



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

November 15, 2022

AGENDA

- 6:00** CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:20** REVISED LAND USE SCENARIOS
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

Optional
Additional
Scenario

Discuss
Version
Tonight

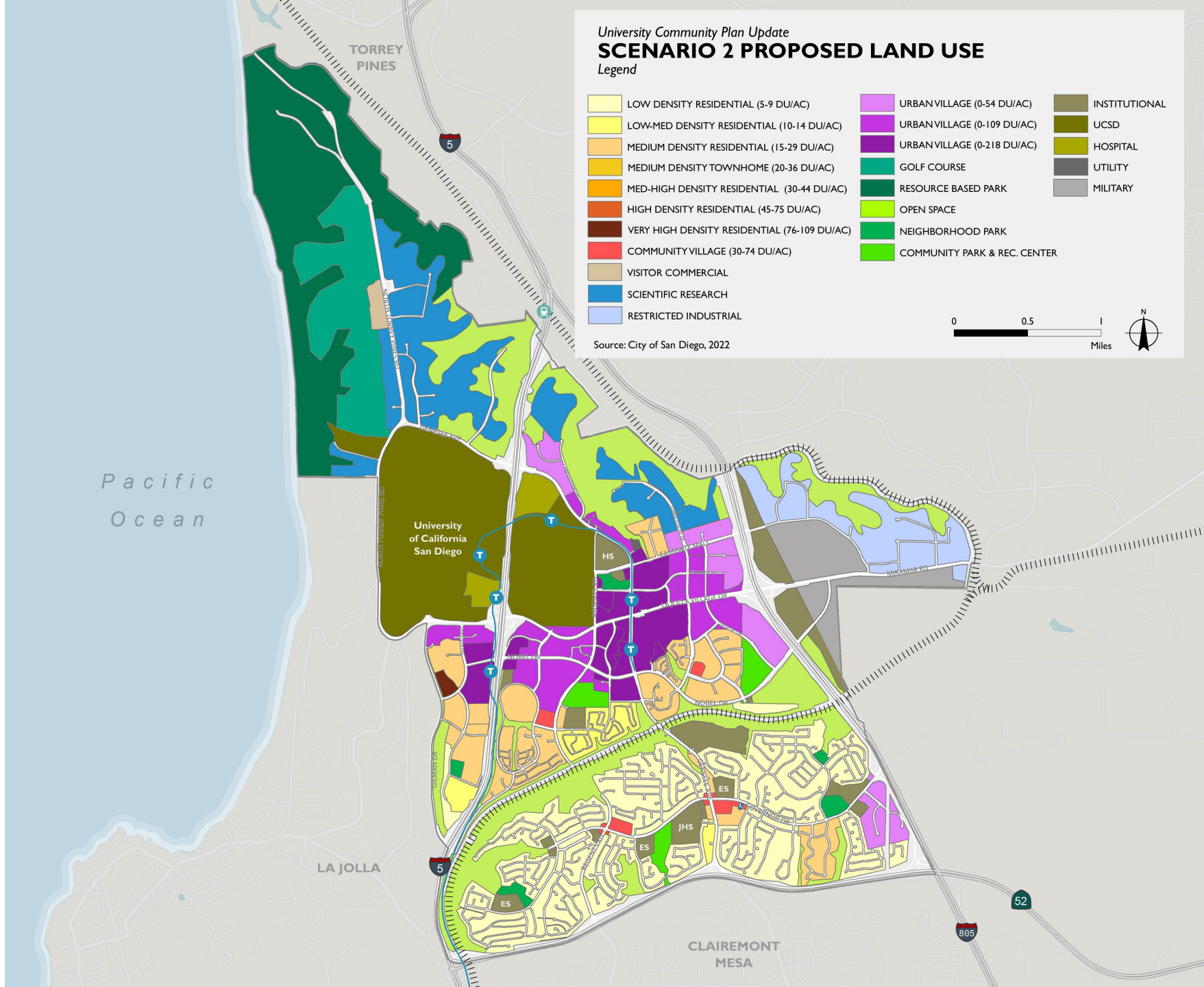
Discuss
Version
Tonight

Future
Meeting

Scenario 2

Housing
Buildout Estimate:
33,000 New Units

Jobs
Buildout Estimate:
80,000 New Jobs



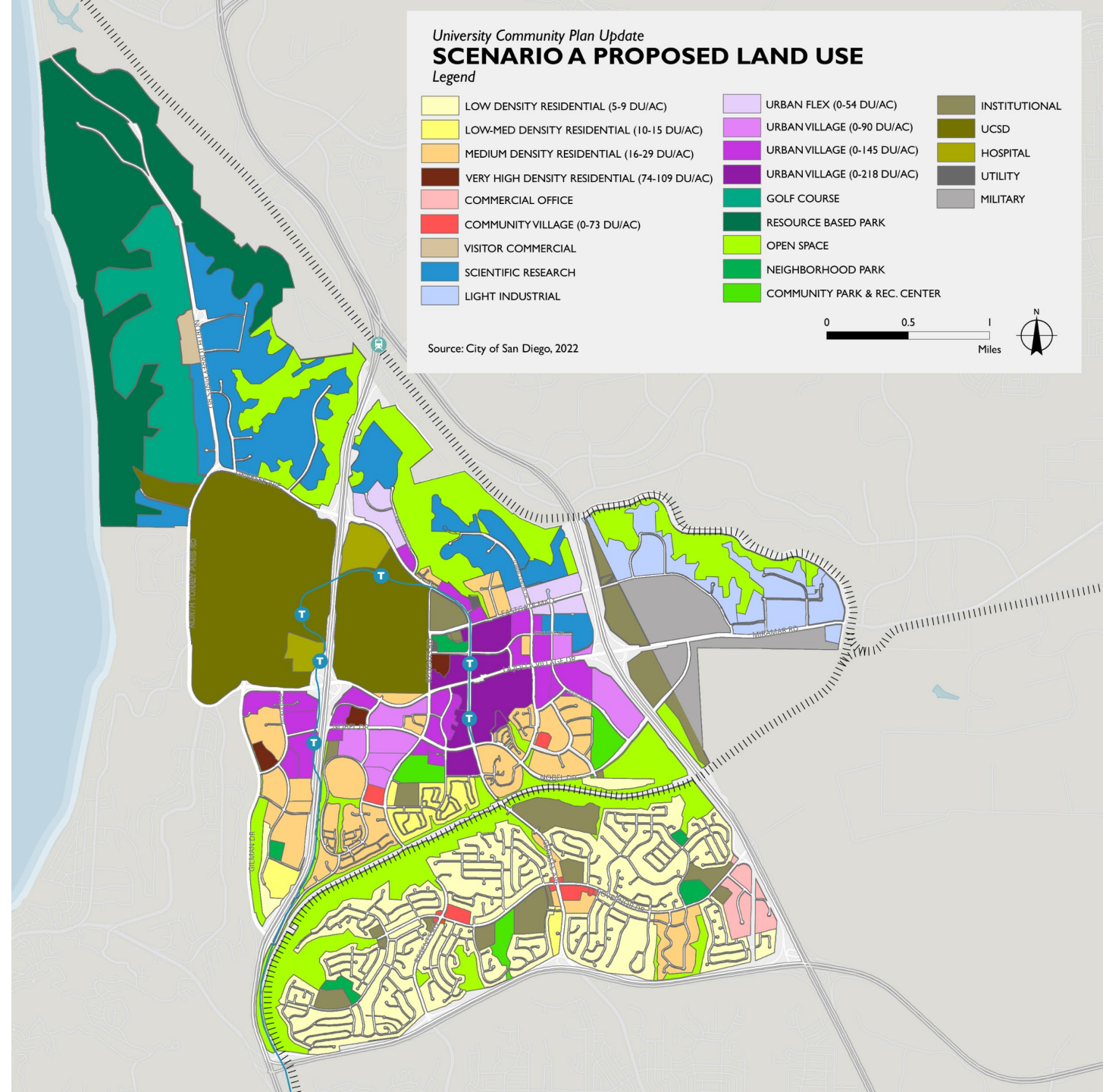
Scenario A

Housing

Buildout Estimate:
30,000 New Units
S2Δ -3,000

Jobs

Buildout Estimate:
70,000 New Jobs
S2Δ -10,000

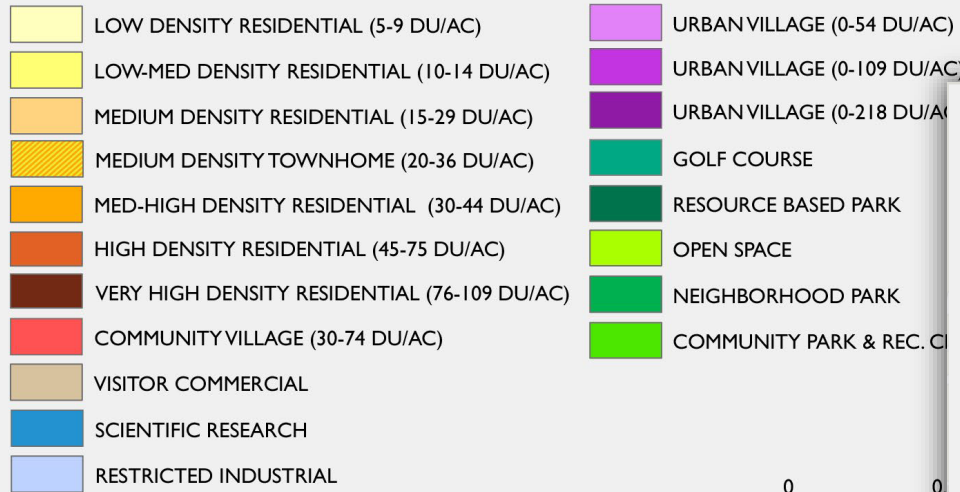


Updated Density Range

University Community Plan Update

SCENARIO 2 PROPOSED LAND USE

Legend



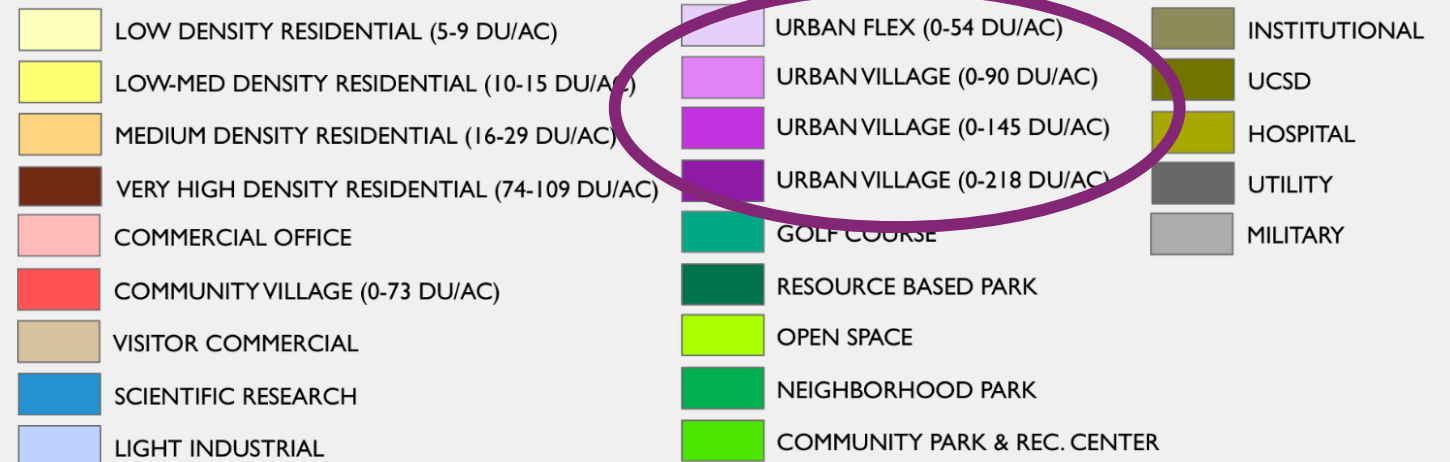
0 0.5

Source: City of San Diego, 2022

University Community Plan Update

SCENARIO A PROPOSED LAND USE

Legend



0 0.5 1

Miles



Source: City of San Diego, 2022

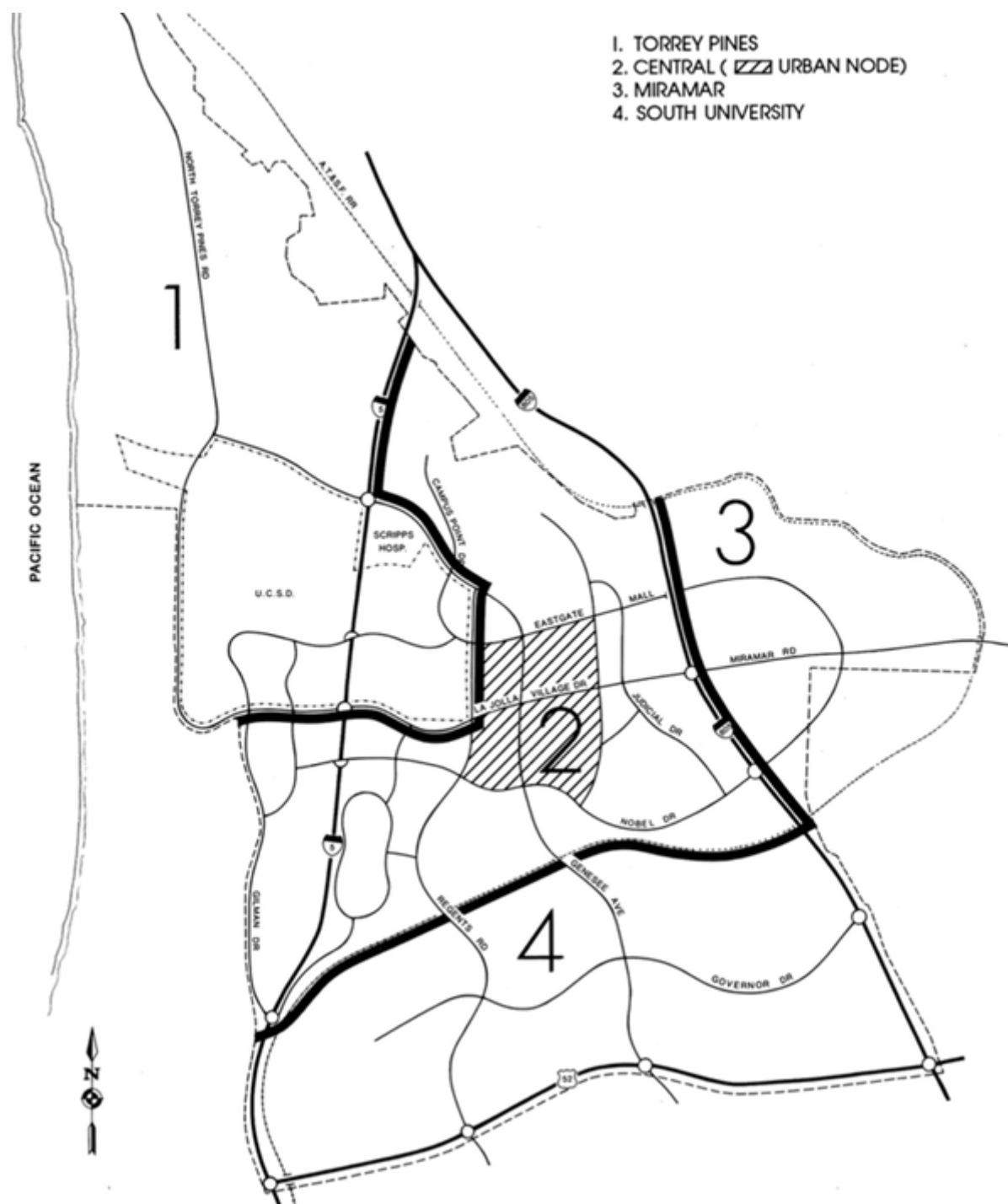
Housing and Retail Prioritization Level (2050)

High

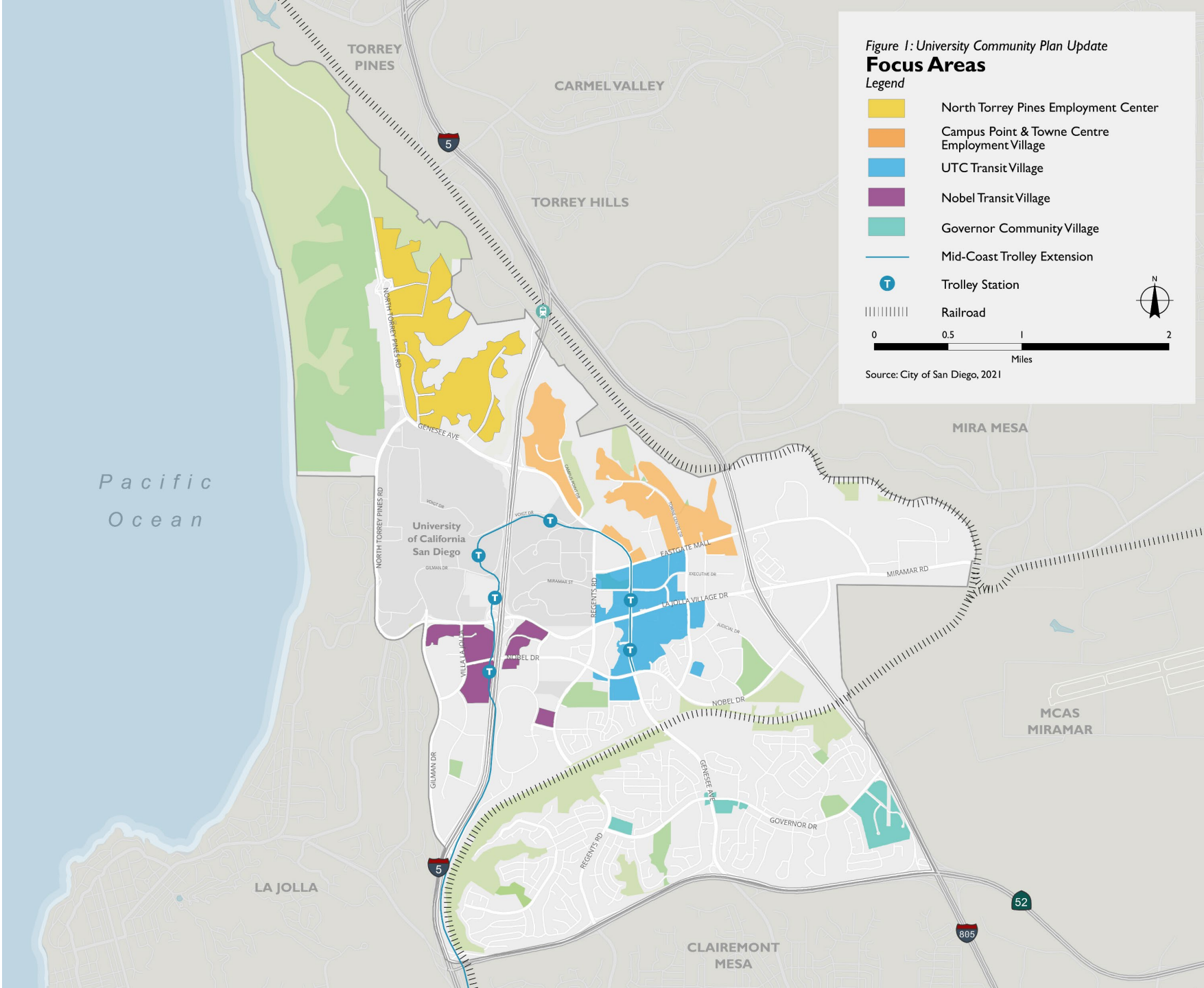
Low

Special Use Area

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Focus Areas



Scenario A – Staff Recommended



Existing Dwelling Unit Protection Regulations

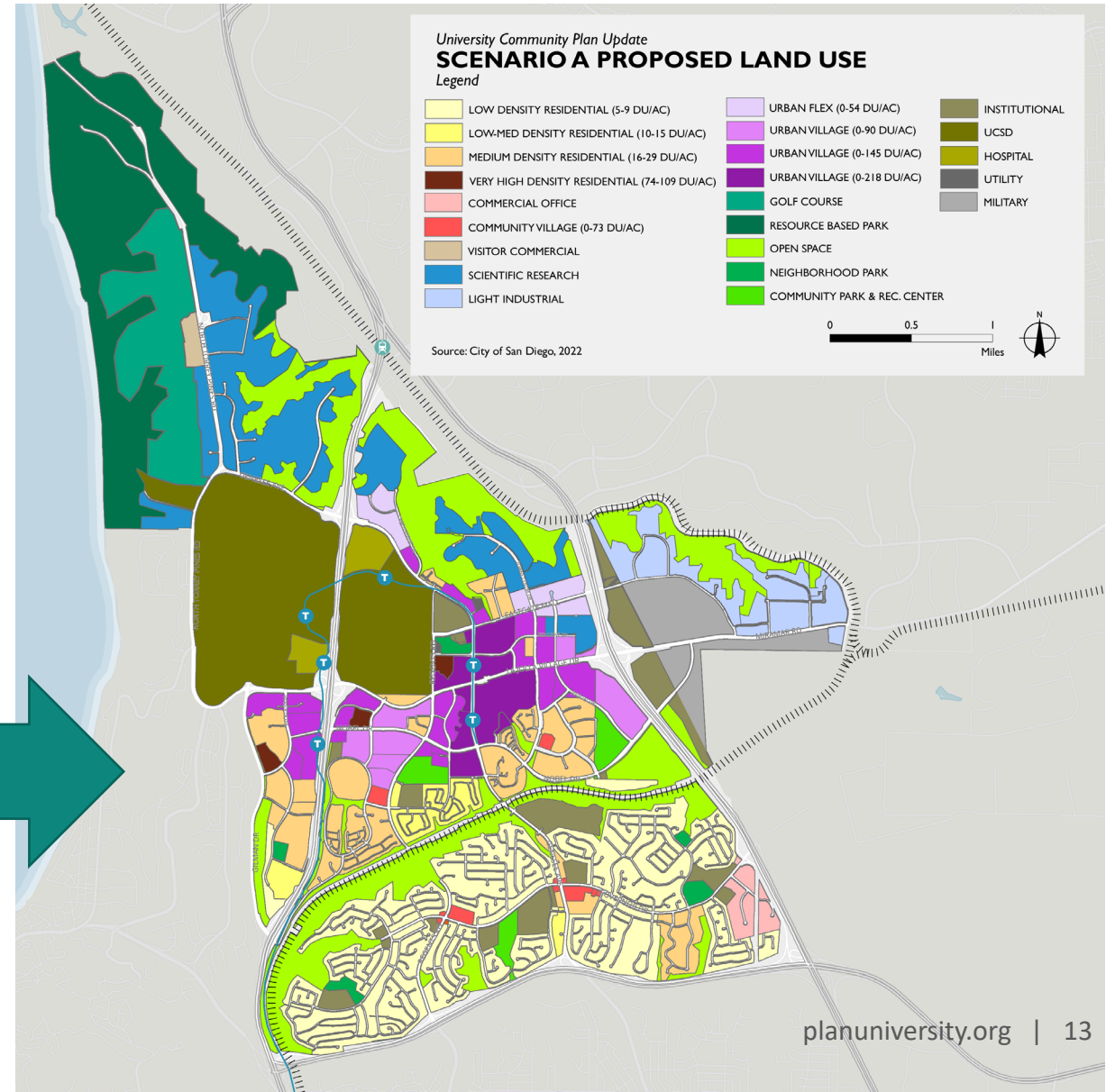
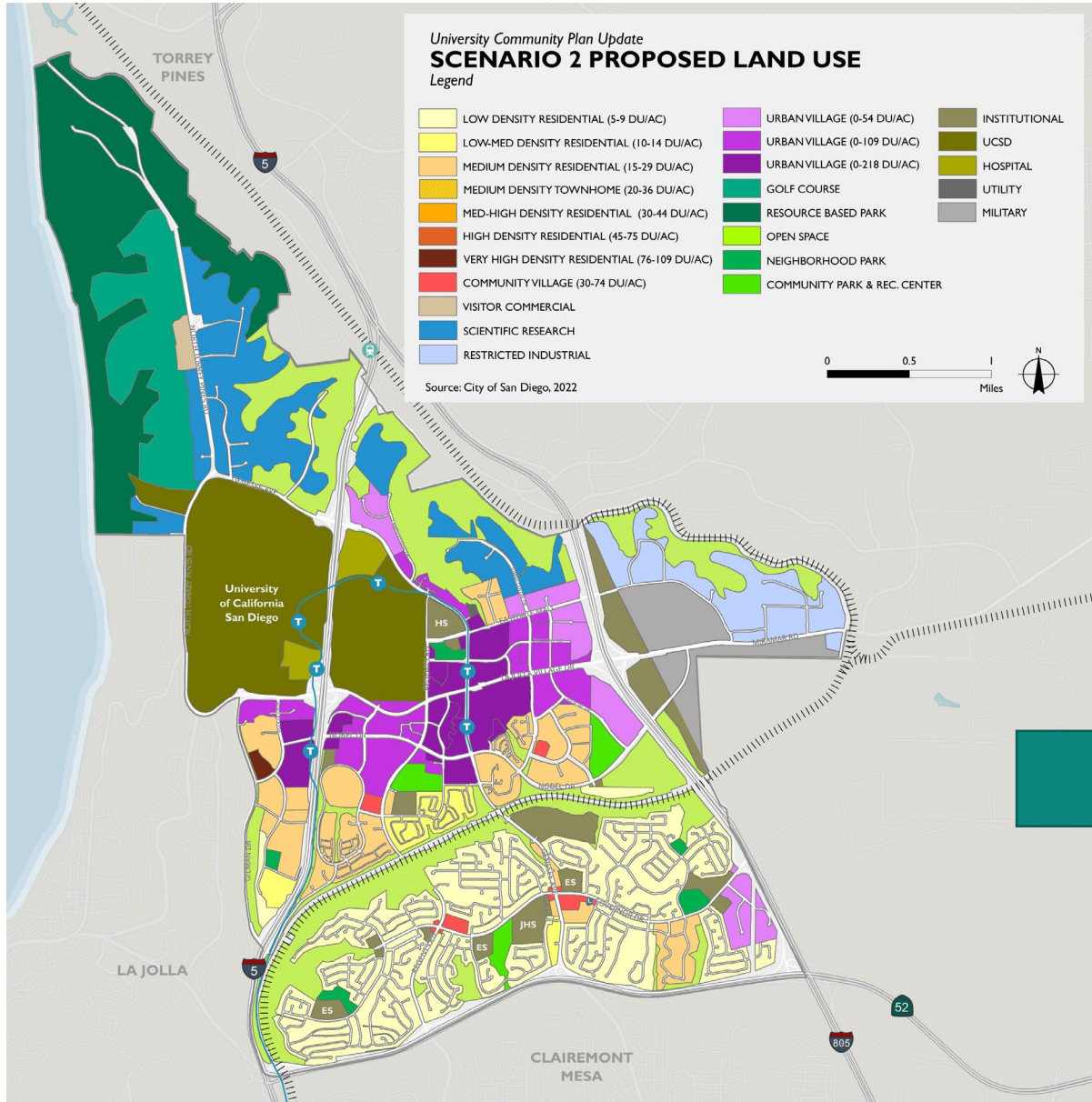
■ §143.1207

- (a) Protected dwelling unit means any of the following:
 - (2) Dwelling units that are or **were occupied by very low income or low income households** during the five -year period preceding the application.

■ §143.1212

- (b) The development **shall replace all existing or demolished protected dwelling units on the premises.**
- (4) All rental replacement protected dwelling units shall be affordable **for at least 55 years** through a recorded affordability restriction documented by written agreement, and a deed of trust...

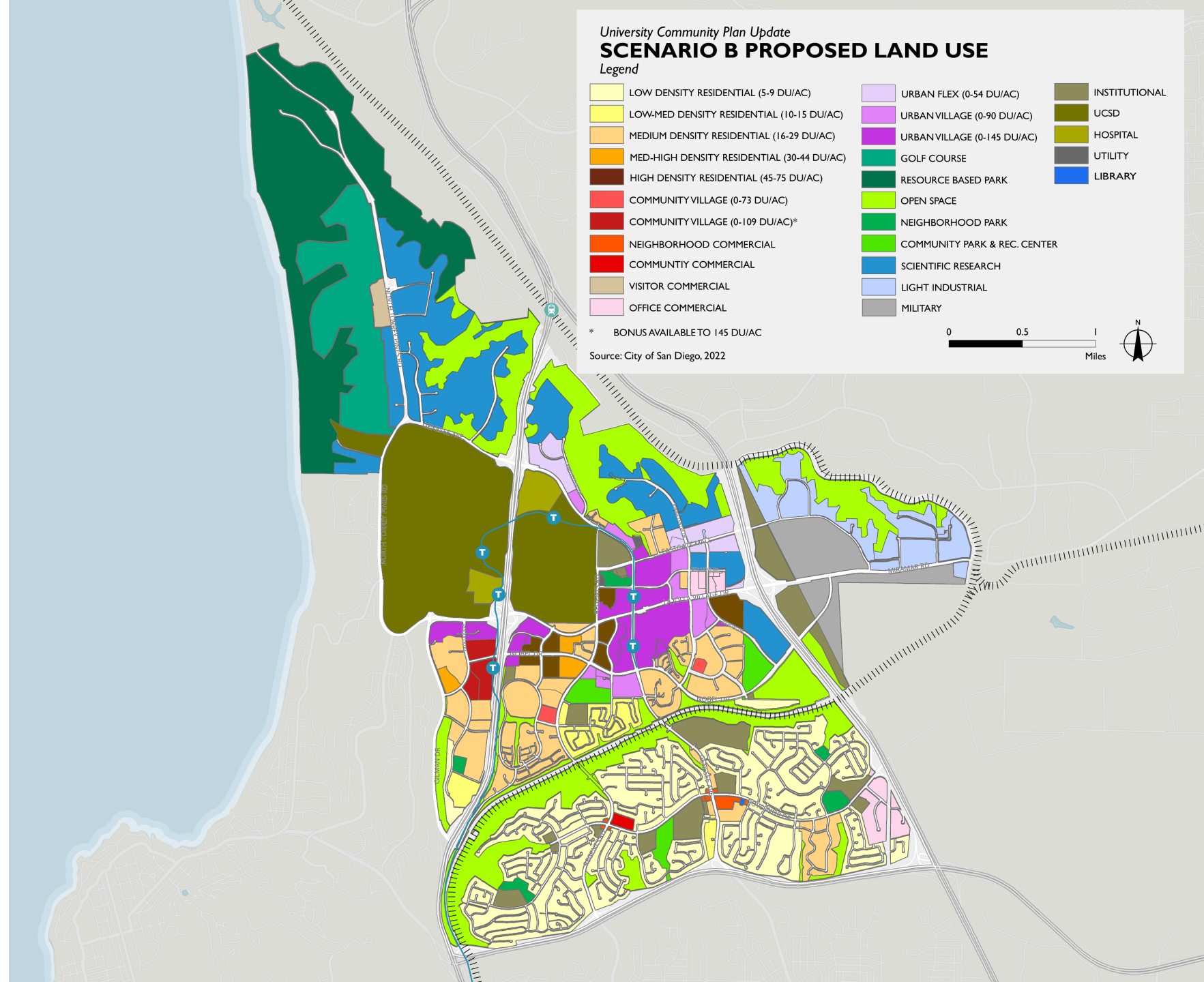
Scenario Comparison



Scenario B – CPUS Directed

Housing
Buildout Estimate:
22,000 New Units
S2Δ -11,000

Jobs
Buildout Estimate:
55,000 New Jobs
S2Δ -25,000



Limited changes outside
of Focus Areas

Maximum density of
145 du/ac

Community Village
designation of
109 du/ac (with bonus
up to 145 du/ac)

Stepped down densities

No changes to adopted
land uses in South UC

Scenario B – UCPUS Directed



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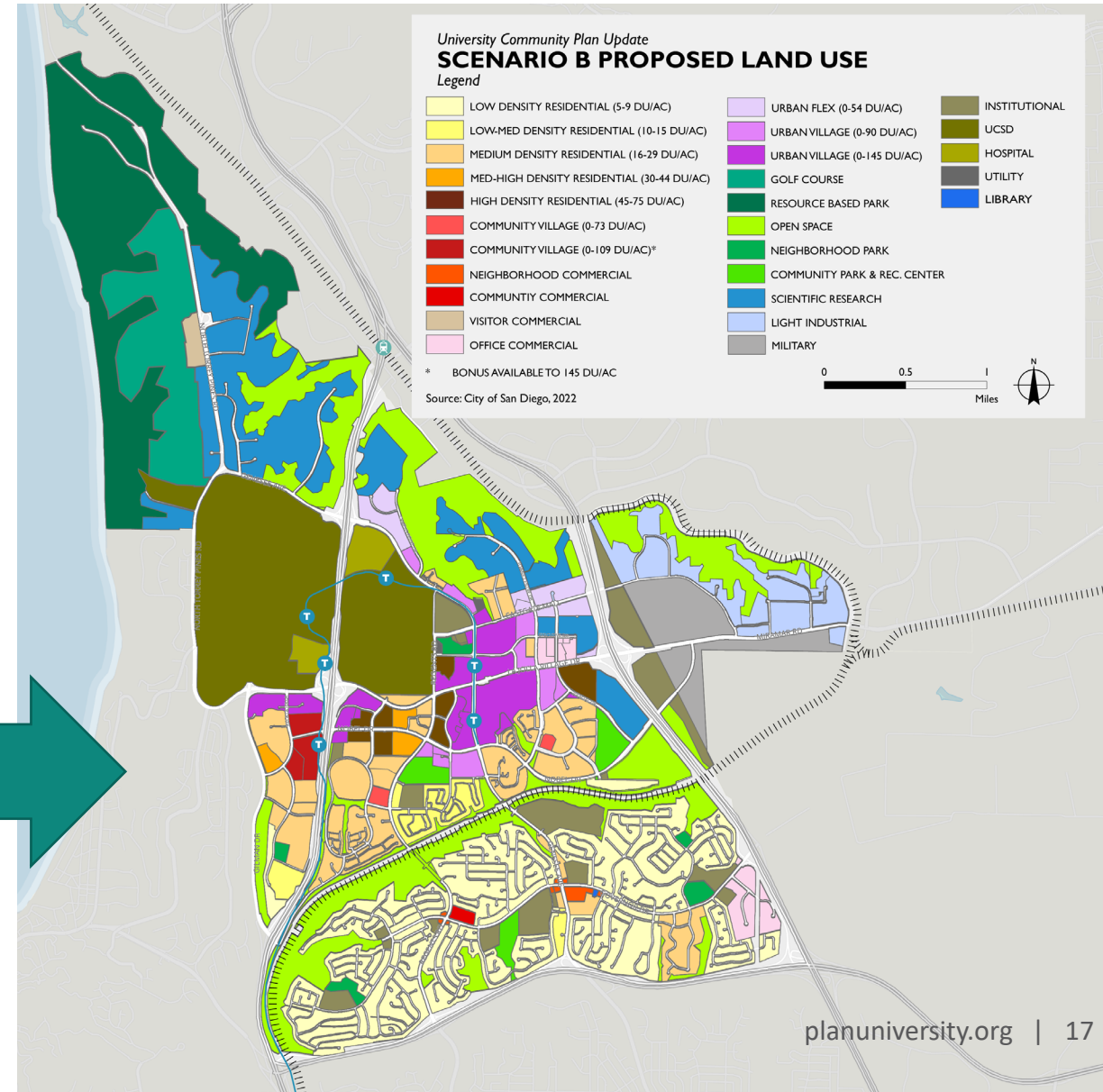
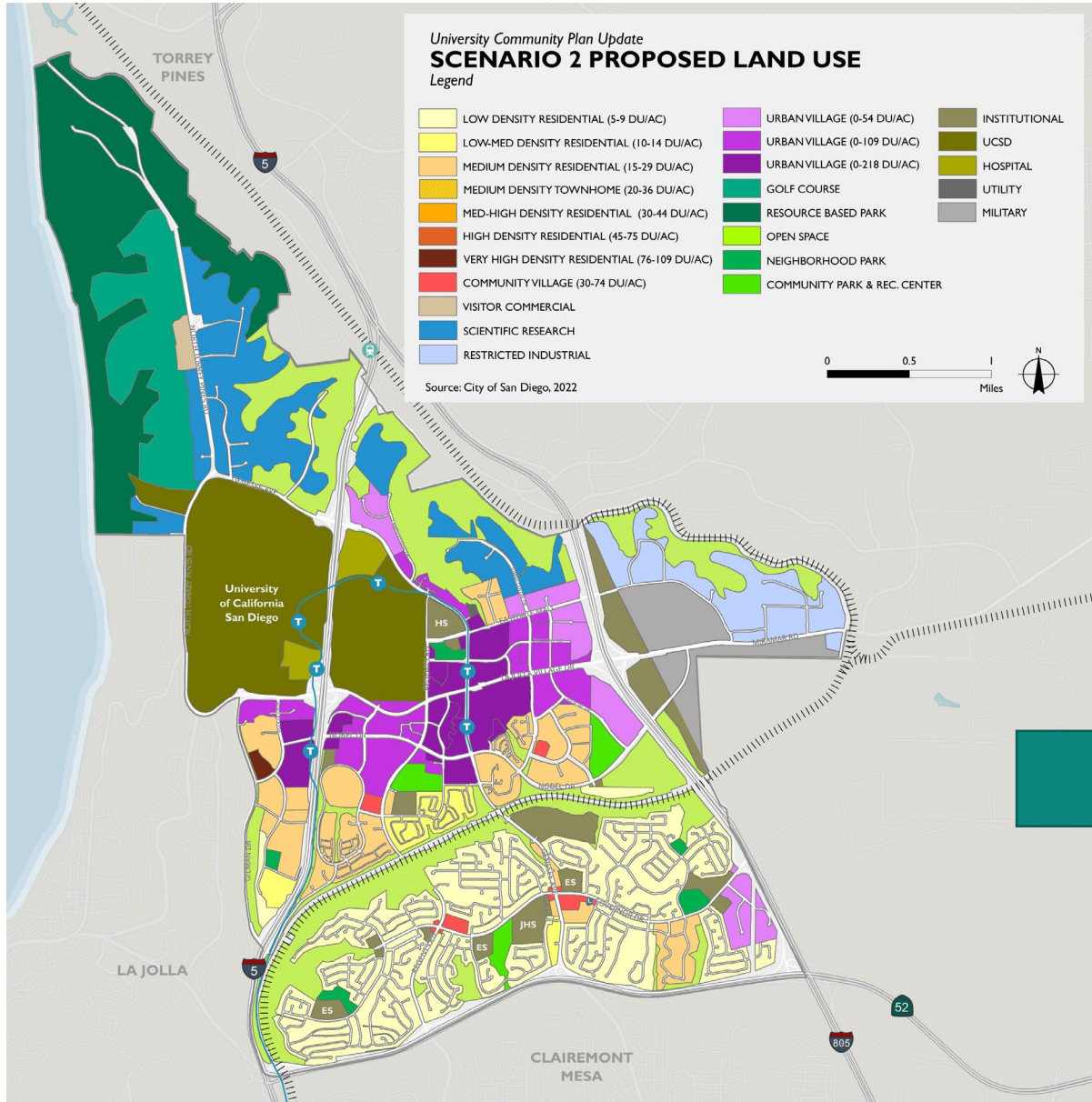
Comments related to inclusionary
housing, setbacks, parking, etc. to be
addressed in the discussion draft plan

No changes to adopted
land uses in South UC

Scenario B – UCPUS Directed



Scenario Comparison



DISCUSSION

Next Steps



Adopted UCP Land Use

