

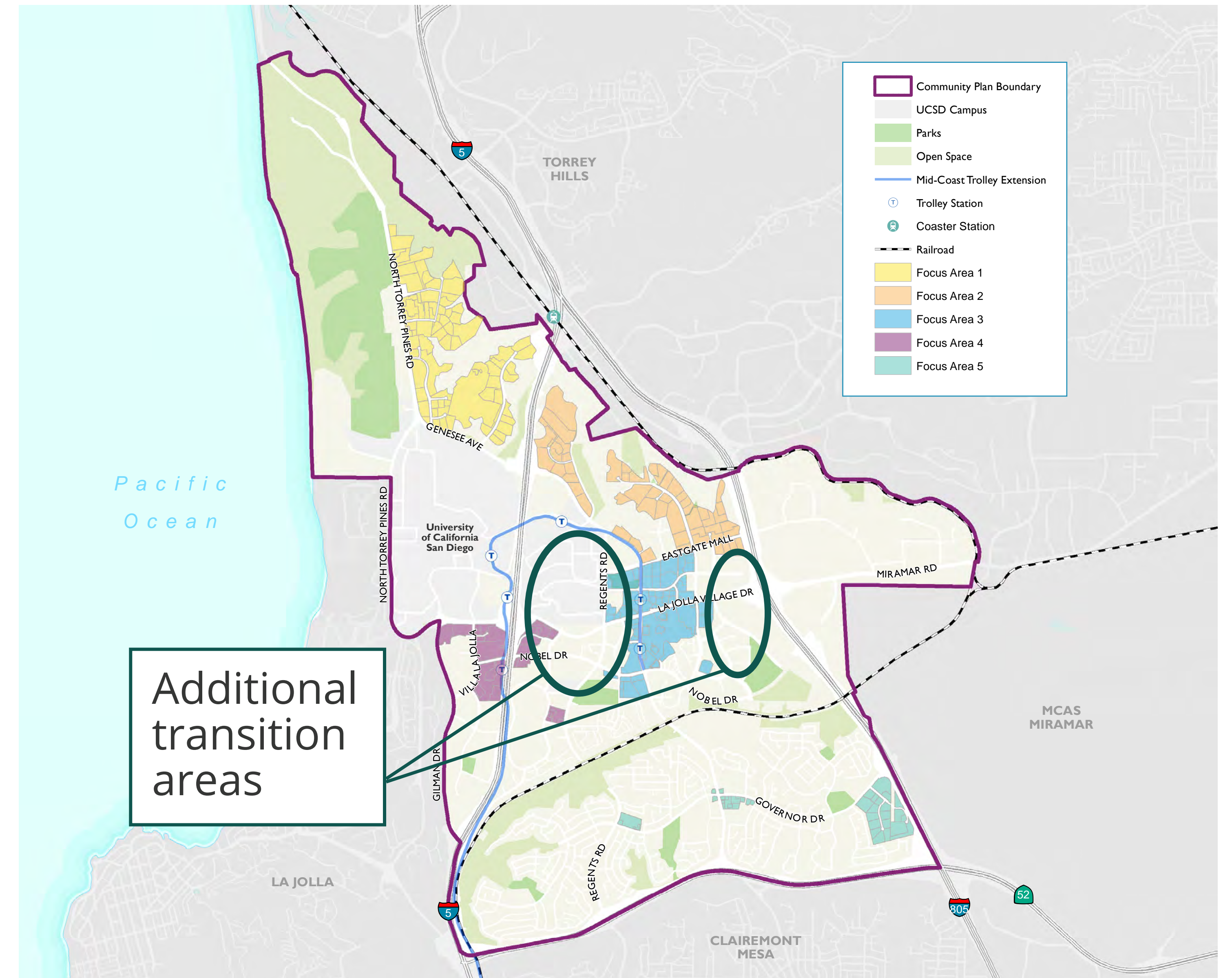
# LAND USE SCENARIOS

## Putting the Pieces Together

### Focus Areas

The focus areas represent the areas of the community that are most likely to change between now and 2050 based on how much existing investment already exists within the community as a whole. However, it is not expected that all sites within the focus areas will change or that all sites will all develop into the maximum allowed capacity on the site.

Beyond the focus areas, other areas of the community are much less likely to change. Some sites, however, serve as important transitions between focus areas. Even though they are less likely to redevelop, a new land use designation with an increased intensity has been applied. In addition, increased development capacity can help promote reinvestment in sites as they begin to age.

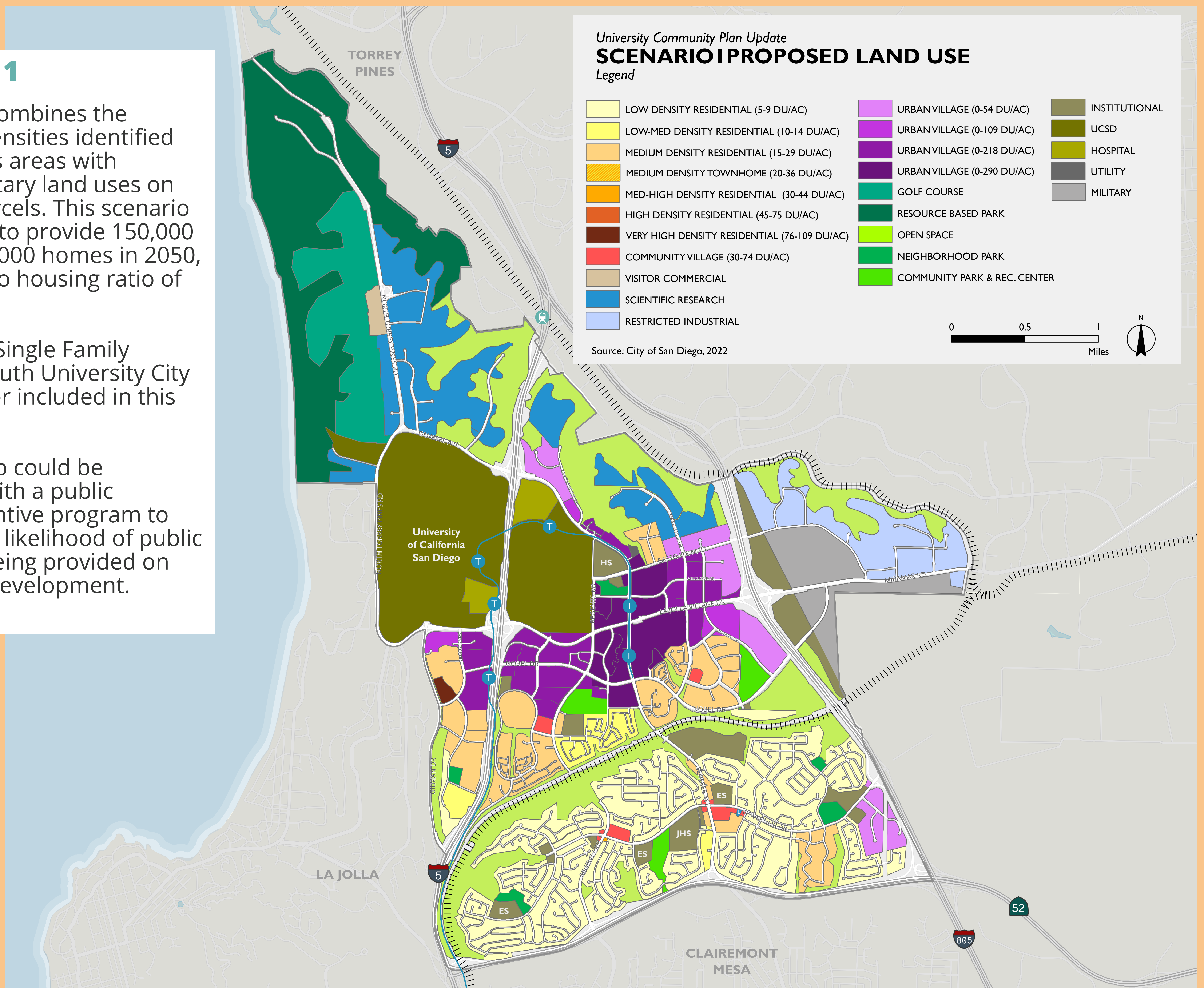


### Scenario 1

Scenario 1 combines the greatest intensities identified for the focus areas with complementary land uses on adjacent parcels. This scenario is projected to provide 150,000 jobs and 81,000 homes in 2050, with a jobs to housing ratio of 1.85.

Changes to Single Family homes in South University City are no longer included in this alternative.

This scenario could be combined with a public benefit incentive program to increase the likelihood of public amenities being provided on site with redevelopment.





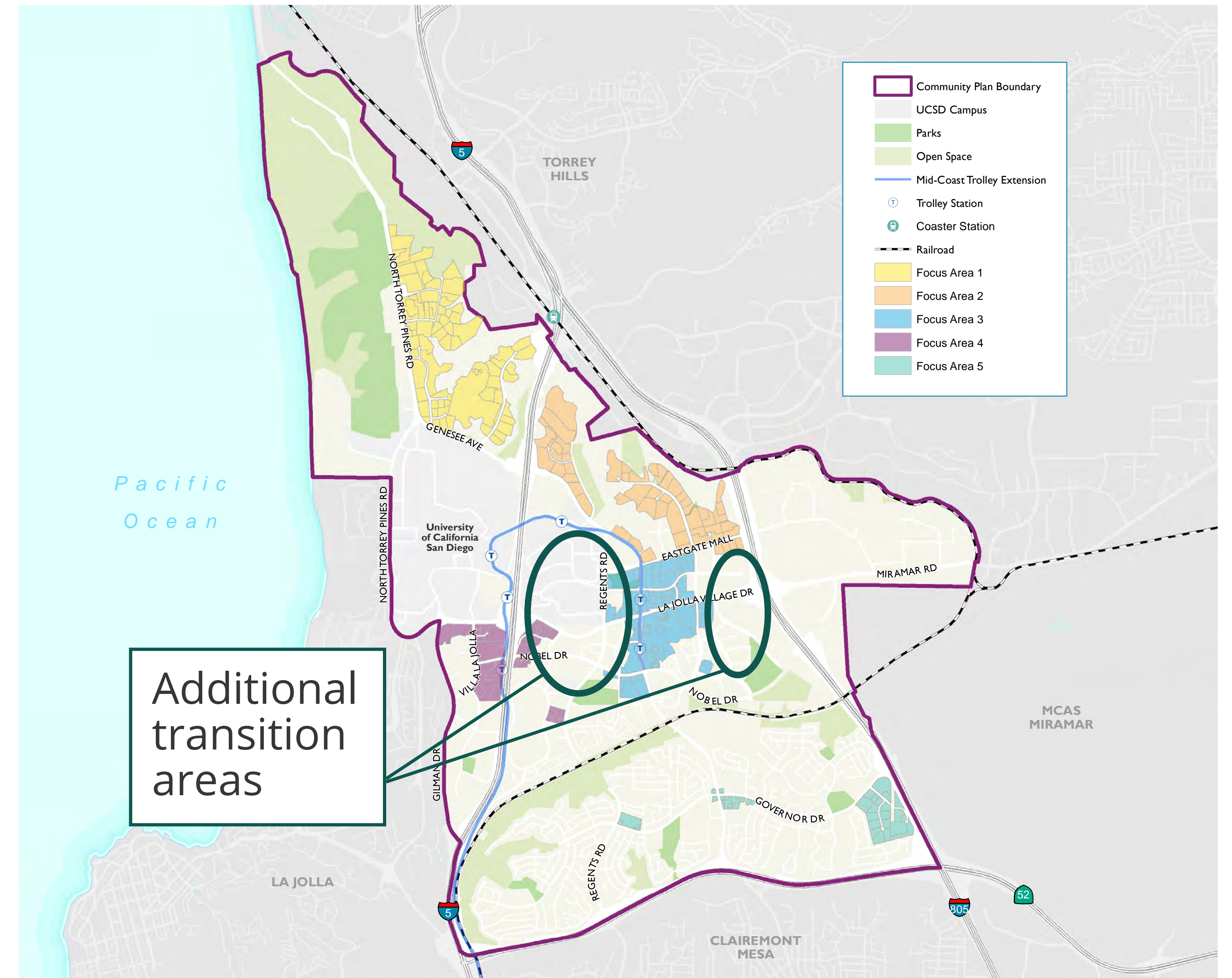
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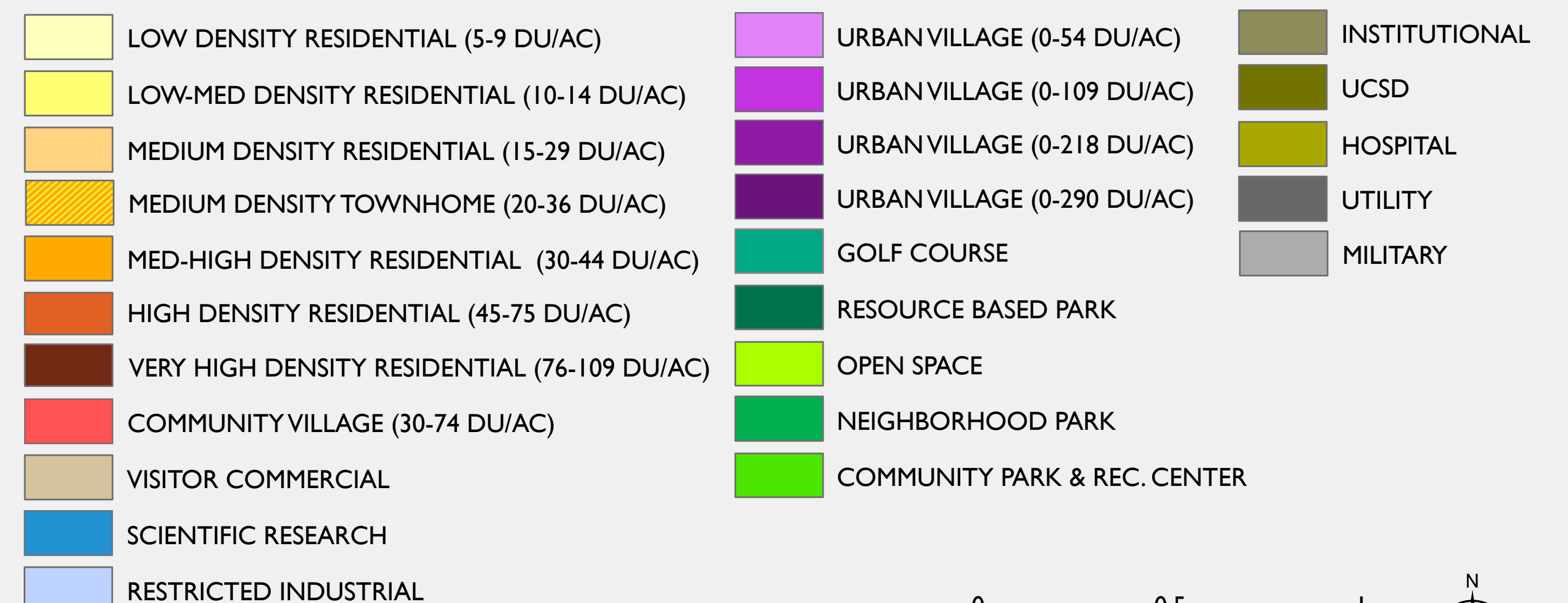
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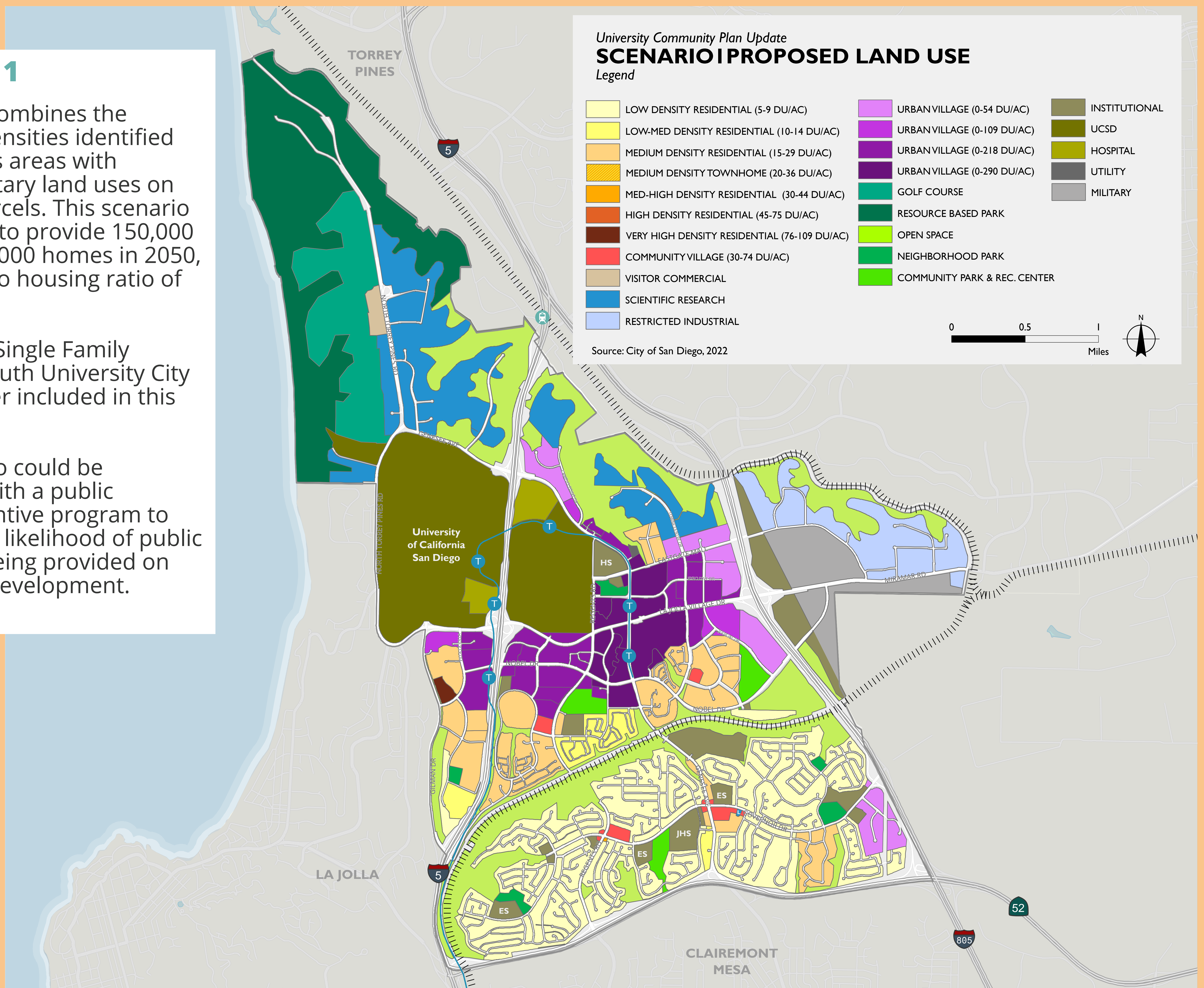
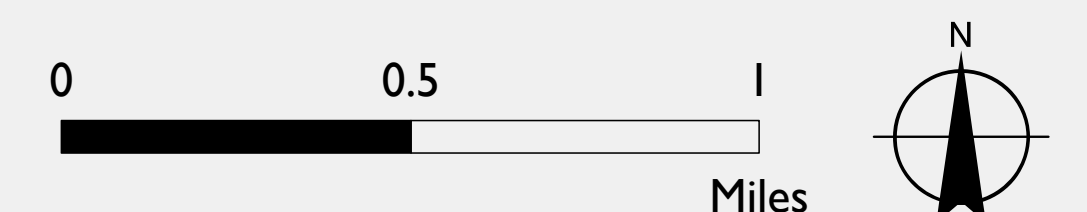
University Community Plan Update

### SCENARIO 1 PROPOSED LAND USE

Legend



Source: City of San Diego, 2022



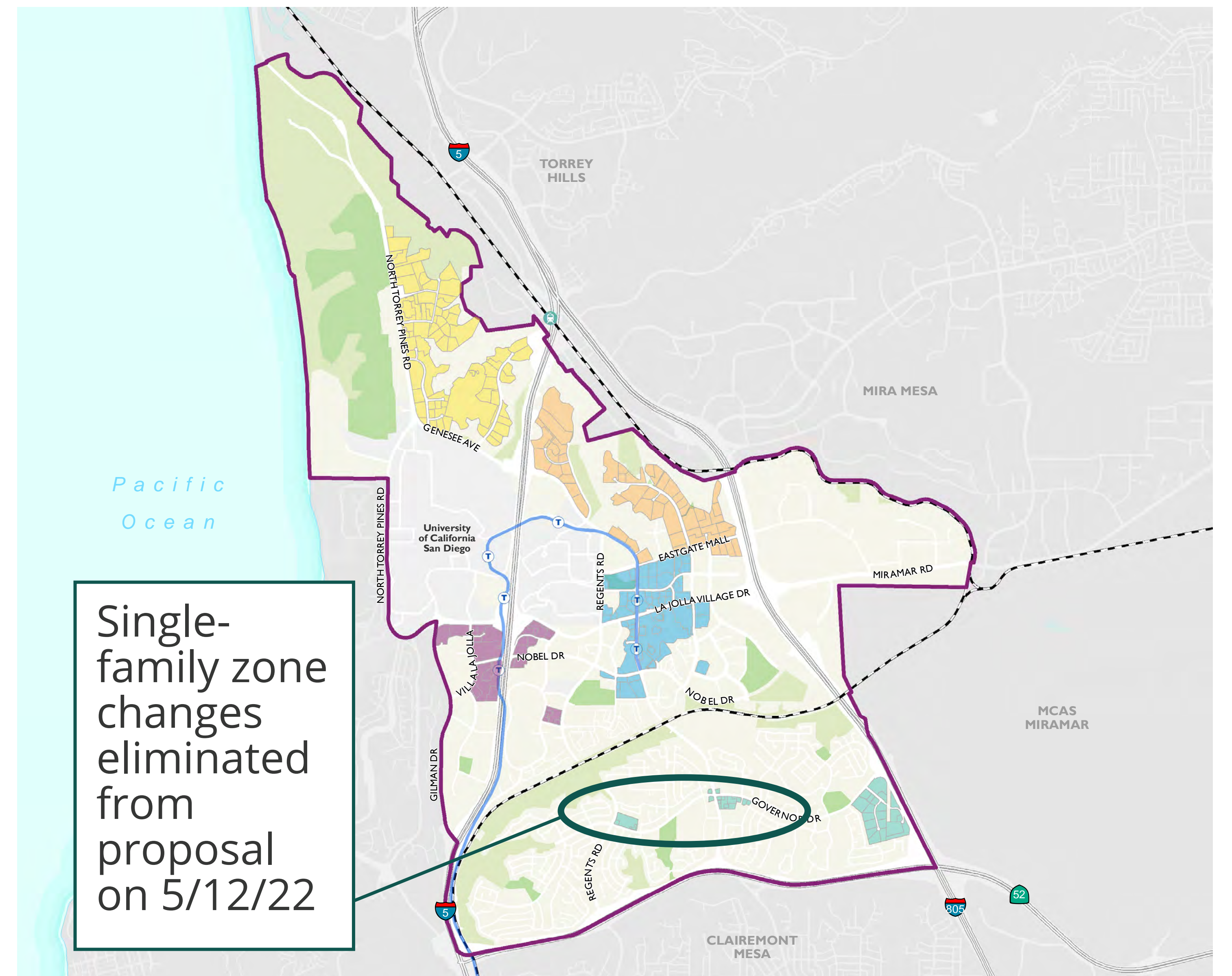


# LAND USE SCENARIOS

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### Single-Family Areas in South UC

The change to the single-family zoning was introduced by the City to reflect greater clarity and opportunity to implement the City's recent adoption of Senate Bill 9. The Planning Department, the Mayor, and Councilmember Joe LaCava understand that by and large, the community disagrees. Further, we understand the community believes existing SB 9 regulations better suit your neighborhood than the proposed upzoning. Continued discussion of zoning for South University City detracts from the important conversations and decisions on the remainder of the Plan Update. We will move forward only with the University Community Plan Update land use scenarios focused on North University City and the commercial centers and office uses in South University City. No changes will be included for the residential uses in South University City.

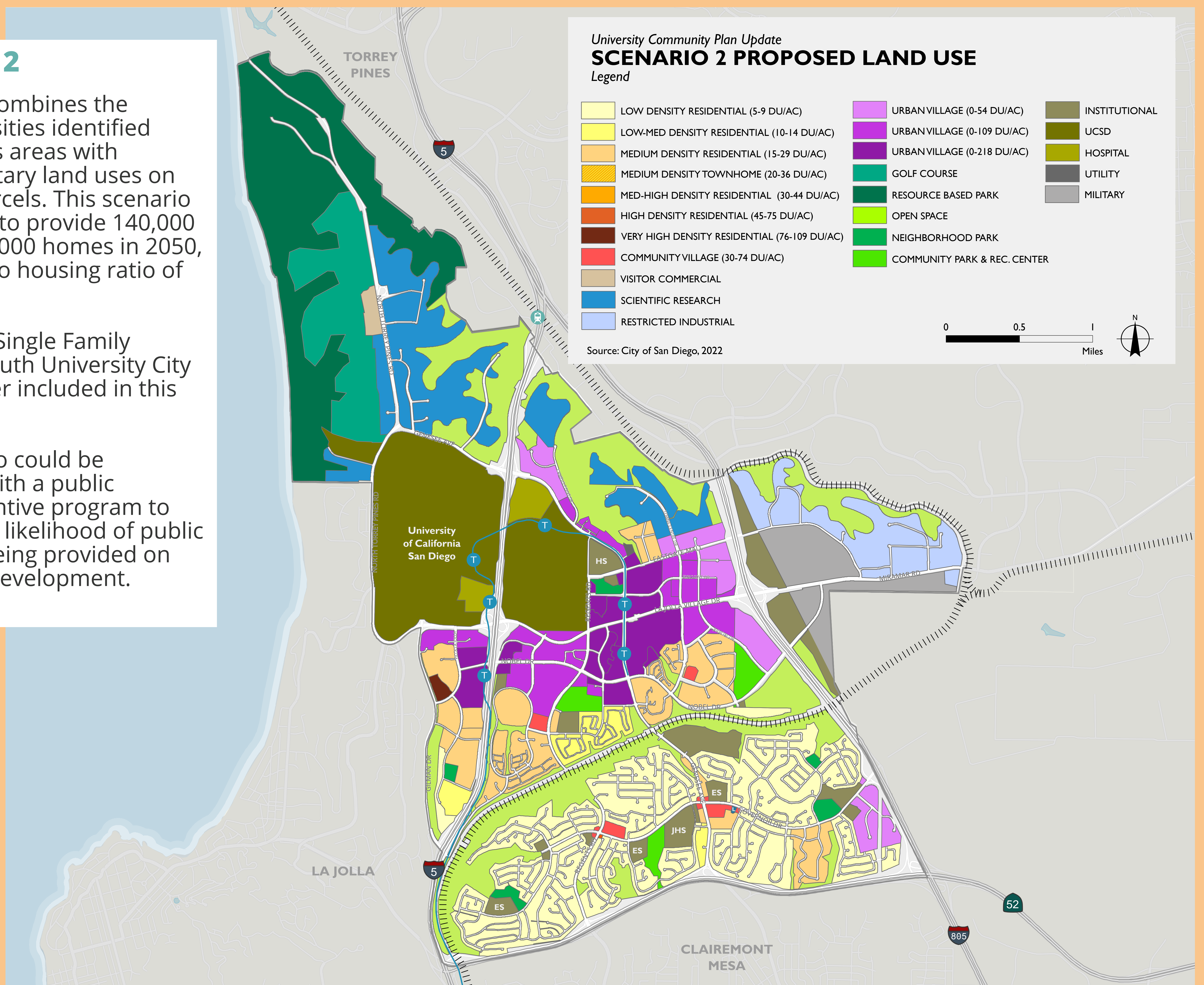


### Scenario 2

Scenario 2 combines the lesser intensities identified for the focus areas with complementary land uses on adjacent parcels. This scenario is projected to provide 140,000 jobs and 60,000 homes in 2050, with a jobs to housing ratio of 2.33.

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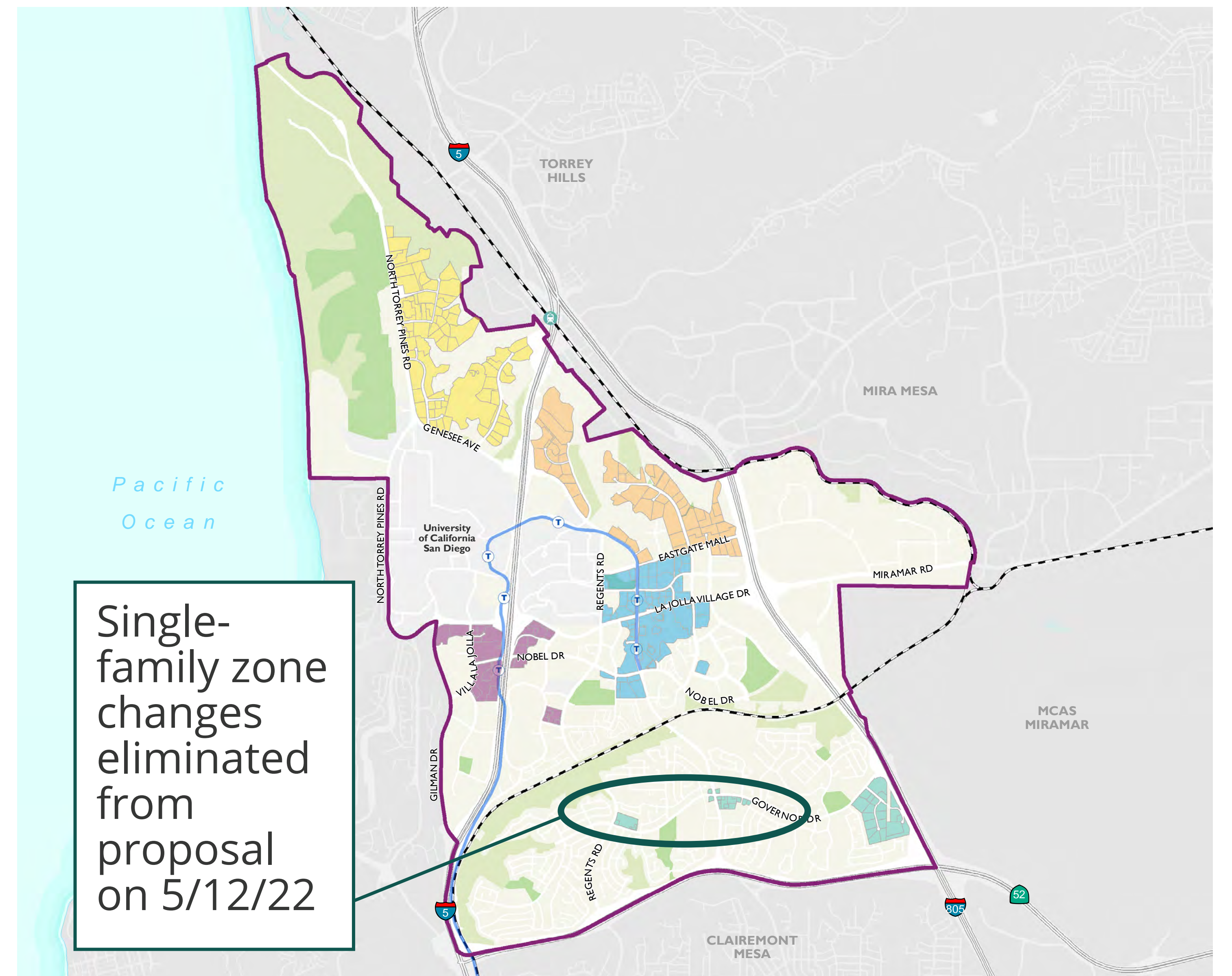


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