



UNIVERSITY

Community Plan Update

ENGAGEMENT SUMMARY
MAY 2025



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University Community Plan Update K-12 Student Art Contest winners.

INTRODUCTION

The University Community Plan was last updated in 1987, and since that time, population and job growth has led University to become one of the San Diego region's primary employment areas with world class tech clusters, cutting-edge research institutions including the University of California, San Diego (UC San Diego), and a thriving, mixed-use core at its center. Today, the MTS trolley provides a one seat ride from UTC to the US-Mexican border through downtown San Diego; connecting residents throughout the city. The University Community is also known for its open spaces and natural habitats, highlighted by the beauty and geographic prominence of Rose Canyon. A flourishing residential community characterizes the area south of Rose Canyon, supported by local-serving businesses and high-quality amenities, including schools and parks.

The University Community Plan ("Community Plan") has been updated to reflect these changes and help implement the City of Villages strategy identified in the citywide General Plan. The updated Community Plan, which was adopted on July 30, 2024, focuses on addressing the City's current housing needs and climate goals by supporting additional homes to be built near new trolley stations and other transit investments. The updated Community Plan is shaped by the following priorities:

- » Support a thriving economy. Reinforcing the community's role as a major employment center will help support both the local and regional economy.
- » Maximizing transit investment success. Capitalizing on the Blue Line Trolley Extension will make the most out of the significant regional investment.
- » Allowing a variety of new homes. Providing a variety of options for new homes within the community keeps the area welcoming for both existing residents and future generations.
- » Ensuring a sustainable future. Furthering long-term Climate Action Plan goals for reducing greenhouse gas emissions can lead to a more resilient future.
- » Streets designed for people. Enhancing walking, rolling, and biking connections between key destinations throughout the community can improve people's overall mobility.

This Engagement summary document aims to provide a user-friendly overview of the various engagement activities that have occurred during the plan update process. Its purpose is to give an accessible overview of the range of activities that have shaped the revised Community Plan. This report highlights key themes emerging from the public's valuable contributions.

ENGAGEMENT ACTIVITIES

The University Community Plan Update process began in 2018. An open house was held in early 2019. A subcommittee of the University Community Planning Group consisting of residents, local business owners, industry representatives, and other public agency stakeholders was also convened in early 2019. Over the past five years, City staff has presented various planning, mobility, urban design, recreation, and open space concepts at meetings for the subcommittee's review and feedback. COVID-19 meeting restrictions were in place from 2020 to 2022. During this time, the subcommittee met virtually. In-person activities resumed 2023 as pandemic-related restrictions were lifted. The subcommittee hosted more than 40 public meetings since its formation.

Efforts to engage the broader community also took place. In 2019, a non-scientific community survey was conducted to gauge priorities related to housing and other development, parks, public spaces, and mobility improvements. The survey received 1,607 responses. More details regarding survey results can be found in the [2019 Online Survey Report](#).

A forum on land use and economic prosperity was held in early 2020. The forum was open to the public and included members of the subcommittee as well as business associations, major employers, and academia. To engage the youth community, a student art contest was held in early 2021 inviting all K-12 students to submit their artwork that reflected what the University Community meant to them. The art contest was intended to build awareness for students and their families to participate in the University Community Plan Update. More than 40 students submitted their artwork. Winning artwork was featured on tote bags and stickers to build awareness for the Community Plan Update.



These engagement efforts informed the preparation of draft land use scenarios for five focus areas across the University Community. A subsequent non-scientific community survey was conducted in late 2022 to gauge feedback these scenarios. The survey received approximately 2,600 responses. More details regarding survey results can be found in the [2022 Choose Your Future! Outreach Summary](#). Another open house was held in May 2022 to gather input on proposed scenarios.

Multiple workshops with the Planning Commission were held on February 28, 2019; September 29, 2022; and May 11, 2023 to collect the Commissioners' input as a part of the planning process, as well.

All of these efforts shaped the first Discussion Draft Community Plan that was released in May 2023. Public comments were collected and used to inform a revised second Draft Community Plan. The second Draft Community Plan was released for further public review and comment in March 2024. The second Draft Plan was presented to a variety of different stakeholder groups, including the University Community Planning Group and its Plan Update Subcommittee, Mobility Board, Park and Recreation Board, Historical Resources Board, Planning Commission, and Land Use & Housing Committee. Feedback from these groups resulted in further refinements and the preparation of a third Final Draft Community Plan that was released in June 2024. Comments continued to be collected through the public hearing process. The City Council unanimously voted to adopt the University Community Plan Update, including the Final Draft Community Plan, on July 30, 2024. Key themes from public comments are summarized in this report.

ENGAGEMENT EFFORTS SO FAR

2018-2019: PLAN UPDATE LAUNCH

- » Open House
- » Data Collection
- » Existing Conditions Documentation
- » Existing Conditions Presentation
- » Website Launch
- » Guiding Principles Development
- » Begin Community Plan Update (CPU) Subcommittee Meetings
- » Planning Commission Workshop #1
- » Online Survey on Community Priorities
- » Ongoing Meetings

2020: DEVELOPMENT OF PLAN COMPONENTS

- » Mobility Vision
- » Land Use & Economic Prosperity Forum
- » Online Engagement
- » CPU Subcommittee Meetings
- » Element Goals and Policies
- » Adopted Plan Land Use Buildout Report
- » Ongoing Meetings

2021: SCENARIO DEVELOPMENT AND COMMUNITY ENGAGEMENT

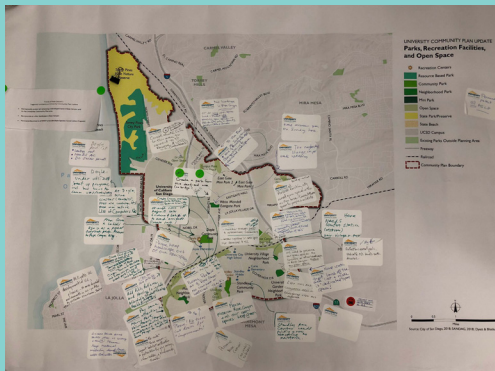
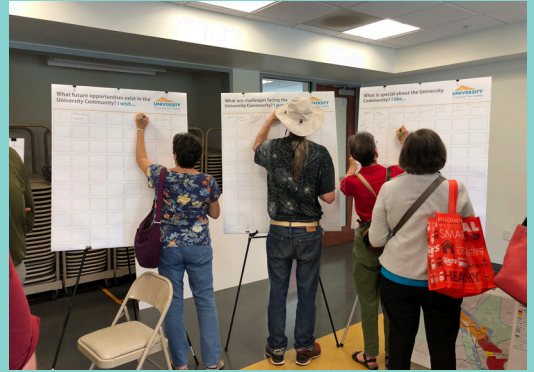
- » Element Goals and Policies
- » Mobility Networks & Concepts
- » Community Outreach & K-12 Art Contest
- » Online Engagement & Virtual Workshops
- » CPU Subcommittee Meetings
- » Land Use and Urban Design Concepts
- » Ongoing Meetings

2022-2023: PLAN FORMATION & ANALYSIS

- » Online Survey on Land Use Scenarios
- » Land Use Alternatives
- » Planning Commission Workshops #2 & #3
- » Revised Land Use Alternatives
- » Draft Mobility Networks
- » Discussion Draft Community Plan
- » Ongoing Meetings

2024: FINAL PLAN & PUBLIC HEARINGS

- » Draft Community Plan and Zoning Map
- » Draft Environmental Impact Report
- » Final Draft Community Plan
- » Final Draft Environmental Impact Report
- » Public Hearing Process
- » Plan Adoption
- » Ongoing Meetings



Images from the 2019 Open House for the University Community Plan Update.

SUMMARY OF FINDINGS

Over 350 comments from residents, business owners, property owners, community organizations, and other public agencies were recieved by the City Planning Department on the first Discussion Draft Community Plan alone. Hundreds of written comments and multiple hours of verbal testimony continued to be collected on the second Draft Community Plan and third Final Draft Community Plan through the public review and hearing process, as well.

This Engagement Summary provides an overview of key themes that were expressed by comunity members to City staff. The Engagement Summary is intended to be a collection of general themes so that community members and decision makers can understand overarching topics of interest and feedback since the release of the Discussion Community Plan in May 2023 to the adoption of the Final Draft Community Plan in July 2024. Public comments were provided on the following topic areas:

- » Land Use
- » Urban Design
- » Mobility
- » Parks and Recreation
- » Open Space and Conservation
- » Public Facilities
- » Implementation

The public comments for these topic areas are discussed in more detail in the following sections. This Engagement Summary was initially released in March 2024 and subsequently updated in May 2025 to collectively summarize the key themes from public comments provided on the first Discussion Draft Community Plan, second Draft Community Plan, and third Final Draft Community Plan.



LAND USE

As a part of the feedback related to land use, community members expressed a range of opinions on how University should grow into the future. These opinions reflect how multi-faceted the University community is. The University Community is home to San Diego's most significant medical, biotech, and tech innovation clusters and holds immense economic opportunities. Comments were received highlighting the importance of continuing to grow and foster key industries. Feedback also highlighted the need for more housing in the area, especially in areas served by transit, to support existing and future community members. Providing affordable homes was voiced as an important priority, as well. Some comments received also advocated limited change to the area.

Community members also emphasized the need to maintain services and amenities that support the local population, including small businesses and neighborhood-serving retail. Furthermore, comments encouraged future growth to be supported through sufficient public infrastructure. Feedback related to these topics, which include schools, parks, and other facilities, are included in other sections of this report. The plan has sought to achieve a balance between the diverse opinions shared throughout the engagement process by focusing land use changes in strategic areas and proposing policies and Supplemental Development Regulations (SDRs) to address key community issues.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Increase housing	Maximize housing opportunities, while balancing density/intensity. Maximum density recommendations ranged from 143 du/ac to 290 du/ac.	Multiple land use scenarios were prepared over the course of the University Community Plan Update to gather feedback on density recommendations. The plan land use map reflects a hybrid approach based on the feedback provided by community members. Strategic areas in the University Community Plan Update land use map allow for a maximum density of 218 du/ac in mixed-use areas due to their proximity to transit and existing job and retail centers. Outside of these areas, the maximum allowed density is 145 du/ac or less. The proposed land use pattern increases opportunities for homes to help meet citywide housing needs while incorporating feedback regarding the proposed scale of development.
Provide affordable housing opportunities	Require affordable housing as new development occurs. Recommendations included either relying on the citywide inclusionary housing regulations or increasing the requirement to 15-20%.	New development across the city is required to contribute a percentage of each project as affordable units. These requirements are established in the San Diego Municipal Code (SDMC), Chapter 14, Article 2, Division 13: Inclusionary Affordable Housing Regulations. Based on an inclusionary housing feasibility study that conducted economic analysis, the plan includes a Supplemental Development Regulation for affordable housing that goes above the citywide inclusionary housing standard. To allow for flexibility, the Supplemental Development Regulation provides options to meet the new requirement based on the proposed location and level of affordability for inclusionary units rather than a set percentage. Community members also voiced a desire to remove the in-lieu payment option. However, an in-lieu fee option must be offered per State law.
	Protect existing affordable housing.	Naturally occurring affordable housing is protected by adopted regulations in SDMC, Article 3, Division 12: Dwelling Unit Protection Regulations. Deed-restricted affordable units are monitored and enforced by the San Diego Housing Commission.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Prevent displacement	Prepare a community-specific anti-displacement analysis.	The City addresses displacement as a part of Citywide efforts. The General Plan Housing Element (2021-2029) includes policies to minimize displacement. Increasing the number of affordable homes in high resource areas, such as the University Community, is a key strategy. The City has increased the affordable homes requirement for the University Community based on a community-specific affordable housing feasibility study. Naturally occurring affordable housing is protected by adopted regulations in SDMC, Article 3, Division 12: Dwelling Unit Protection Regulations.
Limit density	Some community members expressed a desire for no change.	Leaving the 1987 University Community Plan unchanged does not meet the City's housing and climate goals, which are identified in the General Plan, Climate Action Plan, and other adopted policy documents. The current plan is at capacity and therefore is in need of updating.
	Suspend the Complete Communities Housing Solutions Regulations for the University Community.	Community plan updates help to increase the opportunities for homes. Complete Communities Housing Solutions is a citywide opt-in incentive program that provides bonus density in exchange for deed-restricted affordable housing. Complete Communities Housing Solutions is an important implementation tool that supports the production of homes needed to meet the City's state mandated housing goals as addressed in the General Plan Housing Element (2021-2029) by providing homes at different income levels within sustainable development areas. The increased base density from community plan updates allows for increased total affordable home production under Complete Communities Housing Solutions. No changes have been proposed to this Citywide program as a part of the Community Plan.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Create diverse economic opportunities	Support key industries, including the biotech, healthcare, and technology industries in North University.	Scientific research and light industrial uses continue to be planned for in North University. The highest intensity mixed-use areas are proposed in North University near transit stations and existing regional job and retail centers. These land uses allow for the continued growth of key industries.
	Support small businesses and neighborhood-serving retail, especially in South University. Grocery stores and pharmacies are of key importance.	A goal of the updated Community Plan is to create community-centered urban villages. Several commercial centers across the community, including South University, are envisioned by the plan as higher density Community Village areas. This designation supports the economic growth of these sites while providing opportunities for new homes. Policies recognizing the importance of continuing to provide vital goods and services, including existing uses and grocery stores, are included. Proposed zones for these areas also permit grocery stores, pharmacies, and retail sales, which have been voiced as important community priorities, by-right. Supplemental Development Regulations require future development at these sites to set aside square footage for community-serving retail use, as well. Language has also been added to the Vision & Land Use Framework to acknowledge the importance of small businesses in the community.
	Establish clear and feasible standards to direct future development.	Supplemental Development Regulations have been updated to provide clearer language on requirements. Additionally, Supplemental Development Regulations have been updated to better accommodate different parcel sizes and other feasibility constraints that were voiced through the engagement process to ensure that new requirements can be successfully implemented.
Address parking needs	Provide parking as a part of new development.	Parking requirements are established in the San Diego Municipal Code. The Vision & Land Use Framework, Urban Design, and Mobility sections of the plan discuss how parking should be integrated into building design, the public realm, and streets.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Utilize a consistent approach with the citywide policies	Ensure consistency with Blueprint SD.	Areas proposed for increased density and intensity have been reviewed for overall consistency with the draft Village Climate Goal Propensity Map proposed as a part of Blueprint SD. Land use designations have been updated for consistency with the draft General Plan Amendment proposed by Blueprint SD, as well.
Additional edits for clarity	Add context or information. Address typos and errors.	Edits have been made to add context or information and to address typos. Map exhibits have also been updated to address errors.



URBAN DESIGN

As a part of the feedback related to urban design, community members expressed a desire for well-designed spaces that contribute positively to community identity. Comments ranged from broad recommendations for the community to site-specific requests. Generally, community members emphasized the importance of buffering density/intensity associated with new development by providing transitions in building height, especially to lower density residential and open space areas. Feedback also included recommendations to further enhance native landscaping and environmentally-sensitive design. Other comments emphasized the need for flexible standards to implement various requirements, including public spaces, and allow for design innovation. Policies and Supplemental Development Regulations (SDRs) have been revised to as a result of the feedback; updated policies and SDRs seek to balance key community issues while allowing for flexibility in design.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Balance new development density/intensity with existing buildings	Create transitions in building height, especially where adjacent to lower density residential and open space areas. Clearly identify where transitions are required.	The plan includes policies to guide building massing, form, and articulation. Policies direct new development to step back upper levels of buildings and incorporate architectural elements that smooth transitions to surrounding areas. The plan also includes Supplemental Development Regulations that require development abutting residential and open space zoned properties to implement a transition plane to mitigate building bulk and height. The Supplemental Development Regulation was re-written in order to clearly specify where it applies.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Concerns were raised regarding shopping centers in South University. Community members provided specific recommendations regarding density, height, setbacks, and other design features to minimize impacts to existing residences in the area.	For these specific sites, community members provided recommendations to limit density to 54 du/ac, limit height to 40'-50', require setbacks of 30', require 1 parking space per unit (without the option to unbundle parking), and incorporate other design features to minimize the effect of new development on existing residences in the surrounding area. Some community members expressed a desire for no change at all from the Community and Neighborhood Commercial (0-29 du/ac) designations identified for these sites in the 1987 Community Plan. The plan designates these sites as Community Village High-1 (0-109 du/ac) in order to allow possibilities for growth, increased economic activity, and new homes in the future. To implement the plan's vision for community-centered urban villages, these sites are proposed to be rezoned to a Community Commercial (CC) zone. All CC zones have standard height limits and development regulations. To address concerns regarding increased density and intensity, however, the plan includes policies and Supplemental Development Regulations. Policies direct building placement towards streets. Policies also direct development to screen and buffer different uses through public spaces and other design features. Supplemental Development Regulations require development abutting residential zoned properties to implement a transition plane and 20' setback in order to mitigate the effects of building bulk and height. Supplemental Development Regulations require the implementation of public spaces to provide community gathering spaces and amenities, as well.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Community members recommended a Community Village designation (up to 143 du/ac) for the area around the Nobel Drive Trolley Station. Concerns were expressed about using Employment Mixed Use (EMX) zones in this area.	Around the Nobel Drive Trolley Station, the plan applies an Urban Employment Village High-2 designation (up to 145 du/ac, FAR up to 5.0) to be implemented through an EMX-2 zone. This planned density is similar to the community's requested density of 143 du/ac. The density is implemented through the EMX-2 zone rather than a Community Commercial (CC) zone, however, because the EMX zones allow for a broader mix of uses and greater flexibility on lots that exceed 5 acres. The EMX zones allow for office, research and development, industrial, and retail. Under EMX-2, the retail and grocery uses that currently exist would continue to be allowed while also providing the future opportunities homes and jobs near the Nobel Drive trolley station. Providing homes and jobs near transit is a key strategy in the City's Climate Action Plan to reduce greenhouse gas emissions. Any future development in this area would be subject to Supplemental Development Regulations, as well, and be required to provide community benefits such as on-site affordable housing and public spaces.
Provide clear and implementable standards	Avoid duplicating or creating conflicts with adopted standards.	Comments were received that transparency, pedestrian connectivity, vehicle parking design, and other proposed standards create conflicts with or are otherwise addressed in the Land Development Code and other laws, such as the Americans with Disabilities Act (ADA). The plan removes duplicative and/or conflicting Supplemental Development Regulations. Where Supplemental Development Regulations are proposed, they are intended to address key design issues that are not currently included in adopted regulations.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Allow for flexibility and creativity.	Feedback was received that public space requirements would be challenging to implement due to different parcel sizes and geometries, use needs, and other constraints. Supplemental Development Regulations have been updated to provide greater flexibility. Public space requirements in the plan are based on parcel size and allow applicants to select amenities from a menu of options. Other standards have also been revised to allow greater flexibility.
Encourage environmentally-sensitive design	Encourage the use of native plant species.	Comments requested additional measures to encourage the use of native plant species as a part of the plan. The plan Street Tree Palette has been updated to include native trees, including recommended species from the University Community Planning Group such as Coast Live Oak and Torrey Pine. Preserving sightlines along streets and fulfilling maintenance needs are key issues, however, that affect species selection and will be evaluated on a project-by-project basis for improvements within the public right-of-way. Native landscaping is encouraged as a part of public parks and green spaces. Additionally, the plan calls for retaining native vegetation where feasible and revegetating disturbed areas and open space with native, non-invasive and drought tolerant and fire-resistive species. It should be noted, however, that there are few truly native plants to San Diego and many of its common plantings have been introduced to the area over time. There are no invasive tree species included in the plan. Some invasive species are already present in the community such as the Mexican Fan Palm on Eastgate Mall. This species is proposed to be replaced by the primary, secondary, and accent trees included in the plan.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Address the “edge” effects of canyon-adjacent development.	Comments requested that the plan address the “edge” effects of canyon-adjacent development, including lighting, bird strikes, noise, and other human impacts. The plan includes new and updated policies to design buildings to reduce the potential for bird strikes, direct outdoor lighting and potential noise sources away from open space, and reduce lighting and glare facing canyons and open space.
	Direct public access so that it is located away from sensitive lands and habitats.	The plan includes policies to protect environmentally sensitive habitat areas through the implementation of buffer zones. Additional policies direct public access to trails, overlooks, and other amenities to appropriate areas through clearly marked entrances and wayfinding that are in conformance with MSCP and MHPA guidelines.
Additional edits for clarity	Add context or information. Address typos and errors.	Edits have been made to add context or information and to address typos. Map exhibits have also been updated to address errors.



MOBILITY

As a part of the feedback related to mobility, community members generally expressed a desire for a transportation network that serves all modes of travel. Multiple suggestions to improve walking, biking, and transit facilities were shared. Suggestions ranged from broad area-wide recommendations to specific street improvements. Governor Dr emerged as a key topic for public comment. Some expressed concern over the proposed configuration from 4-lanes to 2-lanes and potential impacts to vehicular level of service. Others expressed concern over the current lack of bicycle facilities and shared a desire for more protected facilities. Specific requests for mobility improvements were evaluated by staff. Where network changes could be implemented, the plan was revised. Other requests such as increasing transit frequency are outside of the City's control, however, the City will continue coordinating with the appropriate agencies; a brief explanation for these requests is included in the following table.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Maintain or improve Governor Drive	Governor Drive is a key east-west corridor in South University.	Governor Drive is a key east-west corridor in South University that provides access to multiple schools, neighborhood-serving shopping centers, and other amenities. The existing physical condition for Governor Drive is a 4-lane major arterial. Currently, limited Class II bike facilities exist along Governor Drive. A key goal of the plan is to improve transportation options for biking and walking. The plan proposes to reconfigure Governor Drive to a 2-lane major arterial with continuous Class II buffered bike facilities for both eastbound and westbound directions.
	Concerns regarding traffic and reduced level of service.	Community members expressed concern over traffic-related impacts that may result from the reduced lane configuration from 4 lanes to 2 lanes, especially during school pick-up and drop-off. Community members also expressed concern over the cumulative impacts of new development on level of service. The plan seeks to shift daily trips from vehicles to other modes, including biking, walking, and transit. Reconfiguring existing streets to provide bike facilities is a key step to making biking a more viable option for daily travel. SB743 and CEQA Guidelines require an analysis of vehicle miles traveled and not level of service when measuring transportation impacts on the environment. However, a level of service analysis is included in the Mobility Technical Report.
	Prepare a traffic study before reducing the lane configuration along Governor Drive from 4 lanes to 2 lanes.	The proposed lane reduction along Governor Drive from 4 lanes to 2 lanes allows for continuous bicycle facilities, pedestrian enhancements, and traffic calming improvements while simultaneously preserving on-street parking. This proposal is consistent with Citywide goals in the General Plan, Climate Action Plan, Vision Zero, and Complete Streets Policy. Policies have been added to the plan to specify the need for additional analyses to ensure that any vehicle-related time delays are minimized.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Provide two-way Class IV bike facilities along Governor Drive.	Other comments requested physically separated and protected facilities along Governor Drive to enable families to bike to and from schools along the corridor. Specifically, a two-way Class IV facility was requested. Staff evaluated the request and determined that a Class IV bike facility would not be recommended due to the number of driveways that require access along Governor Drive. The plan proposes to revise the lane configuration and implement Class II buffered bike facilities in order to improve bike access in the area.
	Implement traffic calming along Governor Drive.	Traffic calming measures were requested to ensure that cars do not exceed the speed limit along Governor Dr, especially in proximity to schools. A traffic circle was also requested for the intersection of Governor Drive and Mercer Street. The plan has multiple policies to support the future implementation of traffic calming measures, which may include traffic circles. The proposed 2-lane configuration for Governor Dr also serves as a traffic calming measure.
	Improve transit frequency and services, especially where new housing is proposed along Governor Drive.	The City plans for housing and development, but does not build or operate transit services. MTS operates local bus services for this area, including Route 105: Old Town – University City and Route 41: Fashion Valley Transit Center – UC San Diego. The plan includes policies to work collaboratively with SANDAG and MTS to increase transit infrastructure and services to the area. The plan also includes recommendations for flexible lanes and other measures to improve transit travel times along Genesee Ave and connect the area along Governor Dr to the UTC Transit Center.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Provide a pedestrian bridge to the University Community Branch Library.	A pedestrian bridge was requested over Governor Dr to the University Community Branch Library. This request would not meet the requirements of Council Policy 800-01, which establishes the minimum criteria for the installation of pedestrian separation structures, and is therefore not recommended at this time.
Address connectivity within South University	Clarify why a pedestrian connector is necessary along Genesee Ave and if it will impact adjacent open space.	Pedestrian Connectors are designated along streets with lower pedestrian levels and calls for standard treatments such as a 5 foot sidewalk, curb ramps, and crosswalks. Genesee Ave is identified in the plan as a Connector to continue to recognize its role in the University Community. No new land from adjacent properties and open space areas is proposed to be acquired to implement the Connector route type.
	Provide access to Marie Curie Elementary School via Edmonton Ave.	The University Community Plan provides network recommendations for the public right-of-way that affect the broader community; ingress/egress to specific sites is beyond the scope of the Community Plan. Furthermore, the property is owned by the San Diego Unified School District. The plan includes policies to coordinate with the San Diego Unified School District. There may also be opportunities to collaborate on mobility improvements and Safe Routes to School Programs in the future.
Provide connections between South University and other areas	Pilot shuttle services to connect South University to other areas, including North University.	The plan includes policies to promote shared mobility services, which could include future shuttles. The plan also includes policies to collaborate with SANDAG, MTS, UC San Diego, and major employers, who could be partners in such efforts.
	Extend the flexible lanes on Genesee Ave from Nobel Ave to State Route 52.	The plan includes an updated Potential Transit Network Map that incorporates this recommendation.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Expand mobility options in the UTC area	Improve bike facilities along Regents Rd from Genesee Ave to Arriba St.	A pedestrian bridge was specifically requested across Nobel Dr near the Nobel/Campus commercial areas (i.e., La Jolla Village Square and Shops at La Jolla Village). This request would not meet the requirements of Council Policy 800-01, which establishes the minimum criteria for the installation of pedestrian separation structures, and is therefore not recommended at this time. The plan does recognize the need for additional north-south crossings across Nobel Dr and includes policies to encourage additional crossing opportunities.
	Implement Class III bicycle boulevards along Decoro St, Cargill Ave, and Arriba St.	The plan identifies Decoro St, Cargill Ave, and Arriba St as planned Class III bicycle boulevards with traffic calming enhancements.
Expand mobility options in the Nobel/Campus area	Consider more pedestrian bridges, especially in the Nobel/Campus area.	A pedestrian bridge was specifically requested across Nobel Dr near the Nobel/Campus commercial areas (i.e., La Jolla Village Square and Shops at La Jolla Village). This request was evaluated by staff and determined not to meet the requirements of Council Policy 800-01, which establishes the minimum criteria for the installation of pedestrian separation structures, and is therefore not recommended at this time. The plan does recognize the need for additional north-south crossings across Nobel Dr and includes policies to encourage additional crossing opportunities.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	General bike and pedestrian safety concerns in Nobel/Campus area.	Concerns were raised regarding the general connectivity between Nobel Dr, Villa La Jolla Dr, and La Jolla Village Dr. The intersection of Villa La Jolla Dr and La Jolla Village Dr and integration with the UC San Diego campus were also highlighted as key issues. The plan identifies Nobel Dr and Villa La Jolla Dr as pedestrian corridors with planned Class IV (one-way) cycle tracks. The plan identifies La Jolla Village Dr as a pedestrian connector with planned Class IV (one-way) cycle tracks. The plan also includes policies to enhance walking, biking, and traffic calming measures at intersections as well as to coordinate mobility improvements with UC San Diego. The planned improvements identified in the plan and the implementation of mobility-related policies are intended to improve the bicycle and pedestrian experience in the Nobel/Campus area.
Expand mobility options in the Torrey Pines area	Improve bicycle and pedestrian facilities, including first-mile/last-mile connections to transit, in the North Torrey Pines area.	The plan includes a variety of facilities, including a pedestrian connector and planned Class IV (one-way) cycle tracks along N. Torrey Pines Rd. The plan also includes policies to support micro-mobility hubs, mobility hubs, and other strategies to improve first-mile/last-mile connections to transit in this area. The planned improvements identified in the plan and the implementation of mobility-related policies are intended to improve the bicycle and pedestrian experience in the Torrey Pines area.
	Add a bicycle/pedestrian connection from John Jay Hopkins across the new pedestrian bridge to Science Park Rd as a safer alternative to N. Torrey Pines Rd.	This request was evaluated and would require connections across private property. The plan includes policies to provide a continuous bicycle network of safe, convenient, and attractive bikeways throughout the University Community. Additional opportunities to improve the network in this area along the public right-of-way can be considered.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Improve connectivity within the Towne Centre/Campus Point area	Create second exit in Campus Point area to accommodate for new cars.	The plan provides network recommendations for the public right-of-way that affect the broader community; new driveways or access points to, from, or across private property is beyond the scope of the Community Plan. The plan does, however, include policies to break up superblocks. Internal streets could be used by property owners as a strategy to improve connectivity.
Improve mobility options throughout the University Community	Ensure that bike facilities meet Vision Zero guidelines and the guidance from the National Association of City Transportation Officials (NACTO)	The plan includes policies to support the implementation of the City's Vision Zero initiative. The plan also includes policies to provide a continuous bicycle network of safe, convenient, and attractive bikeways with an emphasis on low stress connections. The City's Street Design Manual, which establishes guidelines to carry out the City's street design functions, allows for consulting NACTO guides when designing facilities.
	Only implement protected (Class IV) facilities.	The availability of right-of-way, presence of driveways, and other contextual site conditions can affect the feasibility for implementing protected facilities. The plan includes policies to provide a continuous bicycle network of safe, convenient, and attractive bikeways with an emphasis on low stress connections. Protected facilities are proposed in the plan where feasible.
	Increase traffic calming measures at intersections and near schools.	The plan proposes traffic calming along Governor Dr, which serves multiple schools. The plan also includes policies to promote pedestrian and bicycle enhancements for safety, comfort, and accessibility (including at intersections) and traffic calming measures throughout the area.
Additional edits for clarity	Add context or information. Address typos and errors.	Edits have been made to add context or information and to address typos. Map exhibits have also been updated to address errors.



PARKS & RECREATION

As a part of the feedback related to parks and recreation facilities, community members emphasized the importance of making sure that the needs of the existing and future population are met. Concerns were expressed over the deficit shown for park points. Additionally, community members expressed a desire to be engaged in future park design and amenities and shared specific suggestions for community gardens, open areas, and active recreation facilities. Ensuring that the City's parks and recreation facilities further conservation goals and conform to the Multiple Species Conservation Program (MSCP), Multi-Habitat Preservation Area (MHPA) land use adjacency guidelines, and other sensitive habitat regulations also arose as an important priority. Several facility-specific comments were provided, as well. The plan has been updated to provide additional information and policies to address these topics. The City has been actively seeking to identify additional opportunities for facilities; since the release of the Discussion Draft Community Plan, the City has identified the potential for a new 3 to 4-acre park.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Provide facilities to serve population needs	Concerns regarding a deficit in park facilities to meet the needs of the existing and future population.	The plan shows a gap in attaining recreation value point goals for 2020 and 2050 based on existing and planned park facilities. The City actively works to identify acquisition opportunities as they become available. Since the release of the Discussion Draft Community Plan, the City has identified the potential for a new park (Torrey Pines Neighborhood Park) on city-owned land to create a 3 to 4-acre park when the lease for the current tenant expires. This has been added to the plan and various other recommendations are listed in the Existing and Planned Parks and Recreation Facilities Inventory. The plan includes policies to promote a variety of strategies to improve park and recreation opportunities over time, such as through strategic acquisition opportunities. The plan also includes a Supplemental Development Regulation to require new development to provide public spaces.
	Demonstrate how the standards for parks, recreation centers, and aquatic centers will be met.	All opportunities that the City has been able to identify are included in the current drafting of this plan. The plan does show a gap in attaining recreation value point goals and standards for recreation centers and aquatic centers. No other opportunities have currently been identified to bridge this gap; however, the City actively works to identify acquisition opportunities as they become available. The plan does include policies to promote a variety of strategies to improve park and recreation opportunities over time. Additional opportunities will be assessed as the Community Plan is implemented.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Provide a wider variety and scale of park facilities, especially larger “neighborhood” - scale parks.	The plan promotes an array of park facilities. It includes recommendations for facilities from less than 1 acre to 13+ acres. Since the release of the Discussion Draft Community Plan, the City has identified the potential for a new park (Torrey Pines Neighborhood Park). New development will be required to be consistent with the policies of the citywide Parks Master Plan and the Supplemental Development Regulations of the Community Plan. Supplemental Development Regulations require public spaces and call for amenities to be scaled based on the size of development.
Engage the community as facilities are designed	Ensure community input as a part of future park design and amenities.	Park facilities play an important role in the community. Input from community members is a key component that guides park design and identification of amenities. The plan includes a series of recommendations that will undergo further refinement as projects are implemented. Citywide procedures outlined in Council Policy 600-33 will guide public engagement for park development projects.
	Provide spaces for community gardens.	Future park amenities can include community gardens. These can be proposed through future General Development Plan (GDP) processes per Council Policy 600-33.
	Provide unstructured, open green areas.	Future park amenities can include multi-purpose turf. This can be proposed through future General Development Plan (GDP) processes per Council Policy 600-33.
	Provide opportunities for soccer, pickleball, and baseball.	Future park amenities can include facilities for soccer, pickleball, and baseball. These can be proposed through future General Development Plan (GDP) processes per Council Policy 600-33.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Promote environmentally-sensitive landscaping	Provide more emphasis on native landscaping, wildlife, and urban greening as a part of park facilities.	The plan includes policies to encourage native landscaping and urban greening as a part of public park facilities where it is feasible. It should be noted that maintenance is a key factor for landscaping, and native plants that may provide habitat for native species are subject to environmental regulations that impact maintenance operations.
Promote conservation and protect sensitive habitats	Ensure that parks and recreation facilities are consistent with MHPA guidelines.	All development, including parks and recreation facilities, is required to be consistent with MHPA guidelines. The plan also includes a policy for trails, overlooks, and trailhead pocket parks to provide “buffer zones” through criteria based on Environmentally Sensitive Lands regulations and MHPA Land Use Adjacency Guidelines to protect sensitive areas.
	Ensure that proposed trails will not affect sensitive habitats.	Exact trail locations are not determined through the Community Plan. The plan includes a general framework for potential trail facilities in order to seek opportunities for future funding and resources to conduct further analyses. As funds become available, more detailed analyses will occur to inform trail development so that facilities are located in the least-sensitive areas and are in compliance with the MSCP and other sensitive habitat regulations. The plan includes policies specifying the need to conform with MSCP and MHPA guidelines.
	Protect vernal pool resources.	Vernal pools are sensitive resources. The plan includes policies to preserve and manage vernal pool resources in accordance with the Vernal Pool Habitat Conservation Plan and other applicable guidelines and regulations.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Facility-specific clarifications and recommendations	Explain how privately-owned public open spaces are intended to function.	The plan includes Supplemental Design Regulations to require privately-owned public open spaces as a part of new development. These privately-owned public open spaces can take the form of a park, plaza, promenade, podium, or platform. Facilities and amenities will be required to be consistent in their design and operation with applicable Supplemental Development Regulations as well as the citywide Parks Master Plan. Privately-owned public open spaces will be scored for recreation value points as they are developed.
	Ensure public access to the recreation and aquatic center facilities of the Lawrence Family Jewish Community Center.	The City has a lease agreement with the Lawrence Family Jewish Community Center that ensures public access to these facilities.
	Ensure the implementation of public access requirements to Montrose Park.	Montrose Park is an existing private park with a public access easement. It is identified as a joint use park for the purposes of calculating recreation value points, but it does not require a joint use agreement. The plan has been updated to recommend continued coordination between the City and Westfield UTC for this facility.
	Expand the Gullstrand Street Trailhead Pocket Park for use as an open space park.	Following the recommendation of the University Community Planning Group, the City Planning Department has been exploring the potential to dedicate the 14-acre area north of University Gardens Neighborhood Park as open space. Based on site constraints, however, the property is unable to be dedicated at this time.
	Refer to the Regents Road Greenways as linear parks instead.	The Regents Road Greenways are facilities located within the public right-of-way. The primary role of public right-of-way is to serve mobility needs. The term “greenway” was selected to recognize the transportation-orientation for these facilities.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Additional edits for clarity	Add context or information. Address typos and errors.	Edits have been made to add context or information and to address typos. Map exhibits have also been updated to address errors. Park scores have been revised and re-tabulated.



CONSERVATION

As a part of the feedback related to open space and conservation, community members expressed a desire to protect, preserve, and restore natural resources already present in the University Community. Comments encouraged the use of native plant species. Community members supported watershed protection and restoration as well as protection for riparian resources. Preserving wildlife corridors emerged as another key issue. Comments also highlighted the importance of ensuring that development conforms to the Multiple Species Conservation Program (MSCP), Multi-Habitat Preservation Area (MHPA) land use adjacency guidelines, and other sensitive habitat regulations. The plan has been updated to provide additional information and policies to address these topics.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Promote the protection of open space and natural resources	Provide stronger policies on the protection, enhancement, restoration and integration of nature, particularly native species.	The plan is a policy document that does not replace adopted environmental regulations and requirements that are specified in the Multiple Species Conservation Program Subarea Plan (MSCP), Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines, Vernal Pool Habitat Conservation Plan (VPHCP), Environmentally Sensitive Lands (ESL) Regulations, and any other applicable local, State, and Federal requirements. All community plans must be consistent with existing Citywide policies and regulations. Additional policies, however, have been added to further encourage and retain native landscaping. The plan's Street Tree Palette has also been updated to include native tree species, as well.
Ensure conformance with MHPA land use adjacency guidelines	Provide stronger MHPA adjacency policies. Clarify that all projects, including parks, must follow MHPA land use adjacency guidelines.	All development adjacent to MHPA, including parks, is required to abide by MHPA land use adjacency guidelines as outlined in the Land Development Code (LDC) §143.0110 (d). The plan includes various park, conservation, and open space policies that make reference to MHPA guidelines as well as other sensitive habitat regulations.
Promote watershed protection	Recognize and protect the coastal watersheds and creeks that are in or drain to the area.	Additional information has been added regarding coastal watersheds and creeks. The plan includes policies to promote watershed protection and restoration.
Promote riparian protection and restoration	Include policies for riparian protection and restoration.	The plan includes various policies to preserve and enhance riparian resources.
Preserve wildlife corridors	Address wildlife corridors in the plan.	Information on MSCP core biological resource areas, which support a high concentration of sensitive plants and animals, has been added to the plan. The plan includes policies to preserve wildlife corridors and linkages, as well. Additionally, the Parks Master Plan includes a policy (CSR16) to increase, expand, and manage the network of habitat patches and wildlife corridors.
Increase dedicated open space	Formally dedicate properties as open space.	166 acres of City-owned land was dedicated for open space through Charter 55 based on the feedback of the University Community Planning Group.



PUBLIC FACILITIES, SERVICES & SAFETY

As the University Community grows, community members expressed a need to maintain adequate public facilities, services, and safety. Fire-rescue services arose as a key issue, including measures to address very high fire hazard severity areas, the ability to serve new growth and development, as well as the provision of evacuation routes in the case of an emergency. In addition, community members shared a desire for adequate K-12 facilities. Overall, community members voiced a desire to ensure that new development is supported through adequate infrastructure. The plan is a policy document; more detailed requirements to mitigate facility impacts are often identified when specific projects are proposed. The plan has sought to expand the discussion on public facilities, services, and safety and provide more details for key issue areas raised through public comments.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Provide adequate fire-rescue services	Concerns regarding fire-rescue resources to address very high fire hazard areas.	Many areas across the City are within Very High Fire Hazard Severity Zones, including a significant portion of the University Community. The purpose of the Very High Fire Hazard Severity Zone Map is to understand where a very high fire hazard is present in order to identify measures that will retard the rate of fire spread and reduce the intensity of uncontrolled fire through vegetation management and the implementation of building standards to minimize loss of life, resources, and property. More details have been added to the plan regarding available fire protection and emergency services. Fire engines in each station are outfitted with wildland equipment to effectively fight brush fires. Local Fire Station 35, which is within the University Community, is prepared with a brush fire apparatus. Additionally, two firefighting helicopters are available at Montgomery Field for any brush fire responses. The Fire-Rescue Department will continue to evaluate potential upgrades, expansions, and new facilities to maintain adequate service to the community. The plan includes policies regarding fire-rescue services and fire protection.
	Concerns regarding the impacts of increased density and intensity, especially in very high fire hazard areas.	More details have been added to the plan on strategies to provide fire protection resources while accommodating future growth. As vertical densities increase, additional staffing and apparatus such as aerial trucks will be needed. Fire Station 50 and 52 have been constructed to house multiple crews and apparatus. As the community continues to grow, the additional staff and apparatus would operate out of these stations. Over the life of the Community Plan, the Fire-Rescue Department will evaluate potential upgrades, expansions, and new facilities to maintain adequate service to the community. The plan includes policies regarding fire-rescue services and fire protection.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
	Concerns regarding available evacuation routes.	Emergency evacuation procedures are addressed through citywide efforts. More details are being added to the Public Facilities, Services, and Safety Element of the General Plan through the Blueprint SD initiative. The City has a number of plans, including an Emergency Operations Plan, and participates in the Multi-Jurisdictional Hazard Mitigation Plan. The City actively coordinates with the San Diego County Office of Emergency Services and participates in the Evacuation Working Group, a collaboration of public and private sector stakeholders from the region and the state. The identification of evacuation routes depends on the nature of the event. In such an event that requires evacuation, ground transportation corridors in the City will be used as primary evacuation routes during an evacuation effort. The San Diego Police Department will identify transportation and evacuation points and coordinate the relocation of people to safe areas with other agencies. The design and need for fire access roadways for new and existing buildings are regulated by the Fire-Rescue Department.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Provide adequate school facilities	Address the need for future K-12 schools for new residents.	The San Diego Unified School District provides public school services for the University Community. An increase in students from new homes allowed in the Community Plan may result in the need for school facilities within the planning area. Schools that serve the University Community will be reviewed for capacity as demographic trends related to increases and decreases in enrollment changes over time. The plan includes policies to coordinate with the San Diego Unified School District to explore options for K-12 facilities to serve the University Community, as needed.
Provide adequate infrastructure	Ensure that future development is adequately supported through infrastructure.	Additional details regarding public facilities have been added to the plan. The City provides a variety of municipal services, including police protection, fire-rescue, libraries, community/recreation centers, water distribution, and wastewater collection. The Community Plan is a policy document and includes guidance for future growth. The plan includes policies for the adequate provision of public facilities and services as the University Community grows. As projects are proposed, more detailed reviews are conducted by the City. Additional site-specific studies may be required based on the nature of the project. New development is also required to contribute Development Impact Fees to mitigate impacts to public facilities. These procedures are outlined in the Land Development Code.



IMPLEMENTATION

As a part of the feedback related to implementation, community members expressed a desire to provide adequate infrastructure to support population needs. Community members emphasized the importance of certain uses and amenities, including community-serving retail, public spaces, and affordable housing. At the same time, feedback was also received that development projects are different sizes and require more flexibility than a “one-size fits all” approach. Policies and Supplemental Development Regulations are tailored to the unique needs of the University Community. Where possible, policies and Supplemental Development Regulations have been revised with the goal of creating an implementation framework that helps meet community needs while also providing flexibility to respond to a variety of different contexts and needs. It should also be noted that the Community Plan is implemented through a variety of City-wide processes, including zoning and the requirements of the San Diego Municipal Code.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Provide infrastructure to support population needs	Explain how infrastructure and public facilities will be paid for. Conduct a study for funding and implementation strategies.	The Community Plan is not a financing and implementation document; it is a long-range plan to guide future growth over 20-30 years. Implementation of the Community Plan occurs through various Citywide programs and procedures, which can include private development reviews, the Citywide Capital Improvements Program (CIP), and/or Citywide maintenance operations such as roadway resurfacing. Resources for implementation activities are identified through the preparation of the Annual Budget as well as the Capital Improvements Program. A variety of funding sources are used to pay for infrastructure and public facilities. Development impact fees (DIF) are combined with various other funds and form the budget for the City's Capital Improvements Program (CIP). Council Policy 800-14 establishes the process for prioritizing capital improvement program projects, which also includes public input. The procedures for public input on infrastructure needs and priorities are identified in Council Policy 000-32. Future infrastructure and public facilities identified in the Community Plan will be implemented through this citywide process, which was updated in 2022 with the adoption of the Build Better SD initiative. Build Better SD also studied various funding and implementation strategies.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Require specific uses and amenities	Require community-serving retail uses, such as grocery stores.	The Community Plan is implemented through zoning requirements and the San Diego Municipal Code. The plan includes a Community Plan Implementation Overlay Zone (CPIOZ) with Supplemental Development Regulations to address community concerns. The plan includes Supplemental Development Regulations to require community-serving retail, such as food, beverage, and grocery use, as a part of Community Village sites. The plan includes policies to emphasize the importance of community-serving uses, as well.
	Require public amenities and spaces.	The plan includes Supplemental Development Regulations that require public spaces as a part of new development. Amenities are required to be scaled based on the size of the development.
	Require affordable housing as new development occurs. Recommendations included either relying on the citywide inclusionary housing regulations or increasing the requirement to 15-20%.	New development across the city is required to contribute a percentage of each project as affordable units. These requirements are established in the San Diego Municipal Code (SDMC), Chapter 14, Article 2, Division 13: Inclusionary Affordable Housing Regulations. Based on an inclusionary housing feasibility study that conducted an economic analysis, the plan includes a Supplemental Development Regulation for affordable housing that goes above the citywide inclusionary housing standard. To allow for flexibility, the Supplemental Development Regulation provides options to meet the new requirement based on the proposed location and level of affordability for inclusionary units rather than a set percentage. Community members also voiced a desire to remove the in-lieu payment option. However, an in-lieu fee option must be offered per State law.

COMMUNITY THEME(S)	COMMUNITY KEY ISSUE(S)	HOW DID IT GET ADDRESSED?
Provide clear and implementable standards	Avoid duplicating or creating conflicts with adopted standards.	Comments were received that transparency, pedestrian connectivity, vehicle parking design, and other proposed standards create conflicts with or are otherwise addressed in the Land Development Code and other laws, such as the Americans with Disabilities Act (ADA). The plan removes duplicative and/or conflicting Supplemental Development Regulations. Where Supplemental Development Regulations are proposed, they are intended to address key design issues that are not currently included in adopted regulations.
	Allow for flexibility and creativity.	Feedback was received that public space requirements would be challenging to implement due to different parcel sizes and geometries, use needs, and other constraints. Supplemental Development Regulations have been updated to provide greater flexibility. Public space requirements in the plan are based on parcel size and allow applicants to select amenities from a menu of options. Other standards have also been revised to allow greater flexibility.
Additional edits for clarity	Add context or information. Address typos and errors.	Multiple policies were edited to provide clarification, corrections, and/or additional information based on community feedback. Several comments were received for policies to “require” certain items. Policies provide long-term direction for decision-makers, usually for discretionary actions that involve a recommendation or approval. Requirements are addressed separately through Supplemental Development Regulations and the San Diego Municipal Code. Thus, policies have been written to encourage, support, etc. and do not require. Requirements are addressed separately through regulations.

