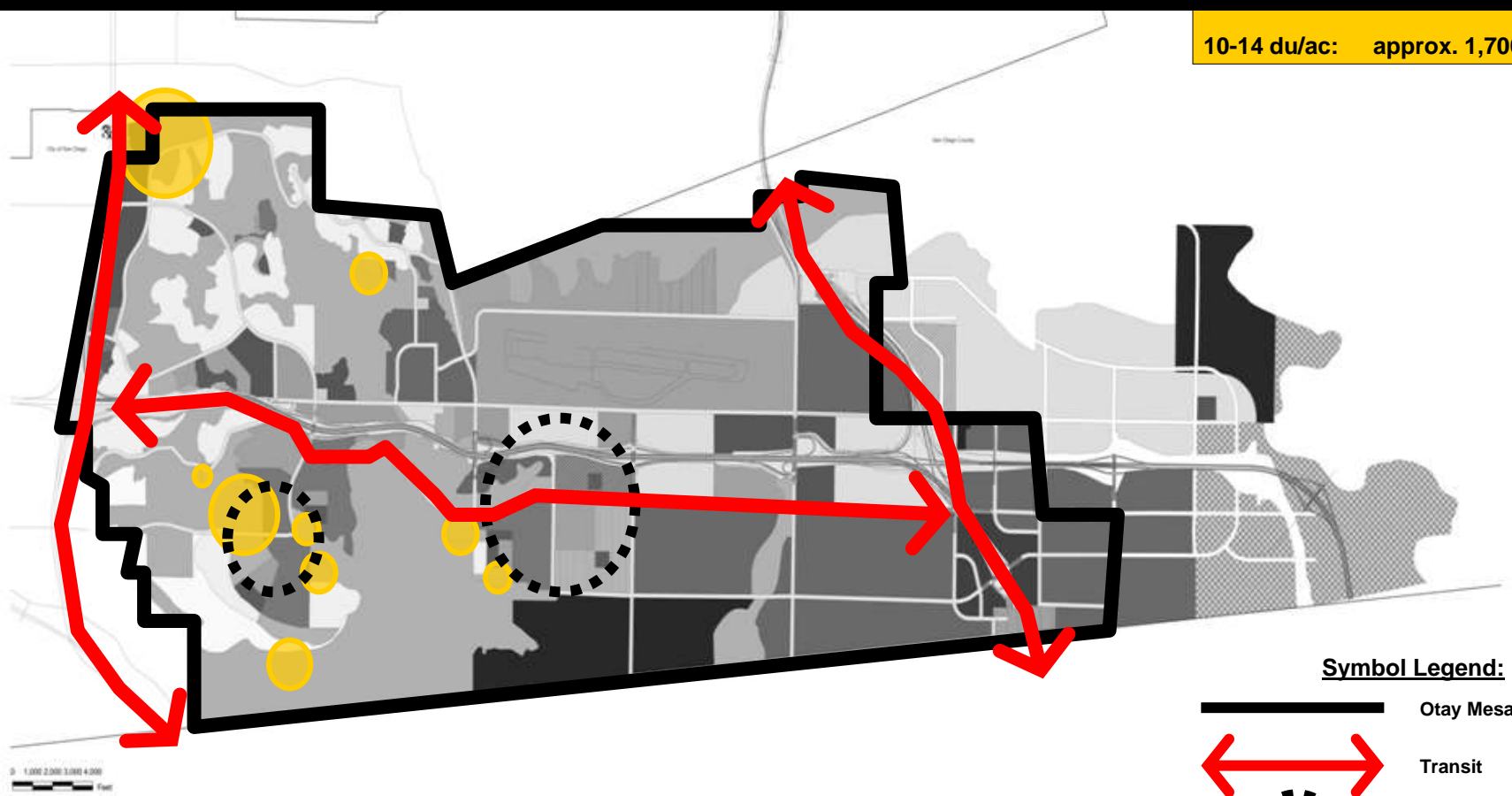
Symbol Legend:

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N





Low Density Residential-Scenario # 3
Otay Mesa Community Plan Update



10-14 du/ac: approx. 1,700 units

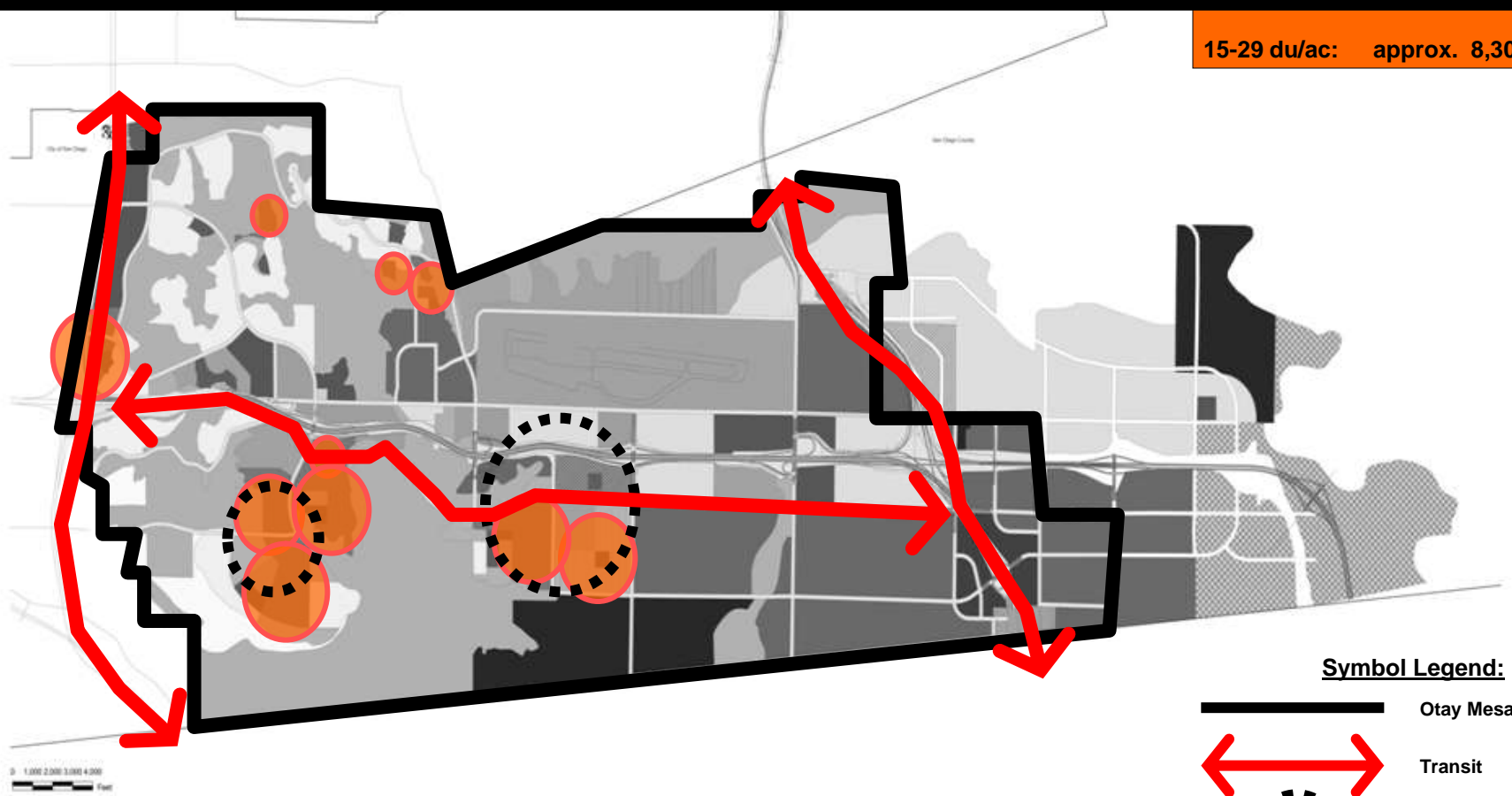


Symbol Legend:





-  Otay Mesa Planning Area
-  Transit
-  Village Center
- 



15-29 du/ac: approx. 8,300 units



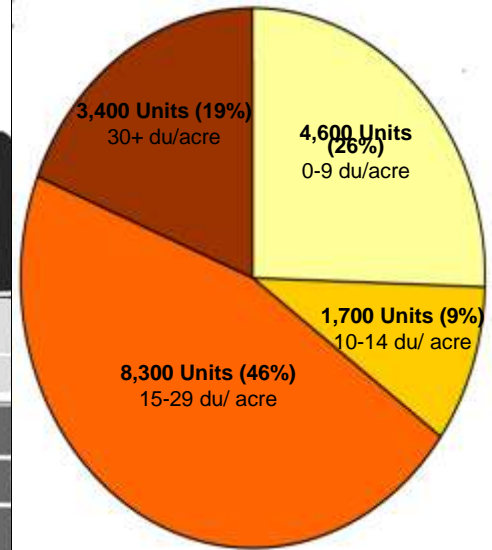
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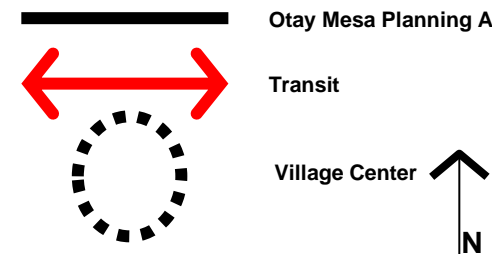
Medium-High Density Residential – Scenario # 3
Otay Mesa Community Plan Update



TOTAL: approx. 18,000 units

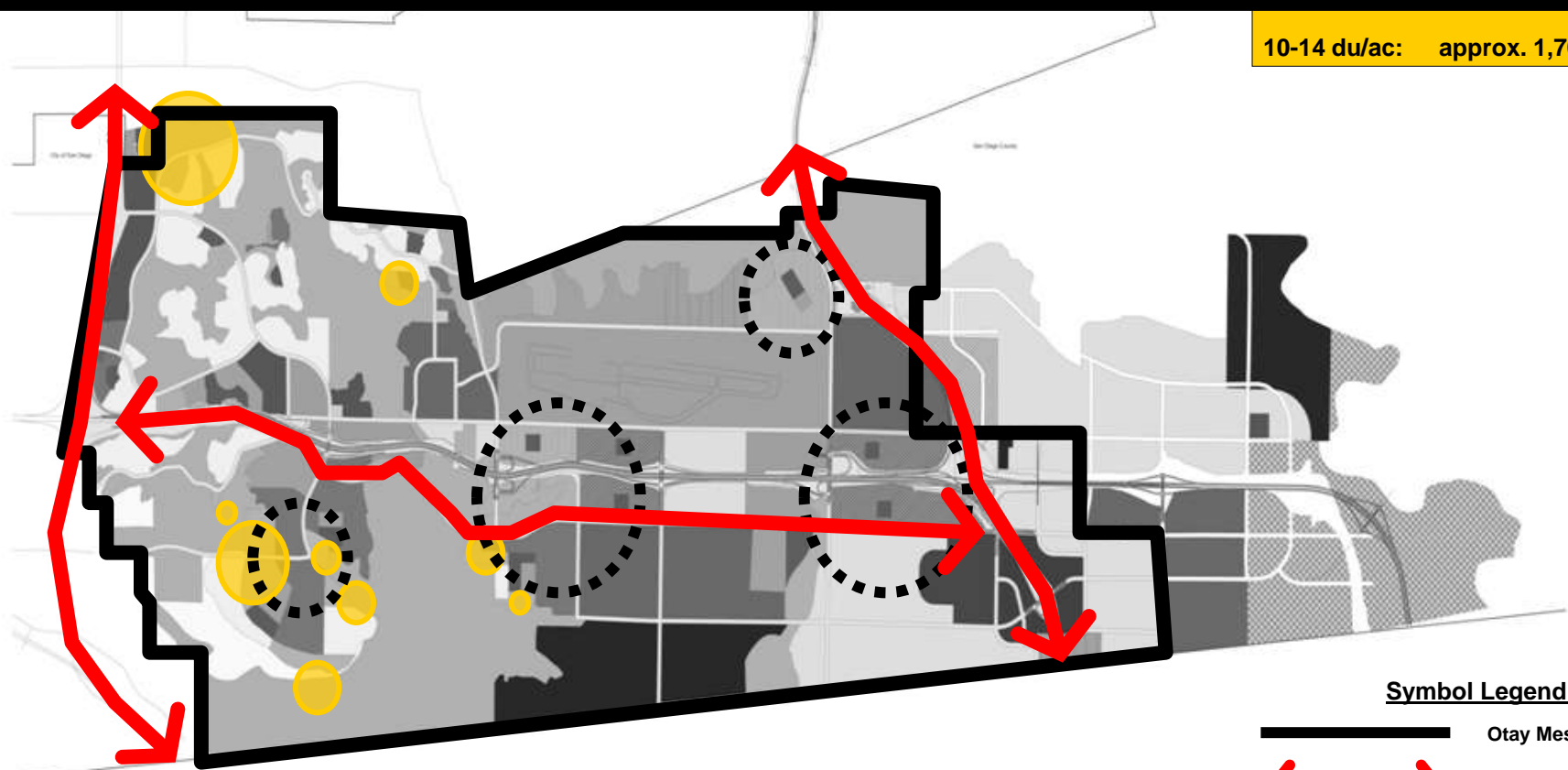


Symbol Legend:









10-14 du/ac: approx. 1,700 units



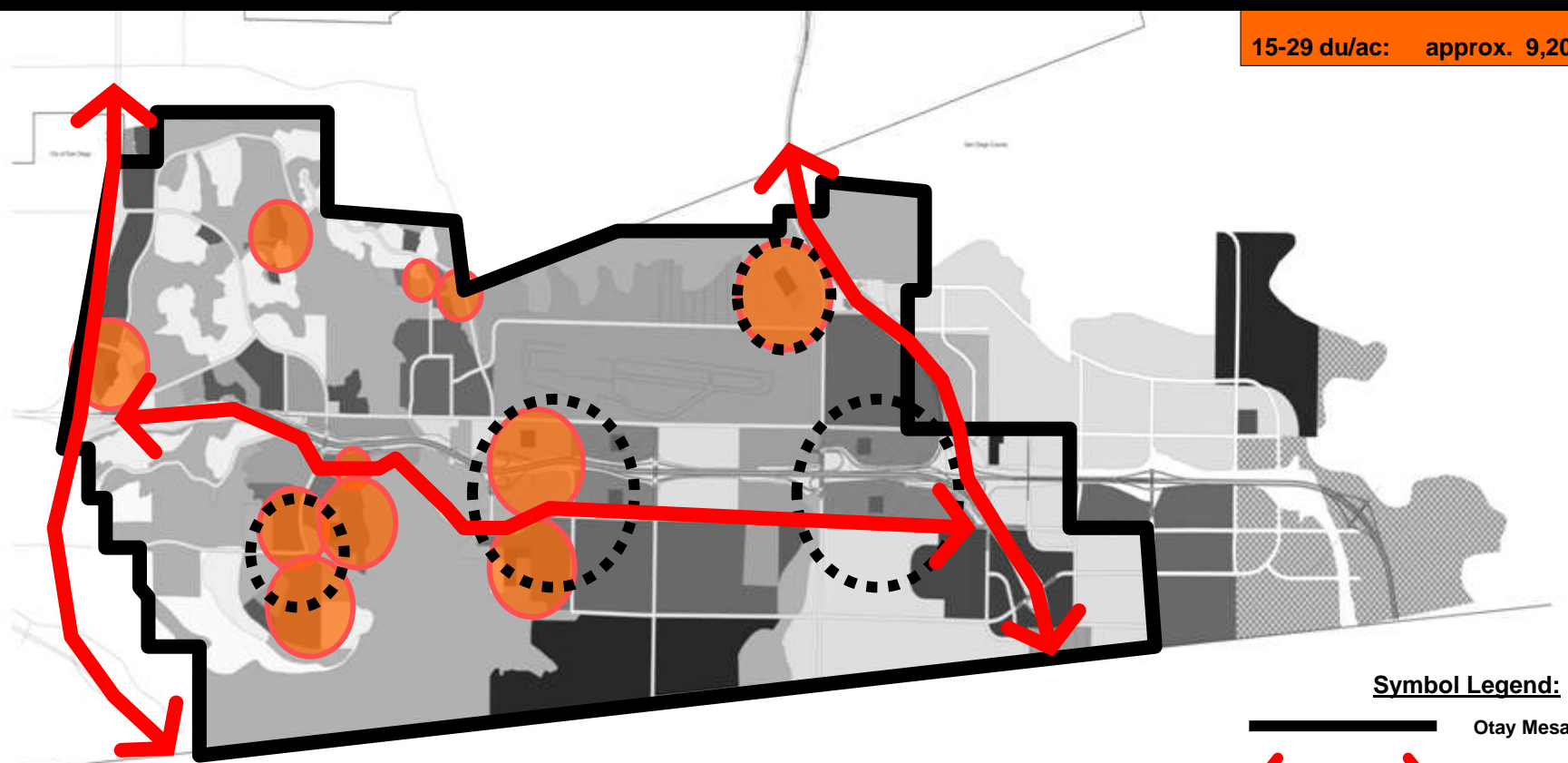
Symbol Legend:

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N

Medium Density Residential – Scenario # 1
Otay Mesa Community Plan Update







15-29 du/ac: approx. 9,200 units



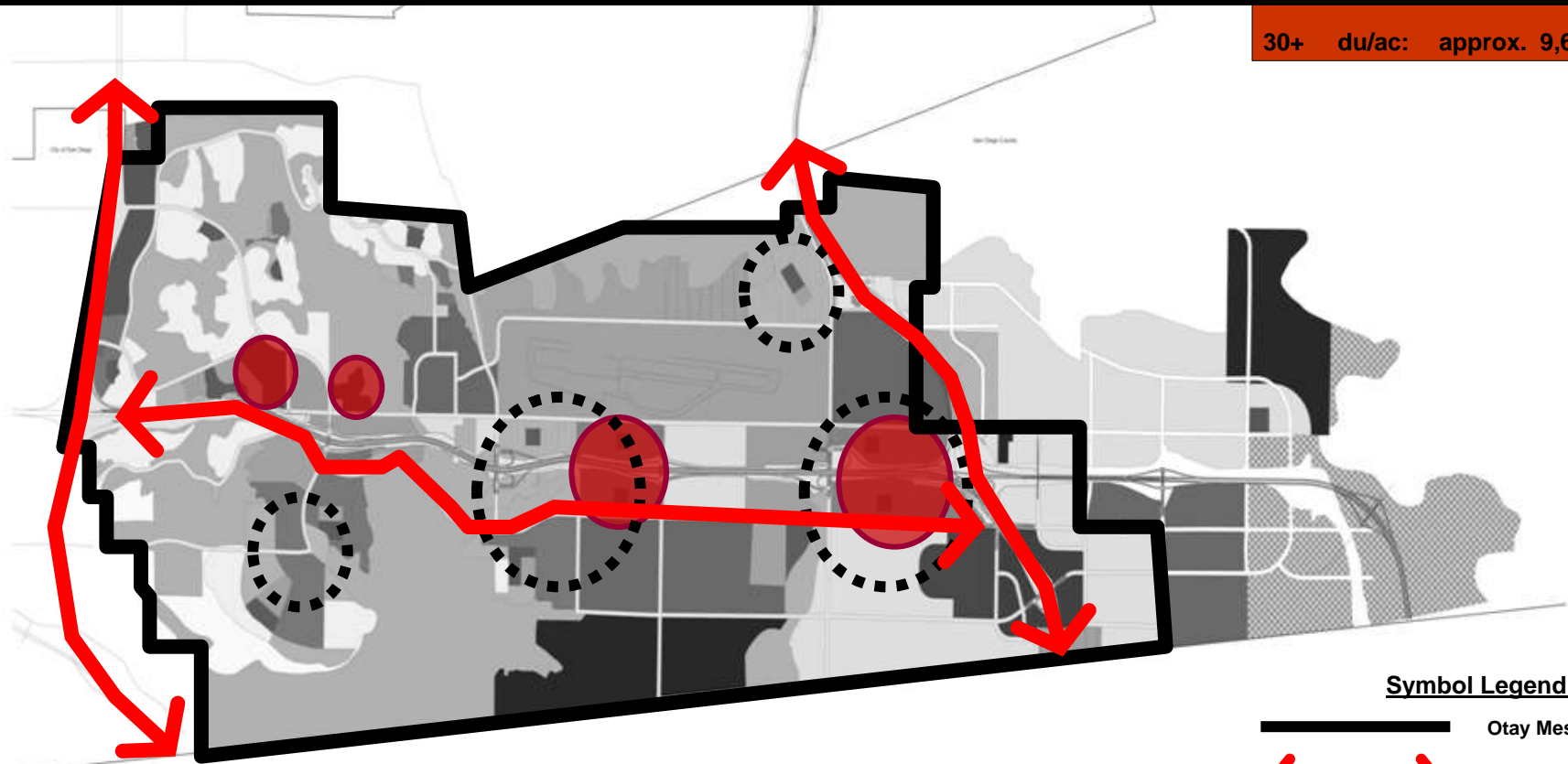
0 1,000 2,000 3,000 4,000 Feet

Symbol Legend:





-  Otay Mesa Planning Area
-  Transit
-  Village Center
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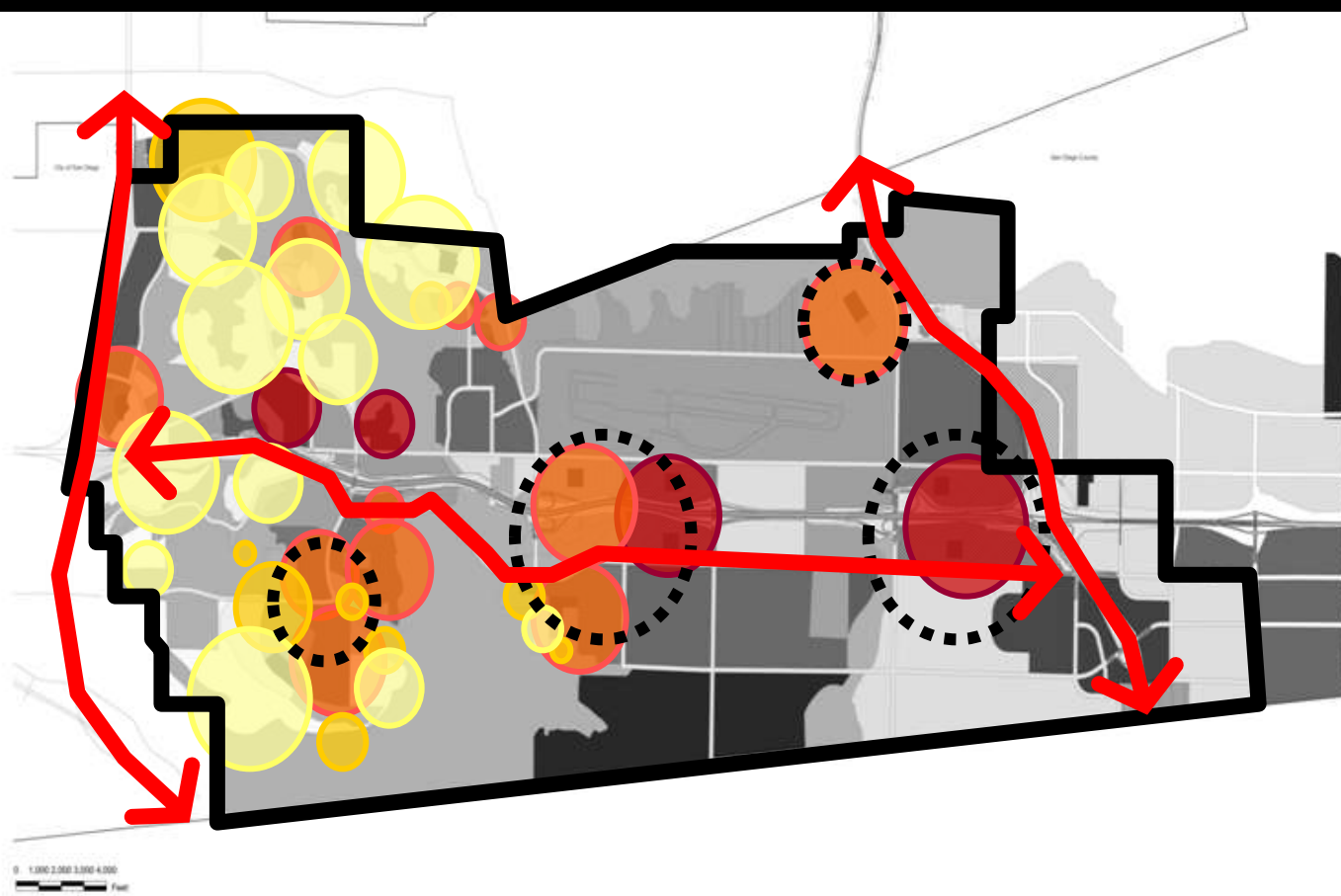


30+ du/ac: approx. 9,600 units

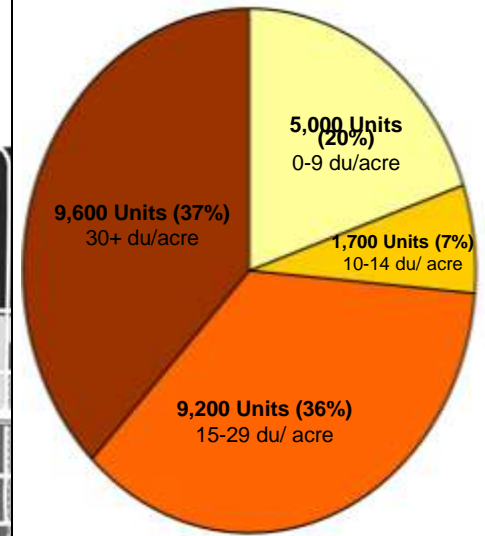


Symbol Legend:





-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N



TOTAL: approx. 25,500 units

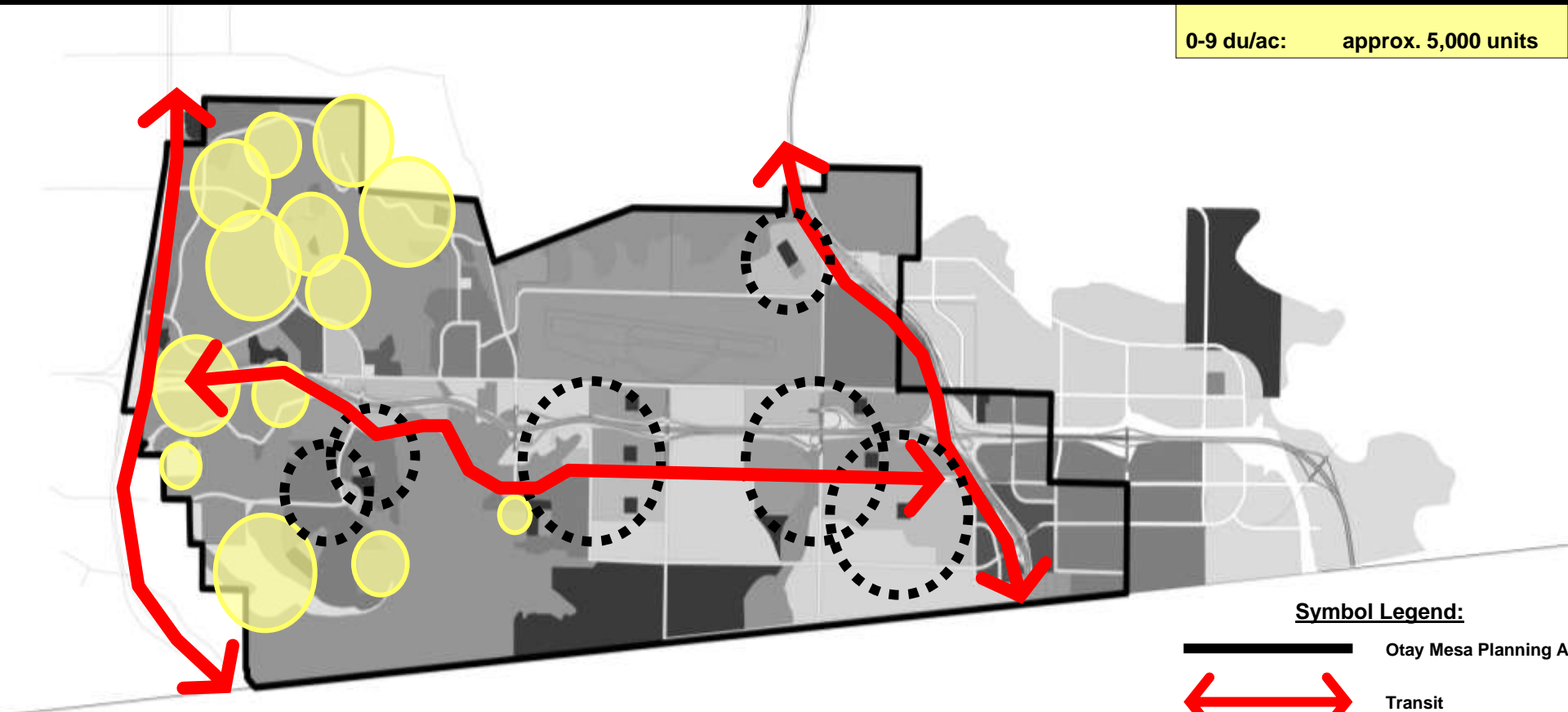


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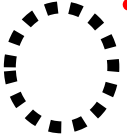

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N



0-9 du/ac: approx. 5,000 units



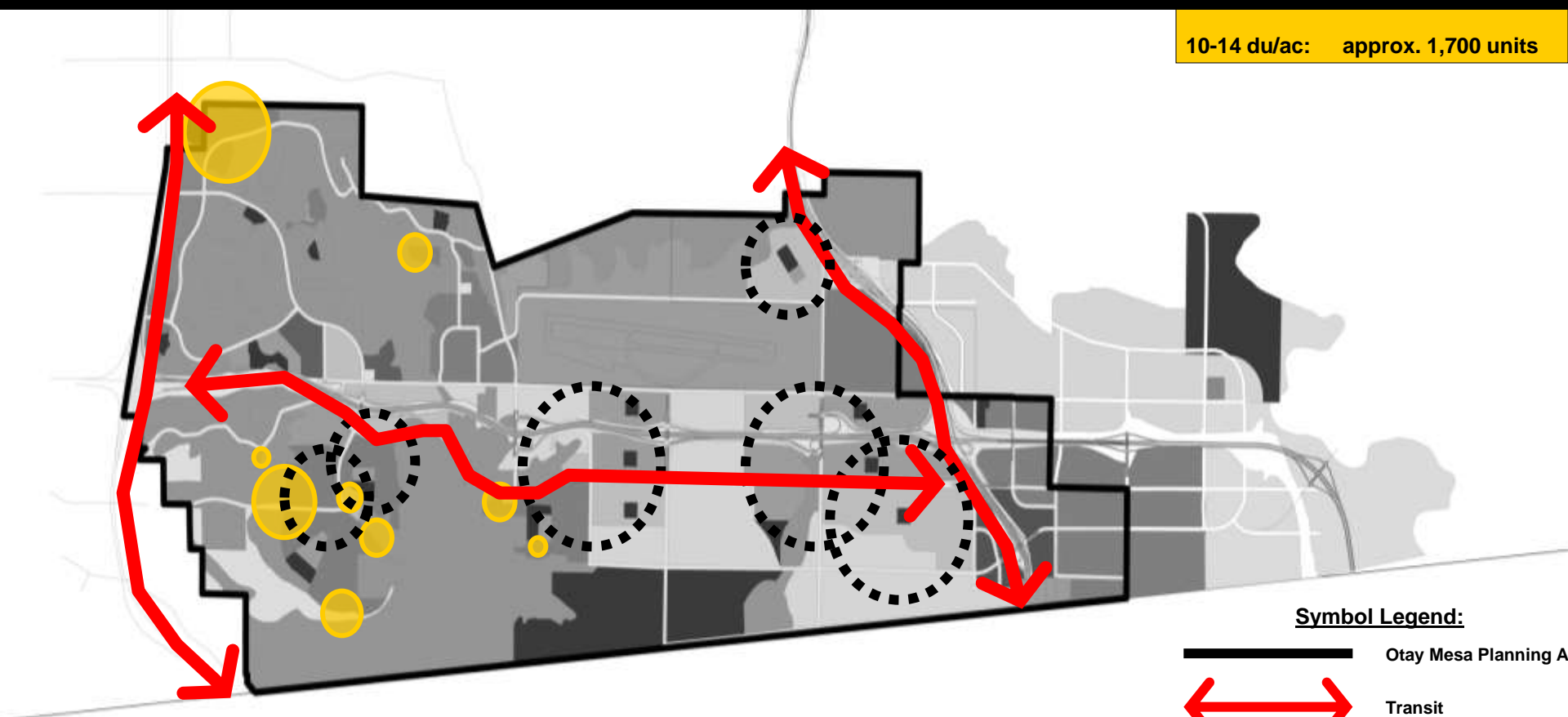
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-  Transit
-  Village Center
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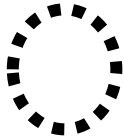

Low Density Residential-Scenario # 2
Otay Mesa Community Plan Update



10-14 du/ac: approx. 1,700 units



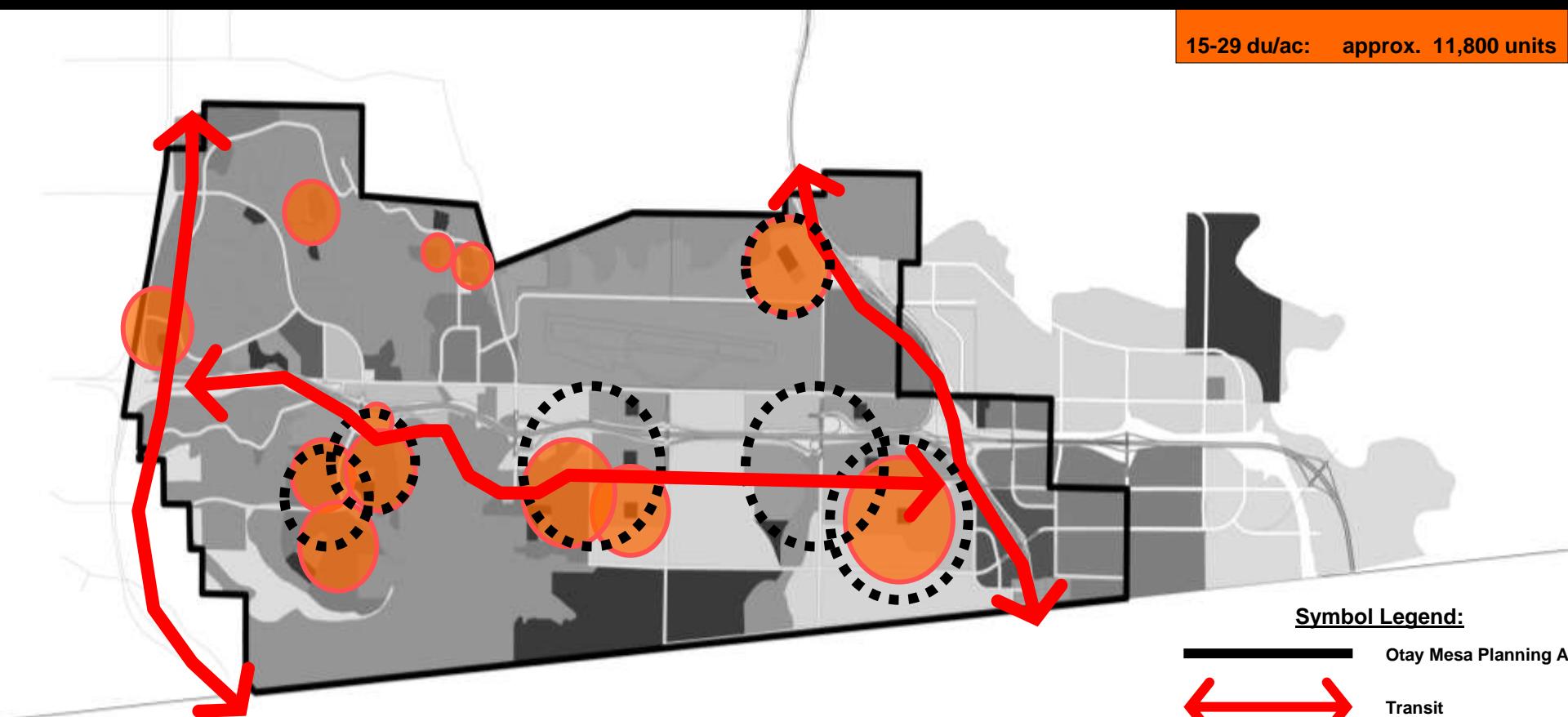
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Medium Density Residential – Scenario # 2
Otay Mesa Community Plan Update



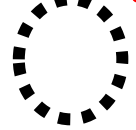



15-29 du/ac: approx. 11,800 units



0 1,000 2,000 3,000 4,000 Feet

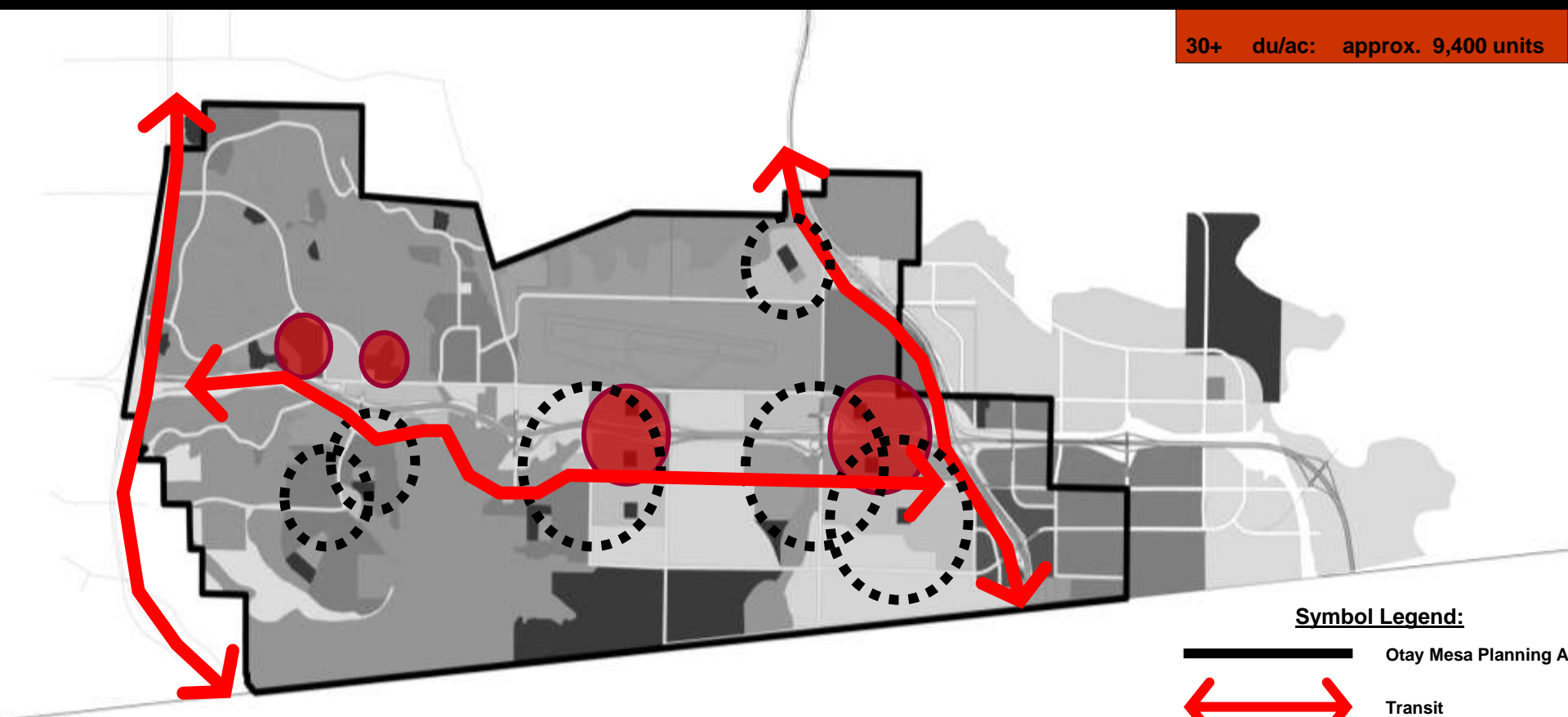
Symbol Legend:

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-  Transit
-  Village Center
-  N





Medium-High Density Residential – Scenario # 2
Otay Mesa Community Plan Update

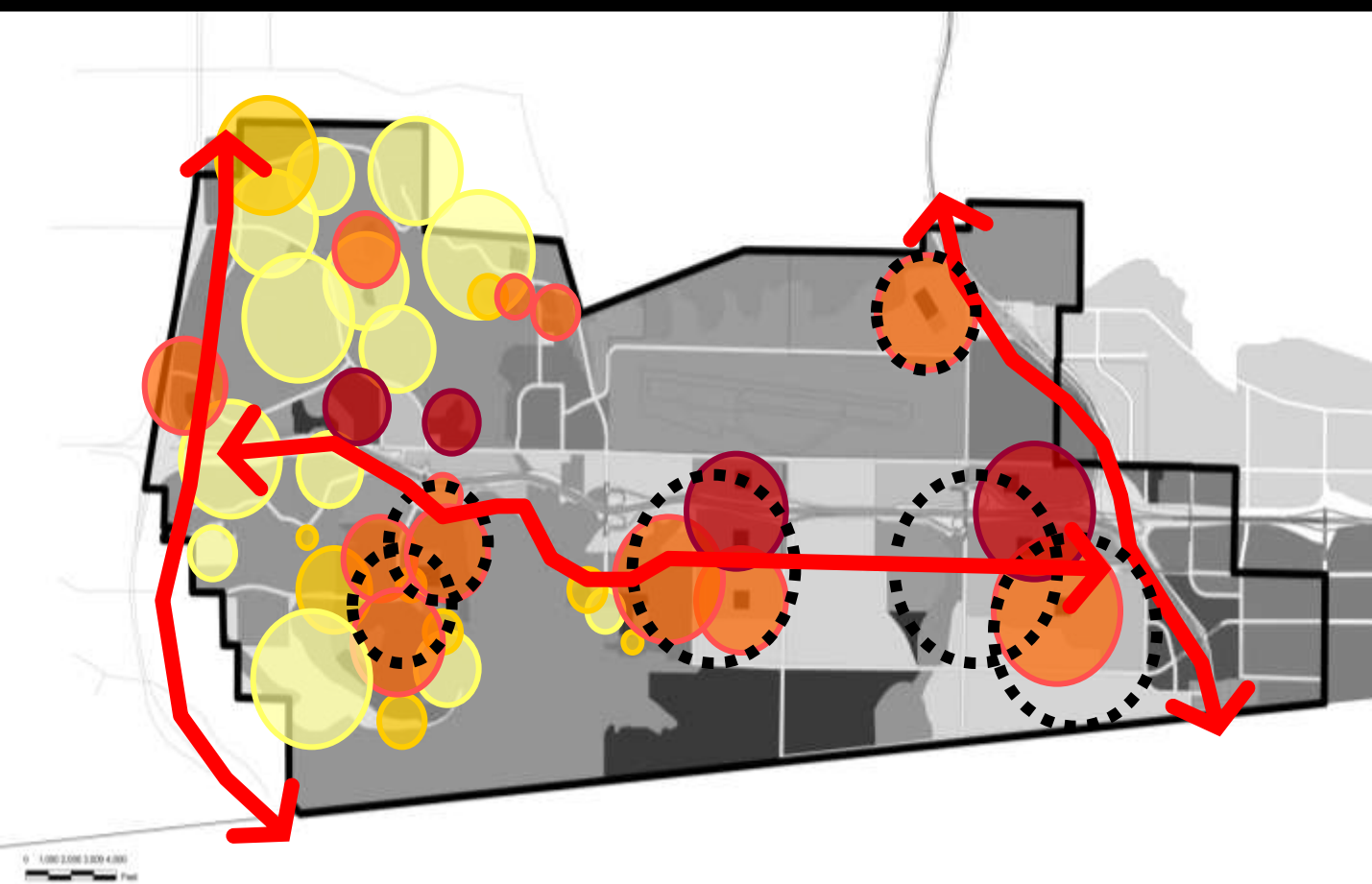


30+ du/ac: approx. 9,400 units

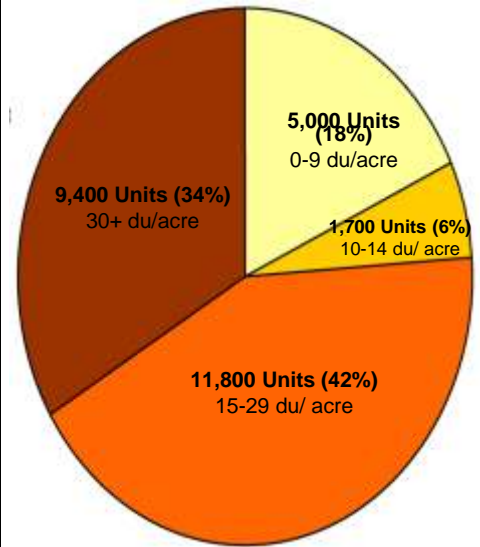


Symbol Legend:





-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N



TOTAL: approx. 27,900 units



Symbol Legend:

-  Otay Mesa Planning Area
-  Transit
-  Village Center
-  N

AFFORDABILITY TOOLS

- First time homebuyer assistance
- Developer financing and incentives



ANTICIPATED HOUSING TYPES IN OTAY MESA

Product Type	Bedrooms	Size (square feet)
Single family detached	3 to 5	1,800 – 2,900
Single family cluster homes	2 to 3	1,200 – 1,600
Triplexes	2 to 3	1,000 – 1,800
Townhomes (Rowhomes)	2 to 4	900 – 1,800
Stacked flats (Condos)	1 to 3	800 – 1,400
Apartments	1 to 3	650 – 1,200



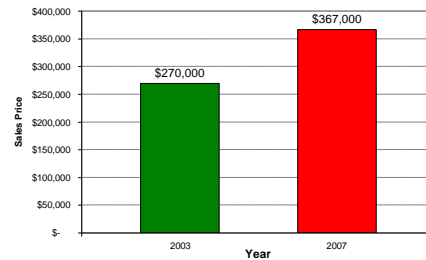
ECONOMIC FEASIBILITY

- Financial considerations
 - ✓ Price points
 - ✓ Market conditions
 - ✓ Fees
 - ✓ Area Median Income affordability
 - ✓ Fiscal impact



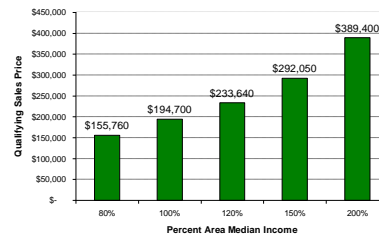
Price Trends: Otoy Mesa Multi-family Housing

(two-bedroom stacked condo unit, no subterranean parking)



Affordability Chart

4 persons per household earning \$64,900 (100% AMI)
Assumes 3 x income = qualifying sales price



AMI SOURCE: California Department of Housing and Community Development, 2006 Income Limits, San Diego County



QUESTIONS FOR PLANNING COMMISSION

- Is the general approach to providing housing opportunities close to jobs, affordable housing, and a balanced community satisfactory?
- What other policies and approaches, if any, should staff and the planning team consider?
- What policies and approaches, if any, should staff and the planning team evaluate to improve the economic feasibility of providing affordable housing?



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Discussion and Comments



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