



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

October 18, 2022

AGENDA

- 6:00** CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
APPROVAL OF MINUTES: June and September 2022 Meetings
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:20** INTRODUCTION TO ITERATIVE PROCESS
Nancy Graham (City of San Diego)
- 6:30** LAND USE SCENARIOS DISCUSSION
Andy Wiese (Chair, UCPU Subcommittee)
- 8:30** ADJOURNMENT

INTRODUCTIONS



Nancy Graham, AICP
Supervising Project Manager
City of San Diego
NHGraham@sandiego.gov



Suchi Lukes, AICP
Senior Planner
City of San Diego
slukes@sandiego.gov

POSSIBLE SCENARIOS

Staff-
Recommended
Scenario

CPG-
Recommended
Scenario

Additional
Scenario

Discuss
Ideas
Tonight

Discuss
Ideas
Tonight

Future
Meeting

SANDAG FORECAST

- Constrained by the adopted Community Plan
- Not intended to be a target for Community Plan Updates
- As Plan Updates occur, the Forecast is re-adjusted to accommodate changes
- Forecast is updated every 4 years

SANDAG FORECAST OVER TIME

Housing Units Needed in San Diego in 2030

- Series 10 – 558,100
- Series 11 – 574,254
- Series 12 – 629,694
- Series 13 – 613,493
- Series 14 – 622,795

If we limited housing to the Series 10 Forecast, we will be **64,695 short** of what the current Forecast has identified.

Downtown Forecasts

Housing Units Forecast for 2030

- Series 10 – 34,282
- Series 11 – 49,453
- Series 12 – 44,257
- Series 13 – 36,651
- Series 14 – 47,212



Community Plan Updated

Buildout Capacity of
Updated Community
Plan in 2030:

53,100

Kearny Mesa Forecasts

Housing Units Forecast for 2030

- Series 10 – 2,995
- Series 11 – 2,952
- Series 12 – 3,833
- Series 13 – 4,049
- Series 14 – 8,189



Community Plan Updated

Buildout Capacity of
Community Plan in
2050: 25,826

Linear Extrapolation of
2030: **10,872**

Housing Units Forecast for 2030

- Series 10 – 27,469
- Series 11 – 26,533
- Series 12 – 28,650
- Series 13 – 28,735
- Series 14 – 28,335

Remaining
Buildout Capacity
of Current
Community
Plan/Zoning:
27,951

Population and Housing

Population	2016		2025		2035		2050		2016 to 2050 Change	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Numeric	Pct
Household Population	59,259	83.7	63,885	80.4	62,952	80.2	65,057	80.7	5,798	9.8
Group Quarters	11,509	16.3	15,561	19.6	15,561	19.8	15,561	19.3	4,052	35.2
Military	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
College	11,033	15.6	15,056	19.0	15,056	19.2	15,056	18.7	4,023	36.5
Other	476	0.7	505	0.6	505	0.6	505	0.6	29	6.1
	70,768	100.0	79,446	100.0	78,513	100.0	80,618	100.0	9,850	13.9
Housing Units										
Single Family Detached	4,486	17.0	4,483	16.0	4,489	15.7	4,489	15.7	3	0.1
Single Family Attached	708	2.7	776	2.8	1,000	3.5	1,003	3.5	295	41.7
Multifamily	21,181	80.3	22,833	81.3	23,089	80.8	23,154	80.8	1,973	9.3
Mobile Home	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	26,375	100.0	28,092	100.0	28,578	100.0	28,646	100.0	2,271	8.6
Households by Type										
Single Family Detached	4,366	17.3	4,366	16.3	4,388	16.3	4,388	16.3	22	0.5
Single Family Attached	685	2.7	690	2.6	804	3.0	804	3.0	119	17.4
Multifamily	20,148	80.0	21,668	81.1	21,762	80.7	21,772	80.7	1,624	8.1
Mobile Home	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	25,199	100.0	26,724	100.0	26,954	100.0	26,964	100.0	1,765	7.0
Vacancy Rate										
Single Family Detached	2.7%		2.6%		2.2%		2.2%		-0.5%	
Single Family Attached	3.2%		11.1%		19.6%		19.8%		16.6%	
Multifamily	4.9%		5.1%		5.7%		6.0%		1.1%	
Mobile Home	0.0%		0.0%		0.0%		0.0%		0.0%	
Overall Vacancy Rate	4.5%		4.9%		5.7%		5.9%		1.4%	
Persons per Household										
	2.35		2.39		2.34		2.41		0.06	2.6

SERIES 13 REGIONAL GROWTH FORECAST

University Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,092	74,186	75,842	75,926	7,834	12%
Household Population	54,566	60,699	62,283	62,319	7,753	14%
Group Quarters Population	13,526	13,487	13,559	13,607	81	1%
Civilian	13,526	13,487	13,559	13,607	81	1%
Military	0	0	0	0	0	0%
Total Housing Units	26,412	28,495	28,855	29,053	2,641	10%
Single Family	5,192	5,194	5,214	5,233	41	1%
Multiple Family	21,220	23,301	23,641	23,820	2,600	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	25,120	27,094	27,656	27,710	2,590	10%
Single Family	5,030	5,020	5,070	5,067	37	1%
Multiple Family	20,090	22,074	22,586	22,643	2,553	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.9%	4.9%	4.2%	4.6%	-0.3	-6%
Single Family	3.1%	3.4%	2.8%	3.2%	0.1	3%
Multiple Family	5.3%	5.3%	4.5%	4.9%	-0.4	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.24	2.25	2.25	0.1	4%

PLAN UPDATES

18 Plan
Updates
Completed
since 2006

5 Plan
Updates in
Progress
(including
University)

4 Plan
Updates on
Deck for
Next Cycle