UNIVERSITY

COMMUNITY PLAN UPDATE **COMMUNITY ATLAS**

The City of
SAN DIEGO

UNIVERSITY
Community Plan Update

AGENDA
Tuesday, February 12, 2019

Item 1   5:30   CALL TO ORDER / ROLL CALL BY CHAIR: Andy Wiese

Item 2   5:35   NON-AGENDA PUBLIC COMMENT: Two minutes per speaker.

Item 3   5:50   INFO ITEM – Community Atlas Presentation

Item 4   6:05   INFO ITEM – September 26, 2018 Open House Summary

Item 5   6:45   NEXT STEPS:
                      - March meeting: Community Vision & Guiding Principles Discussion
                      - Day/Time for March CPUS and future subcommittee meetings.

Item 6   7:00   ADJOURNMENT

This Community Atlas will be used as a reference for:

- Facilitating community input on planning issues, priorities, and visions for the future

- Evaluating policy issues and options, and preparing alternative land use and transportation concepts

- Formulating policies and implementation actions for the community plan update

- Creating the environmental setting portion of the Environmental Impact Report for the community plan.

Community Atlas Contents

1. Introduction & Overview
2. Land Use & Development
3. Economic Setting
4. Urban Form
5. Mobility
6. Natural Environment & Open Space
7. Environmental Hazards & Community Health

1. **Introduction & Overview**
2. Land Use & Development
3. Economic Setting
4. Urban Form
5. Mobility
6. Natural Environment & Open Space
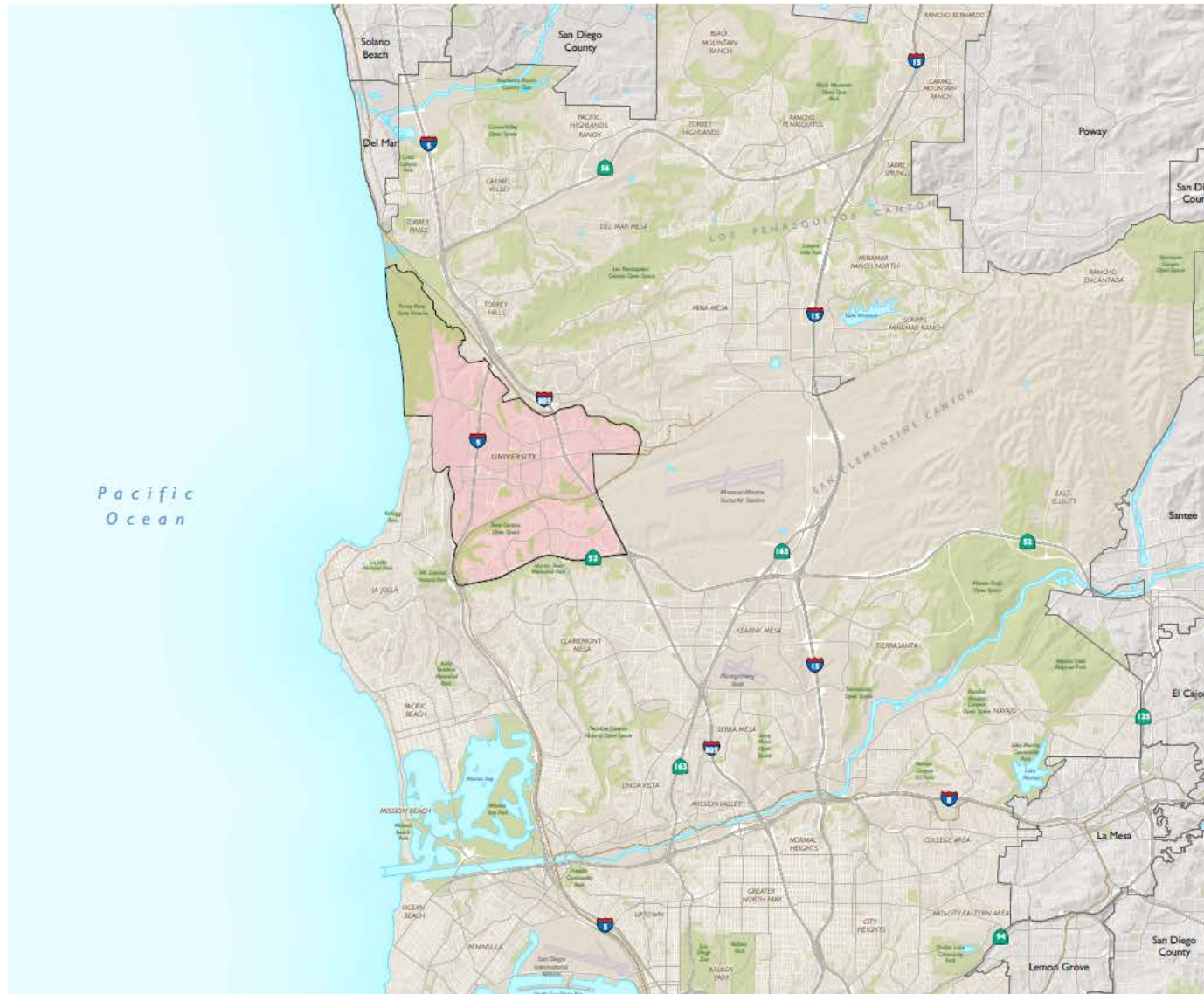7. Environmental Hazards & Community Health

Regional Location

Figure 1-1
UNIVERSITY COMMUNITY PLAN UPDATE
Regional Location

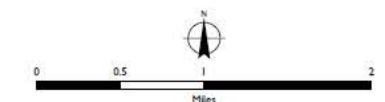Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Planning Area

Figure 1-2
UNIVERSITY COMMUNITY PLAN UPDATE
Planning Area

Legend:
- Freeway
- Railroad
- UCSD Campus
- Community Plan Boundary

8,500 Acres

70,000 Residents

27,000 Housing Units

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

UNIVERSITY
Community Plan Update

University Community Plan

- University Community Plan - EIR
- General Plan
- Climate Action Plan
- North University City Public Facilities Financing Plan & Facilities Benefit Assessment
- South University City Summary List & Development Impact Fee
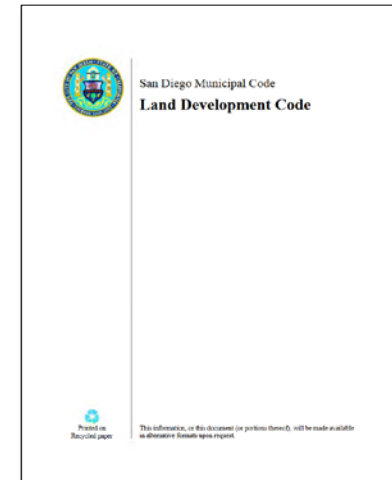- UCSD Long Range Development Plan
- Airport Land Use Compatibility Plan: MCAS Miramar

Guiding Planning Documents

General Plan

Climate Action Plan

Community Plan

Zoning

UNIVERSITY
Community Plan Update
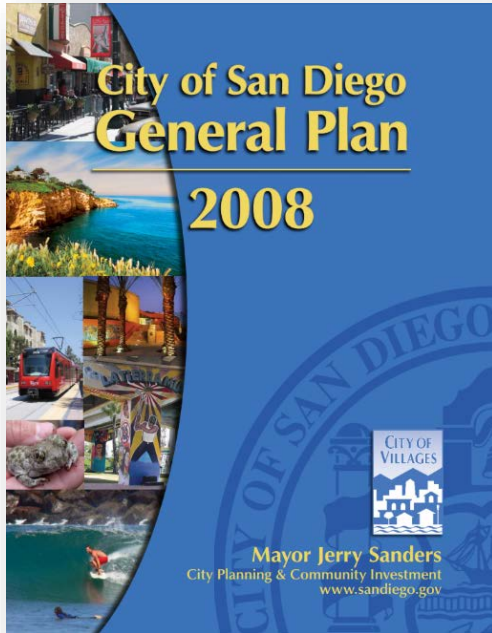
City of San Diego General Plan

The City's General Plan is its constitution for development. It is comprised of 10 elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development.

Land Use & Community Planning . Mobility . Urban Design . Economic Prosperity . Public Facilities, Services & Safety . Recreation . Conservation . Noise . Historic Preservation . Housing

Climate Action Plan

With the goal of creating a cleaner San Diego for future generations, the City of San Diego's Climate Action Plan (CAP) calls for eliminating half of all greenhouse gas emissions in the City and aim for all electricity used in the city to be from renewable sources by 2035.

Energy & Water Efficiency

Clean Water & Renewable Energy

Cycling, Walking, Transit & Land Use

Zero Waste

Climate Resiliency

CLIMATE ACTION PLAN
CITY OF SAN DIEGO
Adopted December 2015

UNIVERSITY
Community Plan Update

CLIMATE ACTION PLAN STRATEGIES

1 ENERGY & WATER EFFICIENT BUILDINGS

Green building techniques include improving the efficiency of mechanical and electrical systems; using energy-efficient lighting; and using cool roofing materials. This strategy will be achieved through a mix of regulations and incentives for property owners.

2 CLEAN & RENEWABLE ENERGY

On-site generation of energy and installing large-scale renewables, such as wind and solar, will reduce the burning of fossil fuels. This strategy will also support local job creation.

3 BICYCLING, WALKING, TRANSIT & LAND USE

Promoting a compact, mixed-use urban form; designing streets to make it safer and attractive for people to get around with a car; and managing parking are examples of measures that support reducing vehicle miles travelled (VMTs) and improving mobility.

4 ZERO WASTE

Options for managing waste including source reduction, increased recycling, and gas capture. The goal for the City is to achieve a 75 percent waste diversion rate by 2020. The City also has a goal to strive for Zero Waste disposal by 2040.

5 CLIMATE RESILIENCY

Climate resiliency entails developing programs, policies, and processes that are not rigid or static, but rather flexible allowing change to accommodate unexpected events and shocks and continue to function effectively.
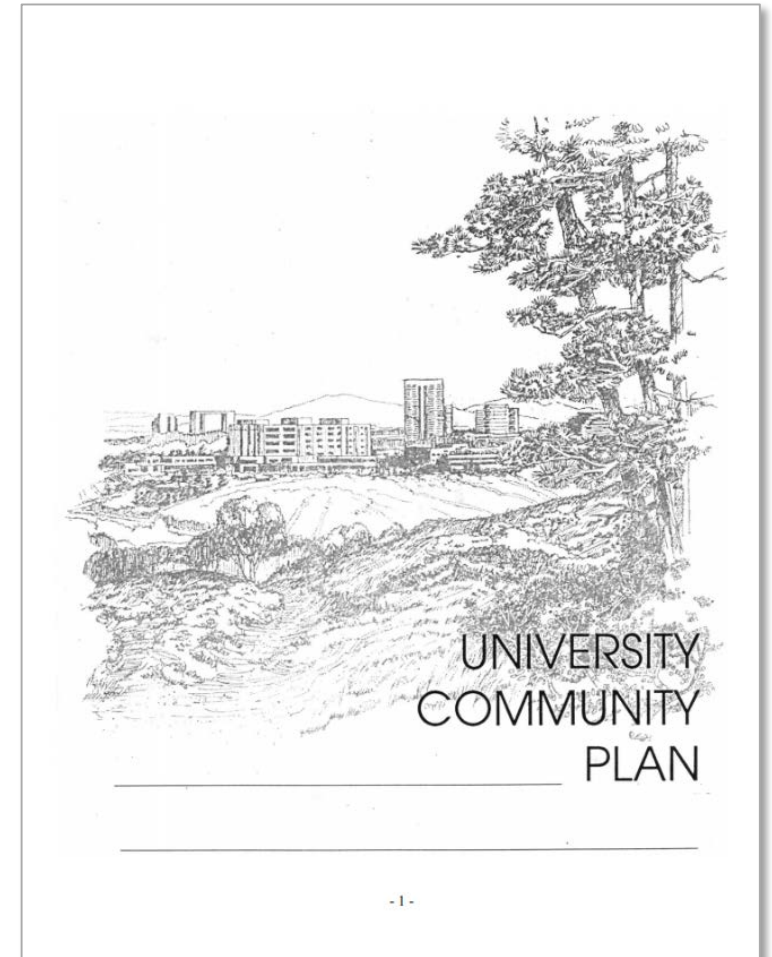
Existing Community Plan
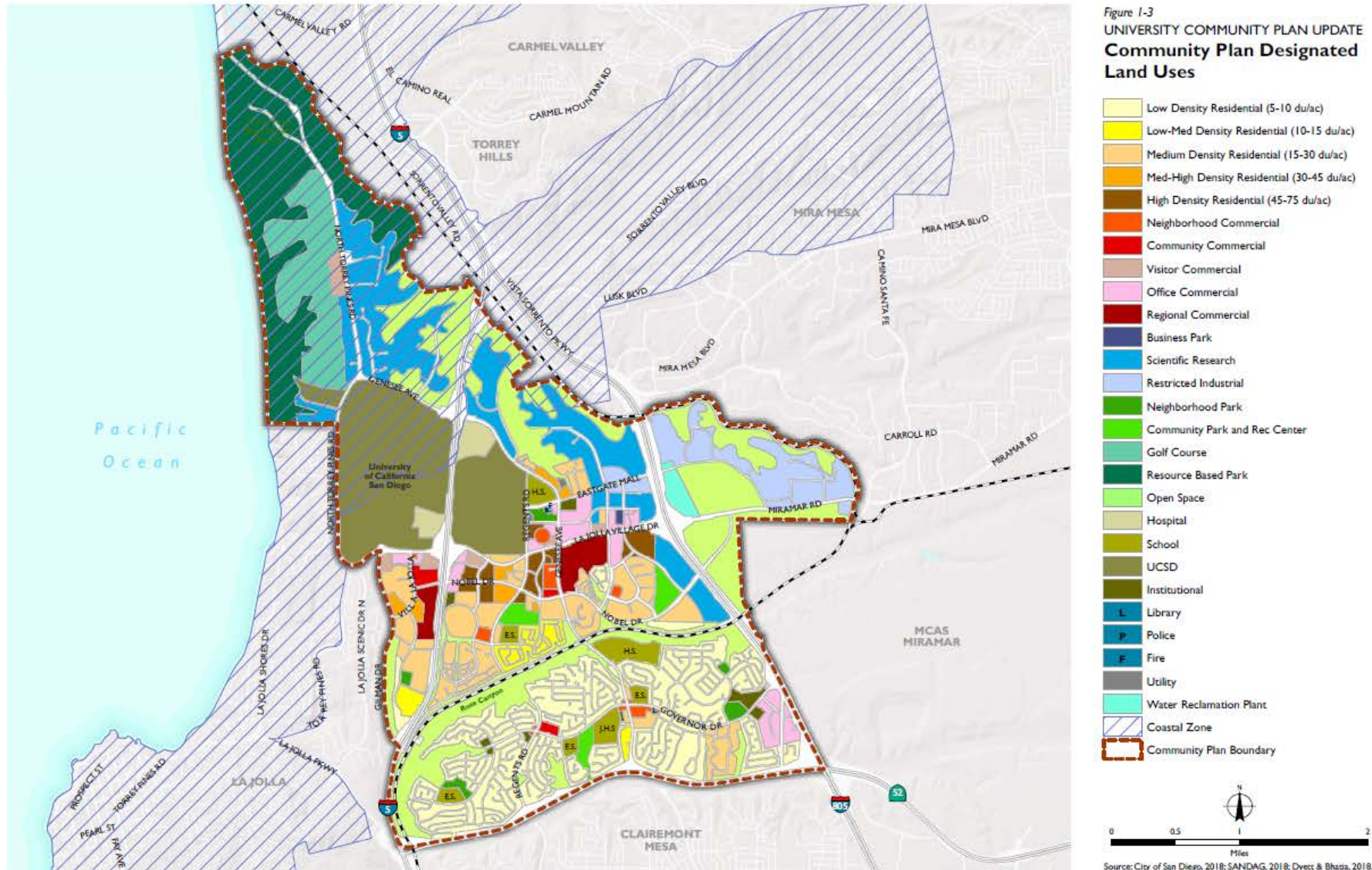
Adopted In 1987

Overall Community Goals:

➤ Cohesive Development with UCSD

➤ Create a Self Sufficient Balanced Community

➤ Equitable Allocation of Development Intensity

➤ Ensuring a Workable Circulation System

Amendments:

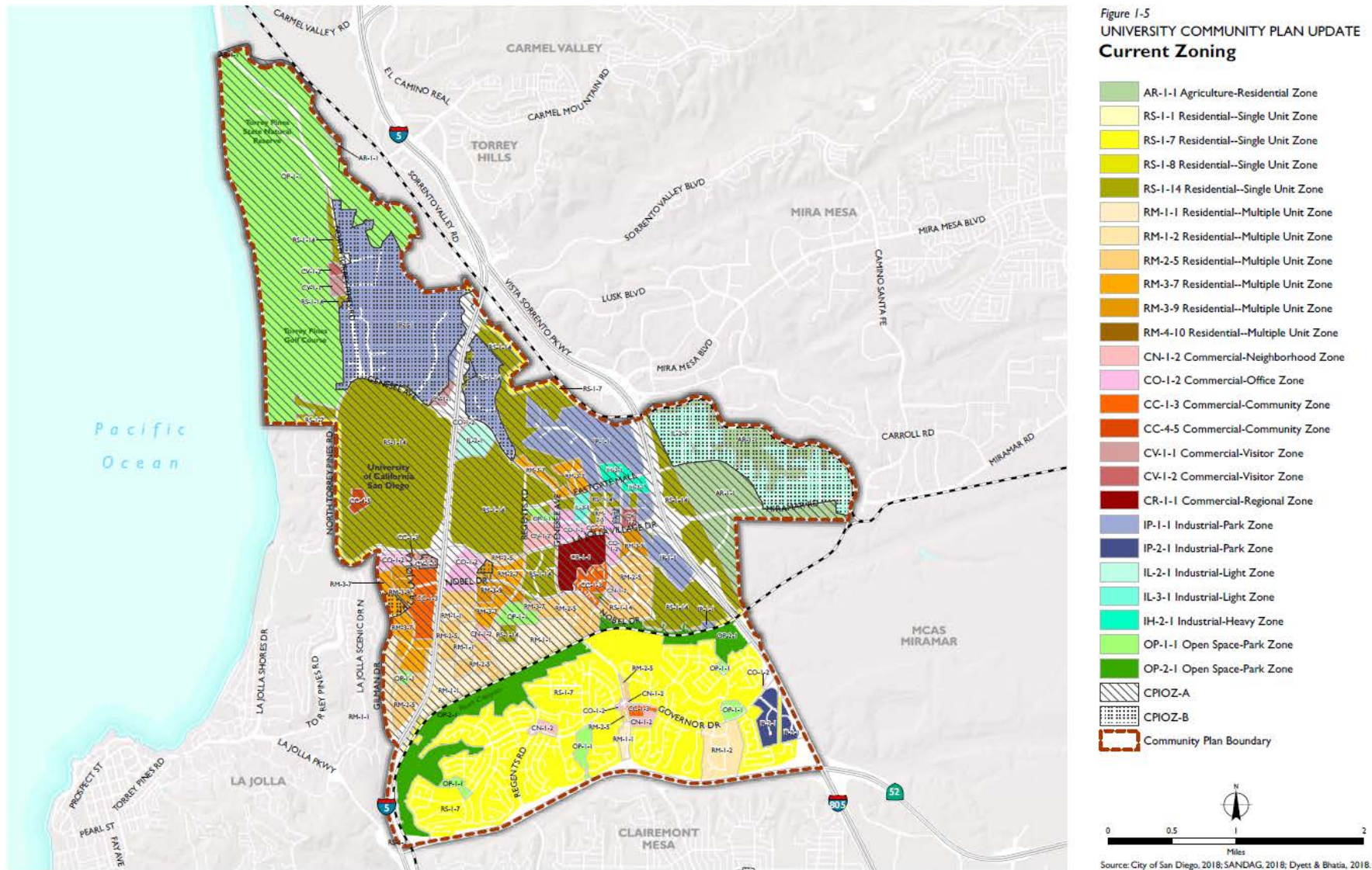➤ 18 Amendments Since Plan Adoption

➤ 3 Amendments Currently Under Review

UNIVERSITY
COMMUNITY
PLAN

- 1 -

Community Plan Designated Land Uses

Figure 1-3
UNIVERSITY COMMUNITY PLAN UPDATE
Community Plan Designated Land Uses

Low Density Residential (5-10 du/ac)
Low-Med Density Residential (10-15 du/ac)
Medium Density Residential (15-30 du/ac)
Med-High Density Residential (30-45 du/ac)
High Density Residential (45-75 du/ac)
Neighborhood Commercial
Community Commercial
Visitor Commercial
Office Commercial
Regional Commercial
Business Park
Scientific Research
Restricted Industrial
Neighborhood Park
Community Park and Rec Center
Golf Course
Resource Based Park
Open Space
Hospital
School
UCSD
Institutional
L Library
P Police
F Fire
Utility
Water Reclamation Plant
Coastal Zone
Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Land Development Code & Zoning

Figure 1-5
UNIVERSITY COMMUNITY PLAN UPDATE
Current Zoning

- AR-1-1 Agriculture-Residential Zone
- RS-1-1 Residential--Single Unit Zone
- RS-1-7 Residential--Single Unit Zone
- RS-1-8 Residential--Single Unit Zone
- RS-1-14 Residential--Single Unit Zone
- RM-1-1 Residential--Multiple Unit Zone
- RM-1-2 Residential--Multiple Unit Zone
- RM-2-5 Residential--Multiple Unit Zone
- RM-3-7 Residential--Multiple Unit Zone
- RM-3-9 Residential--Multiple Unit Zone
- RM-4-10 Residential--Multiple Unit Zone
- CN-1-2 Commercial-Neighborhood Zone
- CO-1-2 Commercial-Office Zone
- CC-1-3 Commercial-Community Zone
- CC-4-5 Commercial-Community Zone
- CV-1-1 Commercial-Visitor Zone
- CV-1-2 Commercial-Visitor Zone
- CR-1-1 Commercial-Regional Zone
- IP-1-1 Industrial-Park Zone
- IP-2-1 Industrial-Park Zone
- IL-2-1 Industrial-Light Zone
- IL-3-1 Industrial-Light Zone
- IH-2-1 Industrial-Heavy Zone
- OP-1-1 Open Space-Park Zone
- OP-2-1 Open Space-Park Zone
- CPIOZ-A
- CPIOZ-B
- Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

sandiego.gov
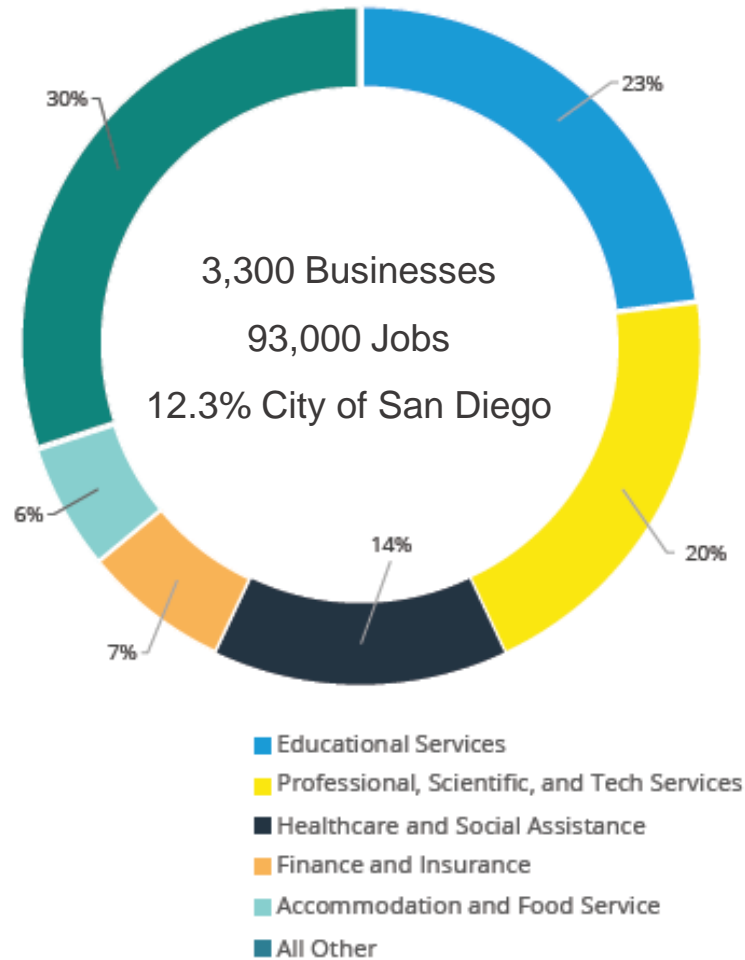
1. Introduction & Overview
2. Land Use & Development
3. Economic Setting
4. Urban Form
5. Mobility
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7. Environmental Hazards & Community Health

Existing Land Use

Figure 2-1
UNIVERSITY COMMUNITY PLAN UPDATE
Existing Land Use

Residential
- Single Family Detached
- Single Family Attached
- Multiple Family

Commercial
- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

Industrial
- Light Industry
- Extractive Industry

Parks and Recreation
- Open Space Park
- Recreation

Public Facilities and Institutions
- Education
- Institutions
- Transportation, Communications, Utilities

Undeveloped
- Vacant/Undeveloped
- Freeway
- Railroad
- Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Chart 2-1: Existing Land Use

Parks and Recreation
- Open Space Park
- Recreation

Residential
- Single Family Detached
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- Multiple Family

Commercial
- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

Public Facilities and Institutions
- Education
- Institutions
- Transportation, Comminications, Utilities

Industrial
- Light Industry / Extractive Industry

Undeveloped
- Undeveloped

Source: City of San Diego, 2018; SANDAG, 2018

Table 2-1: Existing Land Use

Land Use	Acres	Percent
Residential	**1,860**	**21%**
Single-Family Detached	956	11%
Single-Family Attached	47	1%
Multiple Family	857	10%
Commercial	**539**	**6%**
Retail, Regional, Wholesale Commercial	201	2%
Visitor Commercial	50	1%
Office Commercial	288	3%
Industrial	**773**	**9%**
Light Industry	768	9%
Extractive Industry	5	0%
Parks and Recreation	**2,793**	**32%**
Open Space Park	2,266	26%
Recreation	527	6%
Public Facilities and Institutions	**2,484**	**29%**
Education	642	7%
Institutions	321	4%
Transportation, Communication, Utilities	1,521	18%
Undeveloped	**226**	**3%**
Total	**8,675**	**100%**

Note: Numbers may not add due to rounding.
Source: City of San Diego, 2018; SANDAG 2018

Residential Density
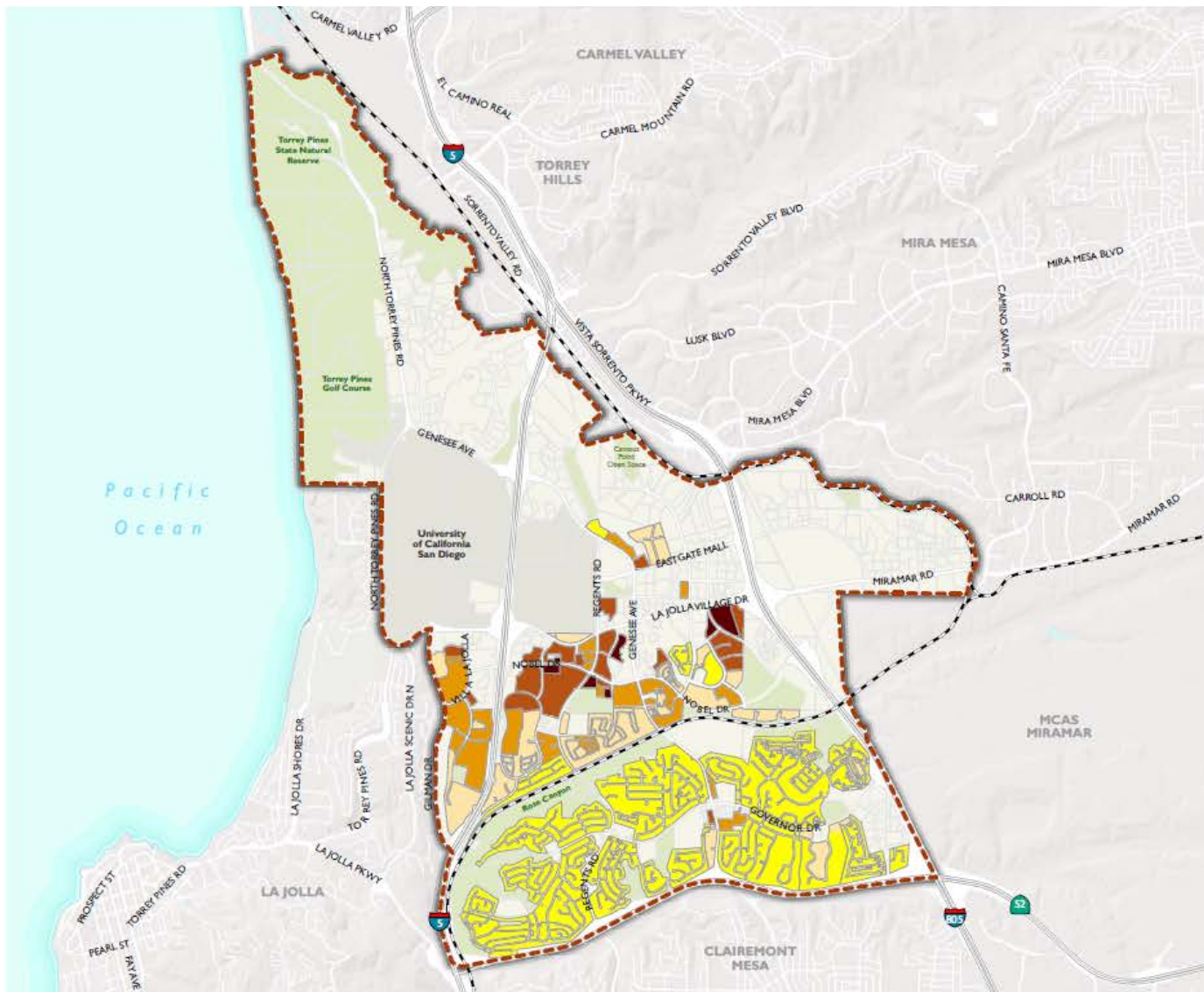
Figure 2-2
UNIVERSITY COMMUNITY PLAN UPDATE
Residential Density

Existing Residential Density (du/acres)
- Upto 8 units/acre
- 9-16 units/acre
- 17-30 units/acre
- 31-60 units/acre
- Over 60 units/acre
- Freeway
- Railroad
- Community Plan Boundary
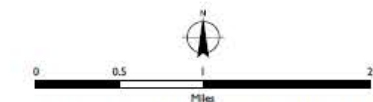
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Non-Residential Floor Area Ratio (FAR)
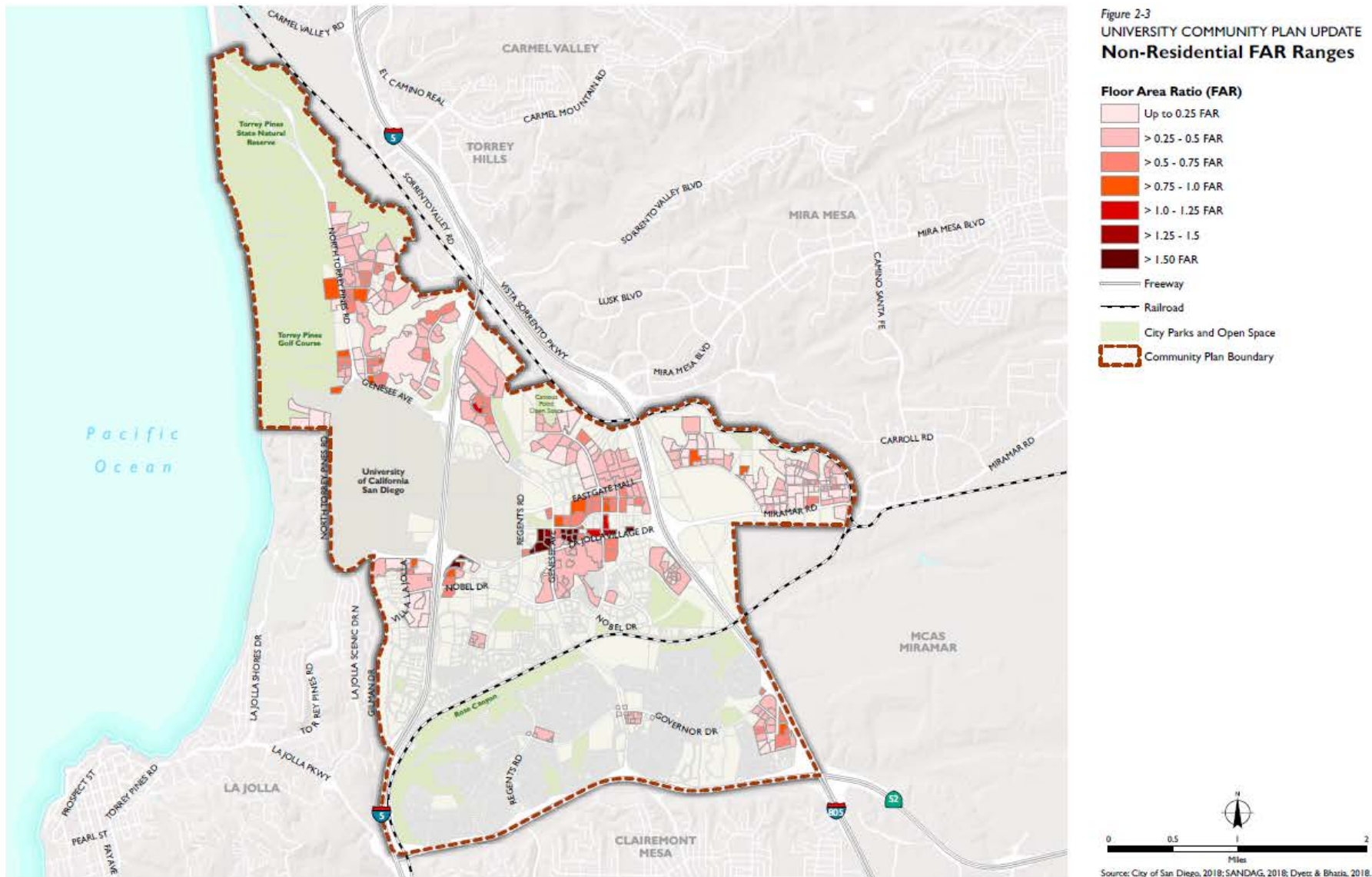
Figure 2-3
UNIVERSITY COMMUNITY PLAN UPDATE
Non-Residential FAR Ranges

Floor Area Ratio (FAR)
- Up to 0.25 FAR
- > 0.25 - 0.5 FAR
- > 0.5 - 0.75 FAR
- > 0.75 - 1.0 FAR
- > 1.0 - 1.25 FAR
- > 1.25 - 1.5
- > 1.50 FAR
- Freeway
- Railroad
- City Parks and Open Space
- Community Plan Boundary

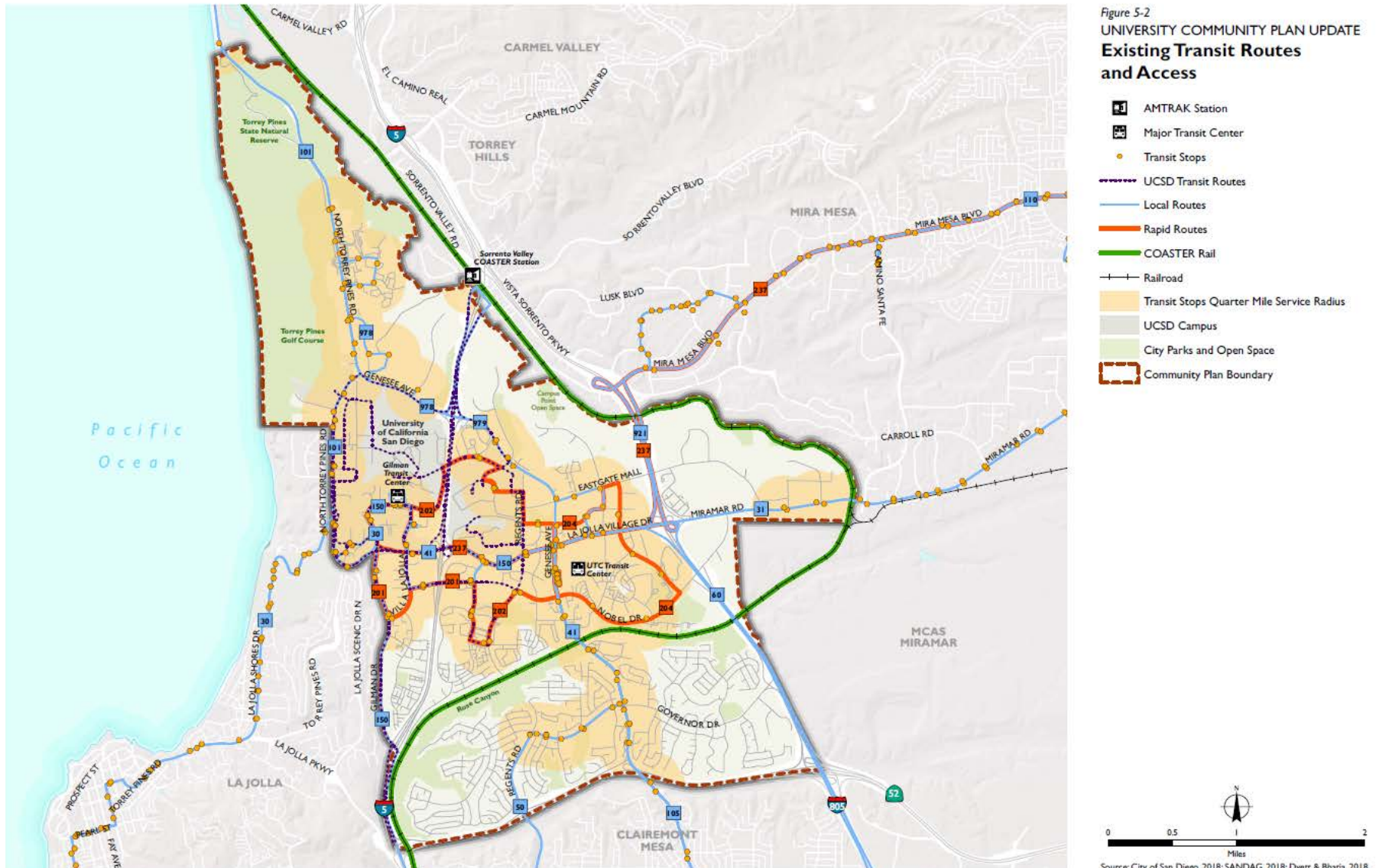Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

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Employment Base

Chart 3-1: Job Sectors in University

3,300 Businesses

93,000 Jobs

12.3% City of San Diego

30%

23%

20%

14%

7%

6%

- Educational Services
- Professional, Scientific, and Tech Services
- Healthcare and Social Assistance
- Finance and Insurance
- Accommodation and Food Service
- All Other

Source: U.S. Census Bureau, 2015

Figure 3-1
UNIVERSITY COMMUNITY PLAN UPDATE
Labor Force Commute

- 791 – 879 Jobs
- 703 – 790 Jobs
- 615 – 802 Jobs
- 526 – 614 Jobs
- 438 – 525 Jobs
- 350 – 437 Jobs
- 261 – 349 Jobs
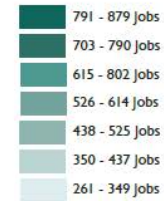
93 percent of workers commute into University for employment.[8] Out of the 7 percent of people who live and work in University, most live in the area north of Rose Canyon and south of La Jolla Village Drive. Figure 3-1 depicts the origins of commuters who travel to University for work. As shown in the Figure, the top five origin census tracts for in-commuters were as follows:

- 83.33 – Carmel Valley, Torrey Hills
- 170.30 – 4S Ranch, Rancho Bernardo, Black Mountain Ranch
- 215 – Carmel Valley, Pacific Highland Ranch
- 83.29 – Carmel Valley
- 83.35 – Torrey Highlands

Source: U.S. Census Bureau (OnTheMap), 2015

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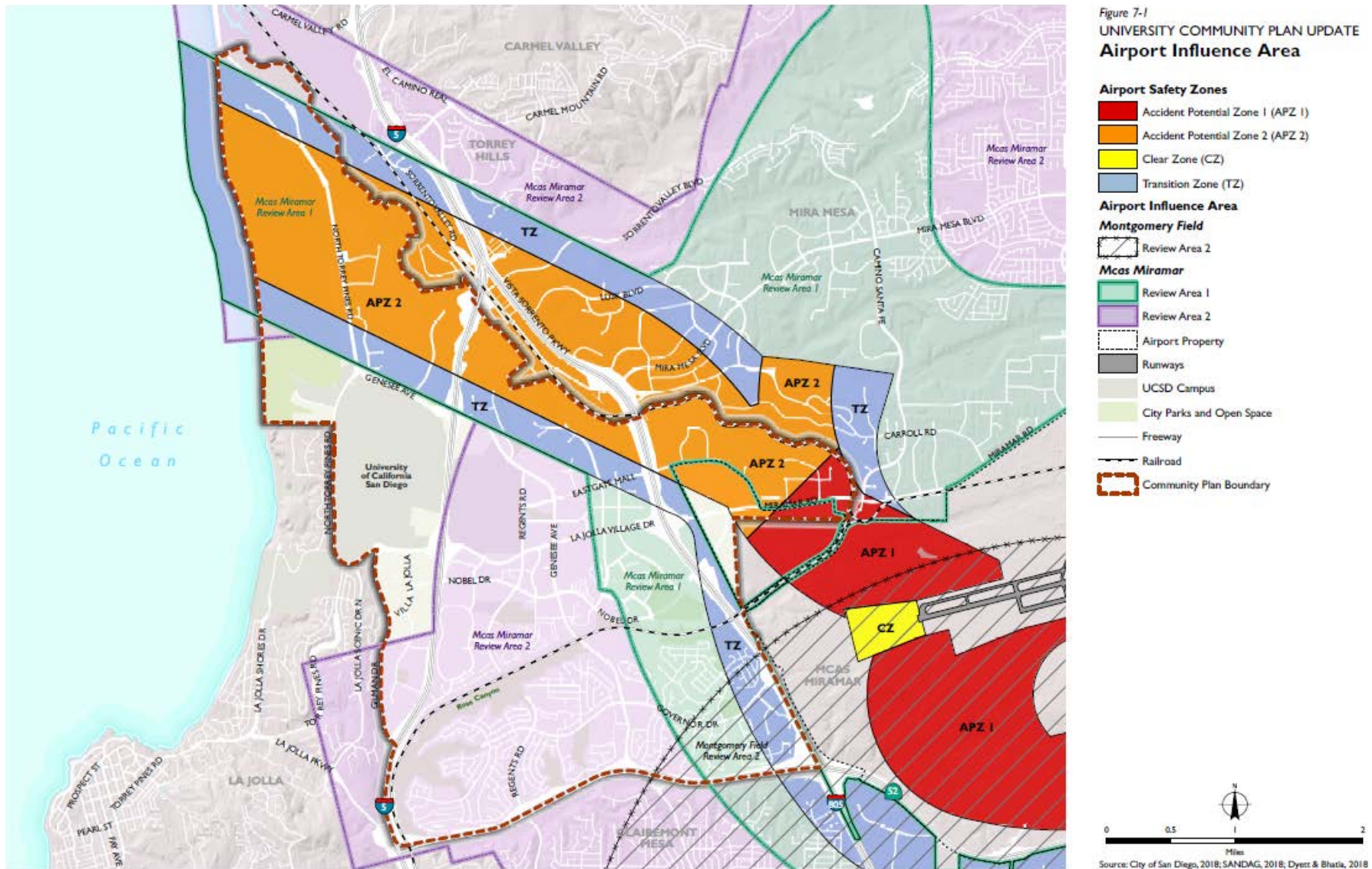7. Environmental Hazards & Community Health

Urban Form
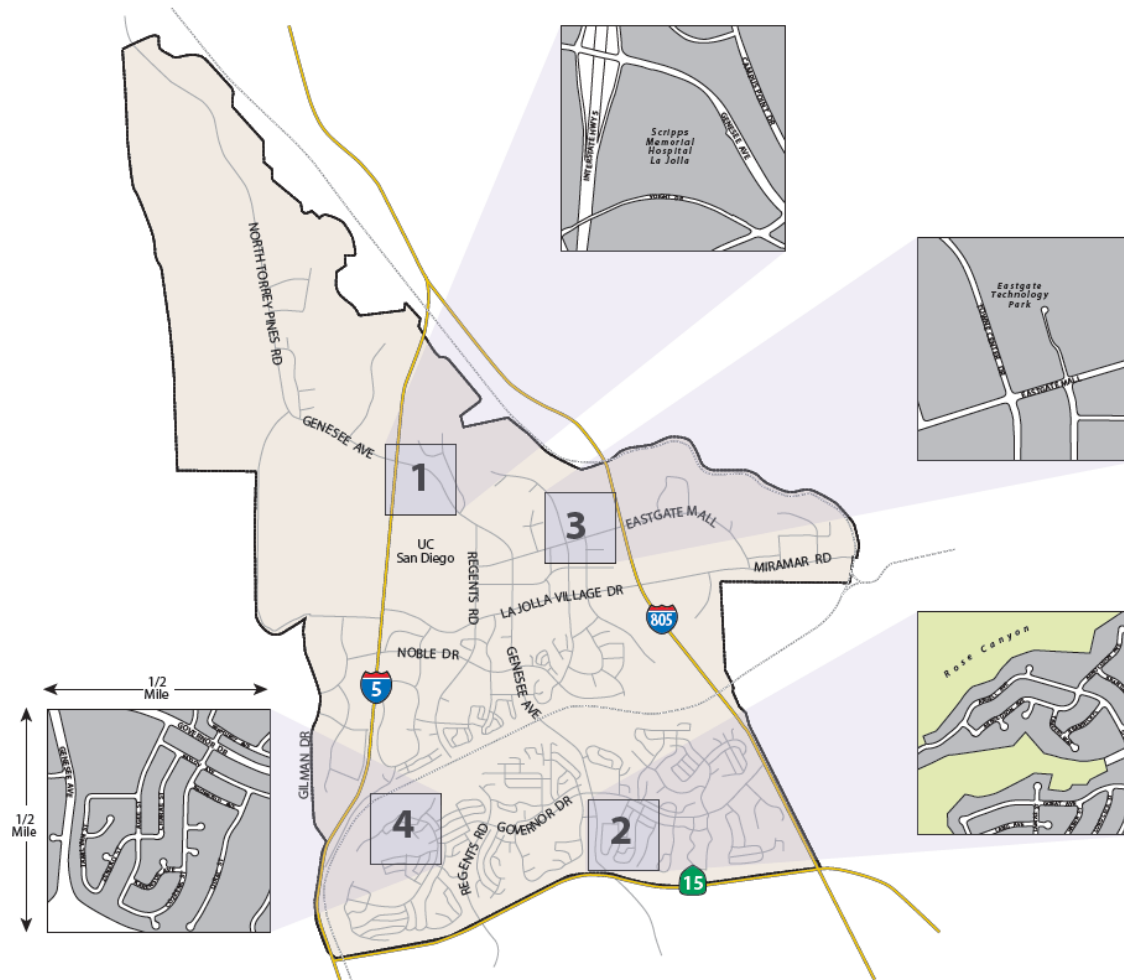
1. Super Blocks

Super blocks are larger than traditional city blocks and are primarily associated with institutional, educational, recreational, and corporate use rather than residential use. Intended for large-scale auto-oriented uses, super blocks offer limited interconnectivity to surrounding blocks. They typically have multiple means of entrance and egress, and have surface parking lots as central features. Examples of super blocks are Westfield UTC, Scripps Memorial Hospital La Jolla, Thornton Pavilion Hospital, and the UCSD campus.

2. Residential Curvilinear Blocks

Residential curvilinear neighborhood blocks contain multi-family, single-family, and duplex dwellings. They typically have curving streets, dead-ends, cul-de-sacs, and limited connectivity to major streets. Residential curvilinear blocks are typically found in flat portions of the Planning Area.

3. Industrial Blocks

Industrial blocks are large in scale and are typically associated with manufacturing facilities and business parks. Examples can be found in Torrey Pines Mesa, Campus Point, and Eastgate Technology Park.

4. Canyon Rim Blocks

Canyon Rim blocks are located within single-family neighborhoods along the rims of the canyon systems throughout University. They typically have organic and irregular shapes that contour with the topography. Examples of this block type can be found along the northern and southern rim of Rose Canyon.

1. Introduction & Overview
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5. **Mobility**
6. Natural Environment & Open Space
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Figure 5-2
UNIVERSITY COMMUNITY PLAN UPDATE
Existing Transit Routes and Access

Source: City of San Diego. 2018; SANDAG. 2018; Dyett & Bhatia. 2018.

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Parks, Recreation, and Open Space

Table 6-1: Parks in the Planning Area

Facility	Usable Acres
Population-Based Parks	**74.6**
Community Parks	**50.0**
Doyle Community Park	18.1
Standley Park	10.8
Nobel Athletic Fields	21.1
Neighborhood Parks	**23.3**
Marcy Park	4.9
University Gardens	9.6
University Village	3.2
Villa La Jolla	5.6
Mini-Parks	**1.3**
Eastgate Park #1	0.8
Eastgate Park #2	0.5
Joint Use Parks	**18.5**
Doyle Elementary School	3.3
Spreckels Elementary School	1.7
Standley Middle School	13.5
Resource-Based Parks	**1,716.0**
Torrey Pines State Park	1,100.0
Torrey Pines City Park	249.0
Torrey Pines Golf Course	367.0

Source: University Community Plan, 1987
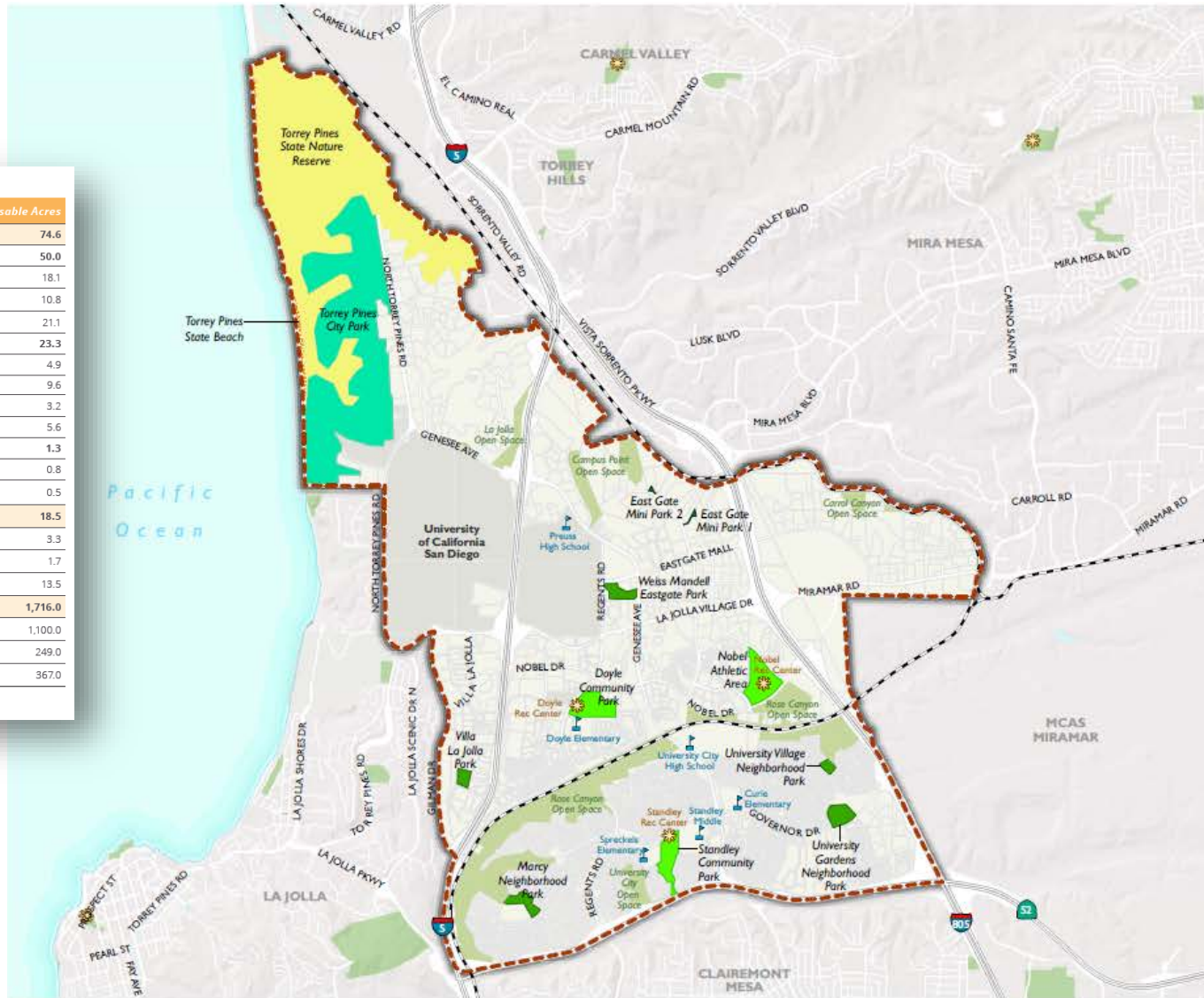
Figure 6-8
UNIVERSITY COMMUNITY PLAN UPDATE
Parks, Recreation Facilities, and Open Space
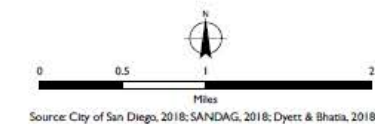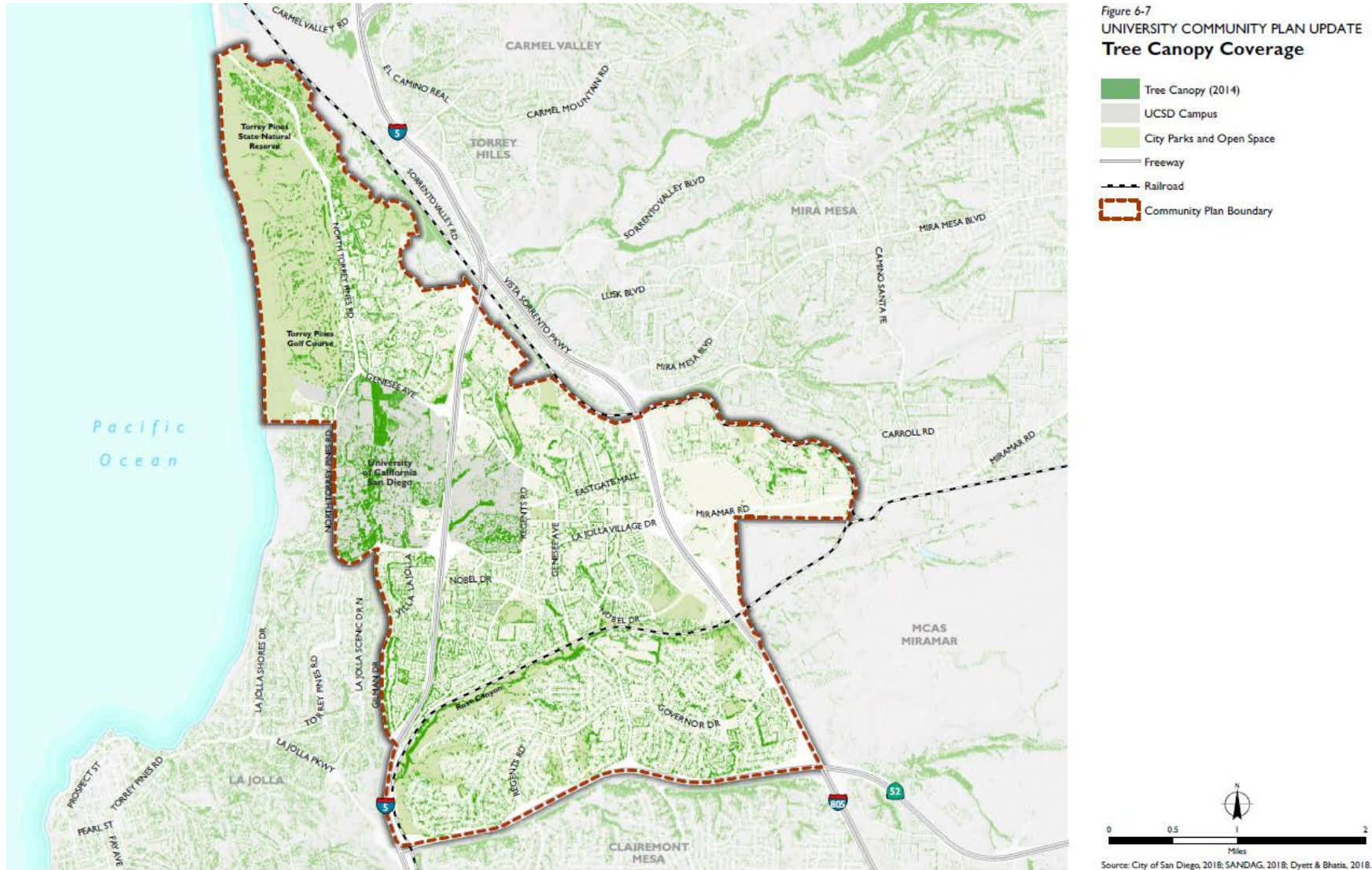
Legend:
- Recreation Centers
- Resource Based Park
- Community Park
- Neighborhood Park
- Mini Park
- Open Space
- State Park/Preserve
- State Beach
- UCSD Campus
- Existing Parks Outside Planning Area
- Freeway
- Railroad
- Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

Urban Forest

Figure 6-7
UNIVERSITY COMMUNITY PLAN UPDATE
Tree Canopy Coverage

Tree Canopy (2014)
UCSD Campus
City Parks and Open Space
Freeway
Railroad
Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.

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Airport Influence Area

Figure 7-1
UNIVERSITY COMMUNITY PLAN UPDATE
Airport Influence Area

Airport Safety Zones
- Accident Potential Zone 1 (APZ 1)
- Accident Potential Zone 2 (APZ 2)
- Clear Zone (CZ)
- Transition Zone (TZ)

Airport Influence Area
Montgomery Field
- Review Area 2

Mcas Miramar
- Review Area 1
- Review Area 2
- Airport Property
- Runways
- UCSD Campus
- City Parks and Open Space
- Freeway
- Railroad
- Community Plan Boundary

Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018

Web Links

- **General Plan** - https://www.sandiego.gov/planning/genplan

- **Climate Action Plan** - https://www.sandiego.gov/sustainability/climate-action-plan

- **University Community Plan** - https://www.sandiego.gov/planning/community/profiles/university/plan

- **North University City PFFP & FBA** - https://www.sandiego.gov/facilitiesfinancing/plans/northuniversity

- **South University Summary List & DIF** - https://www.sandiego.gov/sites/default/files/legacy/facilitiesfinancing/pdf/plans/southucsummarylist.pdf

- **UC San Diego 2018 Long Range Development Plan** - http://lrdp.ucsd.edu/campus/proposed/index.html

- Airport Land Use Compatibility Plan **MCAS Miramar** / **Montgomery Field** -
  https://www.san.org/File-Manager?Command=Core_Download&EntryId=2989
  https://www.san.org/File-Manager?Command=Core_Download&EntryId=2985
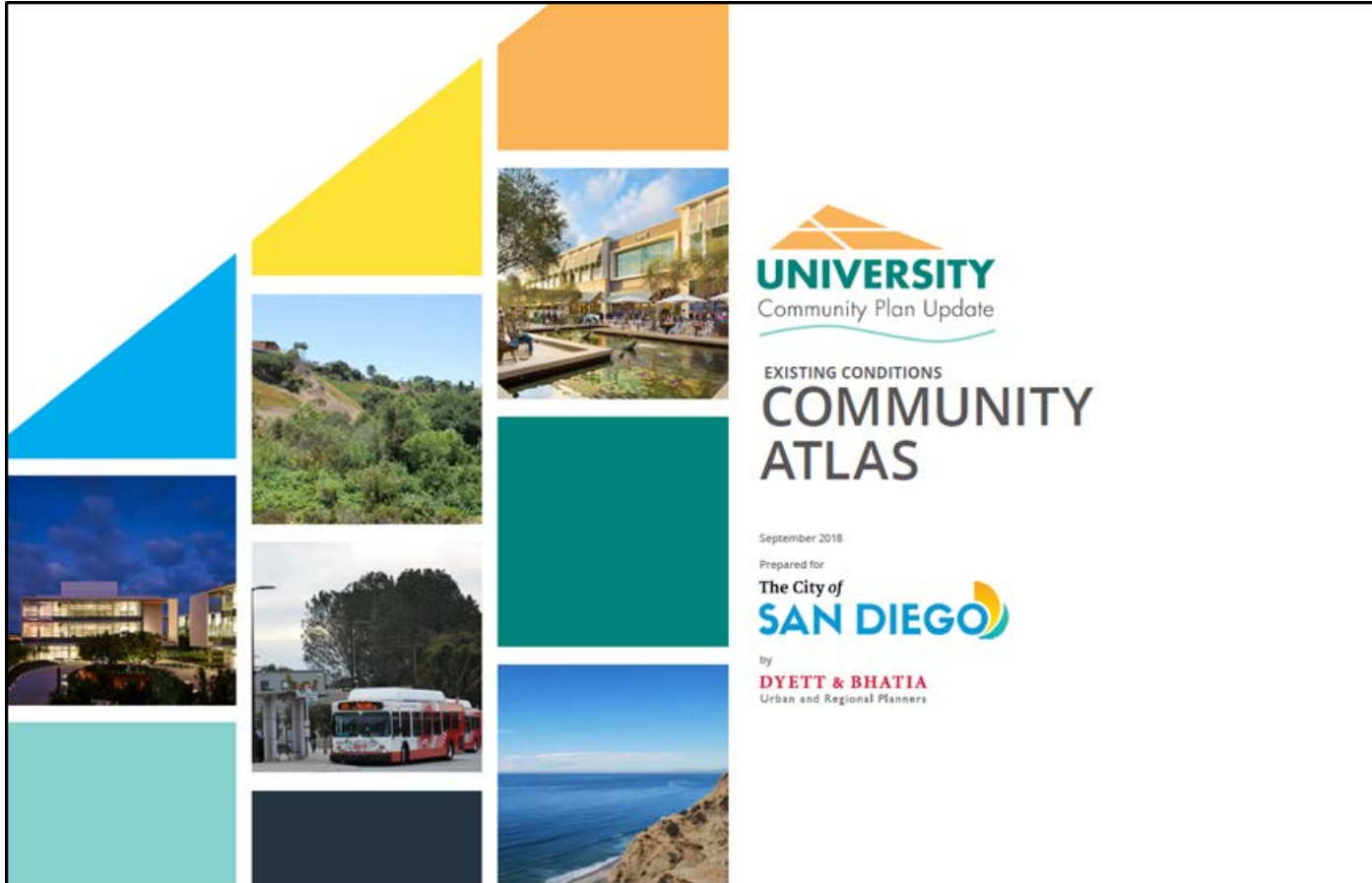
QUESTIONS
&
DISCUSSION
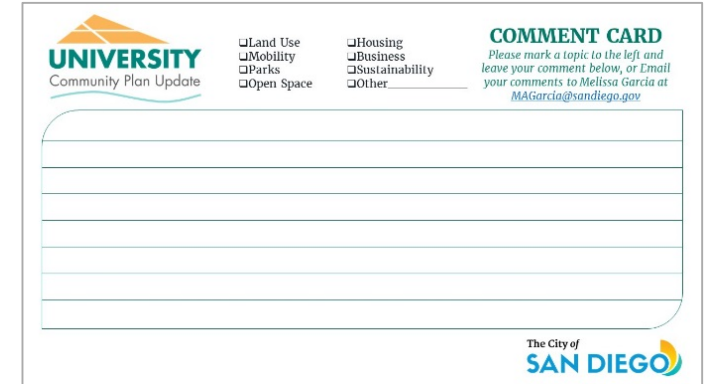
Open House Kickoff

➢ Over 115 attended the event

➢ Planning Director Mike Hansen kicked off the Community Plan Update efforts

➢ Council member Barbara Bry attended in support of the public process

➢ Community members provided their feedback through various activities and comment cards

Comment Card

➢ Long term balanced development for Economic "Upward" development in North University without sprawling "outward" into parks and open space areas.

➢ Ensuring a workable circulation system with better traffic features to serve the community

➢ Focus on community beautification

➢ Preserve and protect Rose Canyon and other community Open Space areas

➢ Sustainability must incorporate biodiversity, habitat, native species, watershed and wildlife corridors as well as social equitys part of the environment.

➢ Develop canyon overlook park

Comment Cards Summary	
Land Use	8
Mobility	18
Urban Design	3
Open Space	43
Sustainability	5
Parks	5
Suggestions to City Staff	5
Overall Total	**87**

UNIVERSITY
Community Plan Update

What is special about the University Community?

I Like...

- Jobs
- Sense of Community
- Mass Transit
- Rose Canyon
- Walkability
- Culture Diversity
- UCSD

What are challenges facing the University Community?

I Wonder...

- ➢ Traffic and congestion
- ➢ No more development
- ➢ Preserving Rose Canyon
- ➢ High cost of housing and rent
- ➢ Preserving neighborhoods
- ➢ Noise
- ➢ Homeless
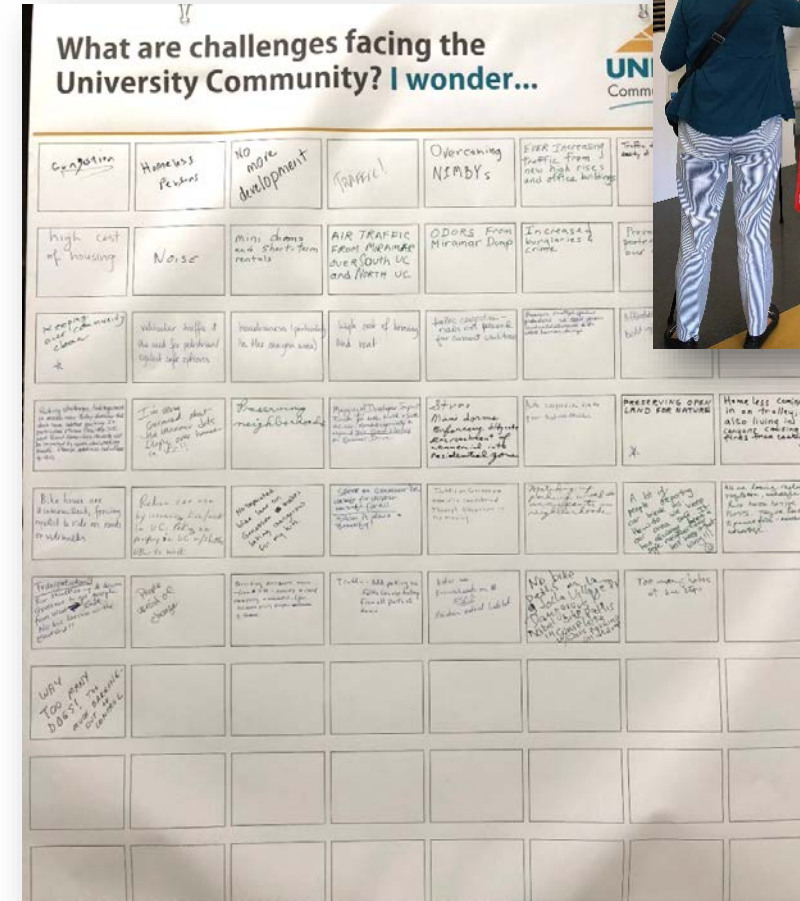
What future opportunities exist in the University Community?

I Wish…

- ➤ Jobs! Jobs! Jobs!

- ➤ Affordable housing

- ➤ More senior, student and affordable housing

- ➤ More dog parks

- ➤ Preserve and protect Rose Canyon
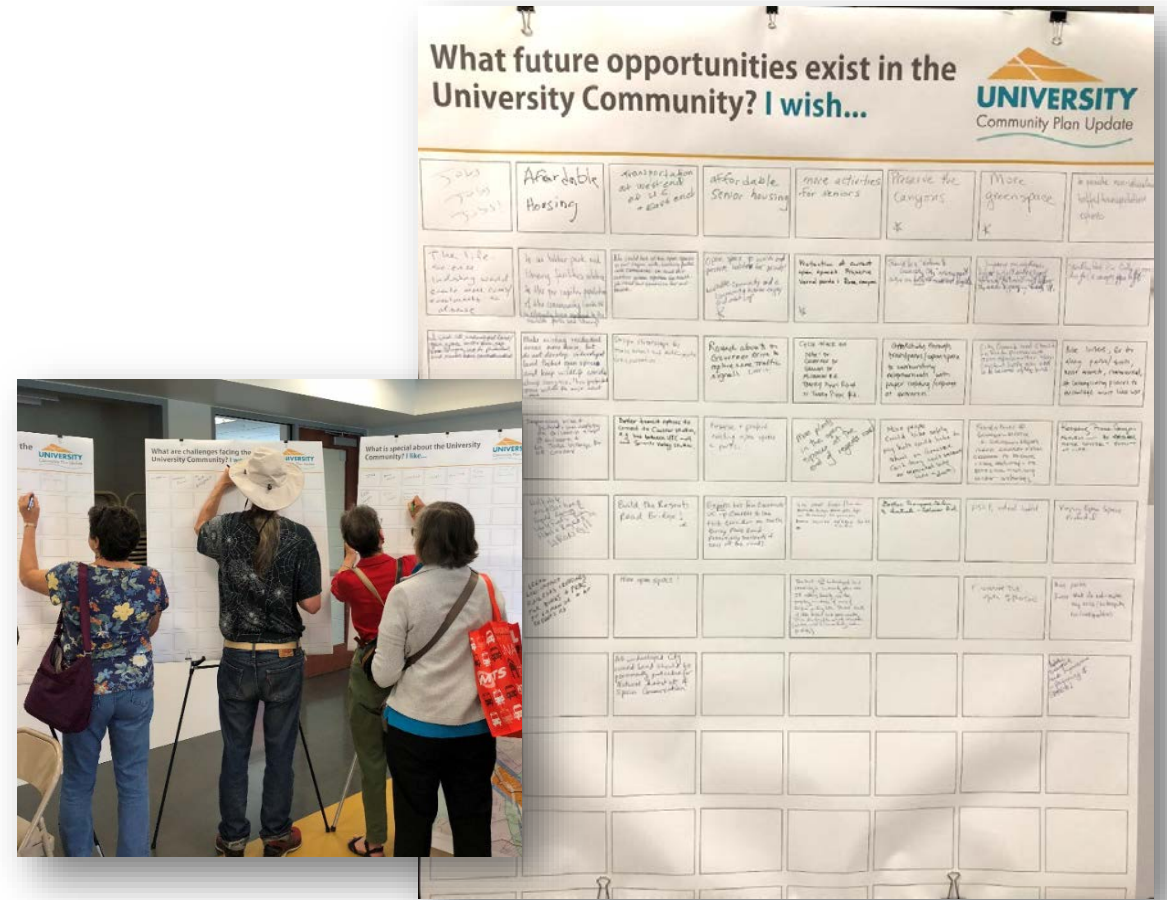
Mobility Station

➢ Received 200 comments

➢ Stickers and written comments provided on a map

➢ Stickers identified a mode of travel

➢ Staff available for discussion

Mobility Station Community Comments

Comments identified need for:

- ➤ Slowing speeds along corridors

- ➤ Intersection improvements

- ➤ New bicycle facilities

- ➤ Protection of Canyons

- ➤ Bus service/station improvements

- ➤ Safer crossings

What amenities do you want more of in your public park?

➤ Multi-Use Trail

➤ Nature exploration areas

➤ Off-leash dog parks

➤ Non-programmed turf areas, picnic areas, fitness course

- Protect Rose Canyon

- Protect Open Space areas south of Nobel and east of I-805

- Create overlook parks at end of Regents Road on both sides of canyon

- Keep hardscape out of Open Space

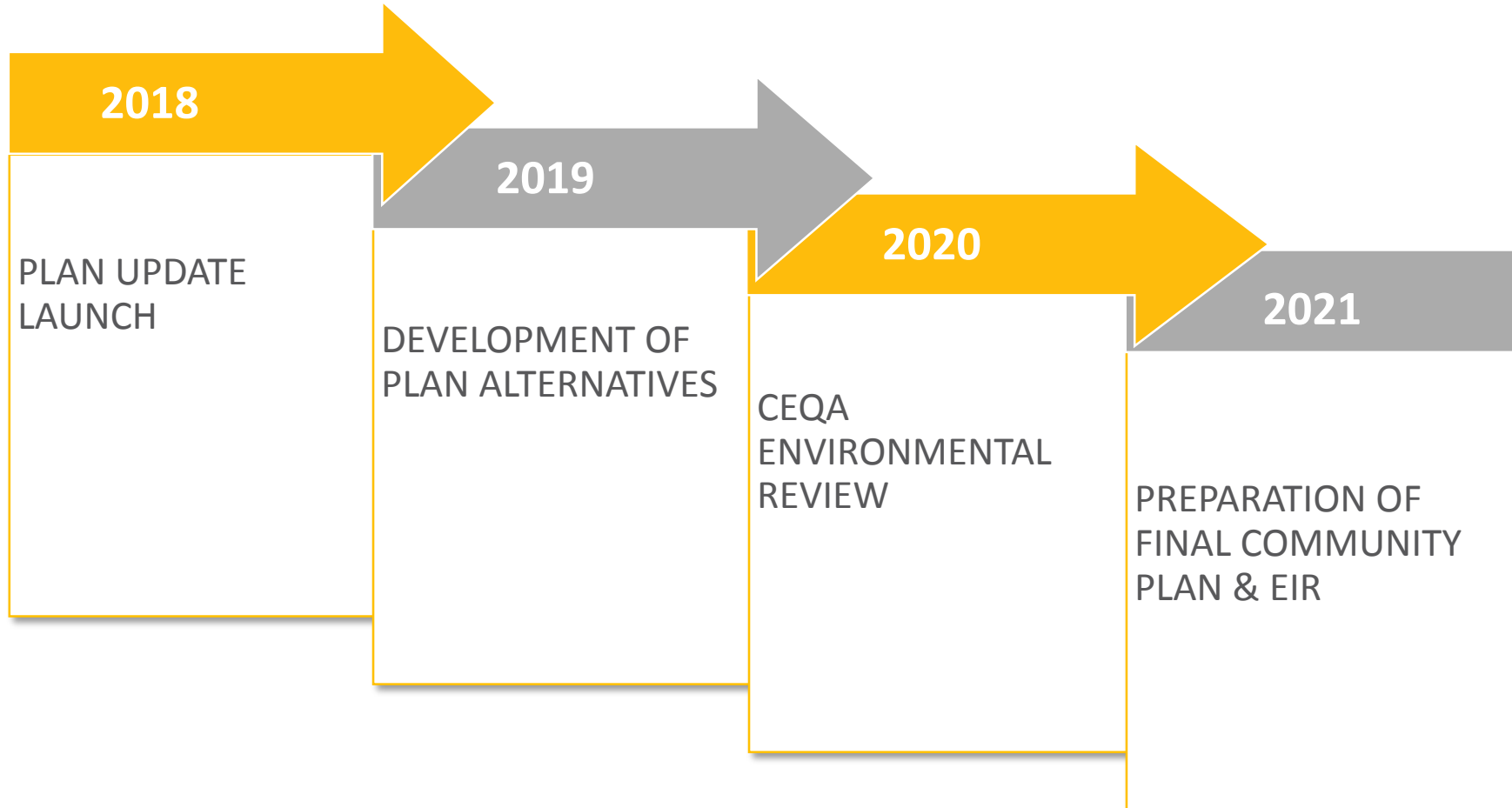- Need connected parks and neighborhoods

Progress

- Existing Conditions Community Atlas

- Informational Brochure

- Community Plan Update Website

- Open House Kick-Off

- UCPG Subcommittee Formation

- *(Upcoming) Planning Commission Workshop February 28, 2019*

- *(Upcoming) Online Survey*

Stay Connected

Your Community Plan Team

Timeline

2018

PLAN UPDATE LAUNCH

2019

DEVELOPMENT OF PLAN ALTERNATIVES

2020

CEQA ENVIRONMENTAL REVIEW

2021

PREPARATION OF FINAL COMMUNITY PLAN & EIR

Your Voice Counts!

https://www.sandiego.gov/planning/community/cpu/university
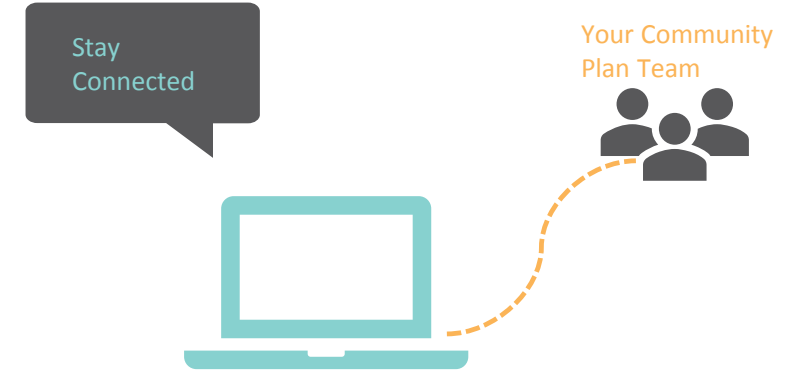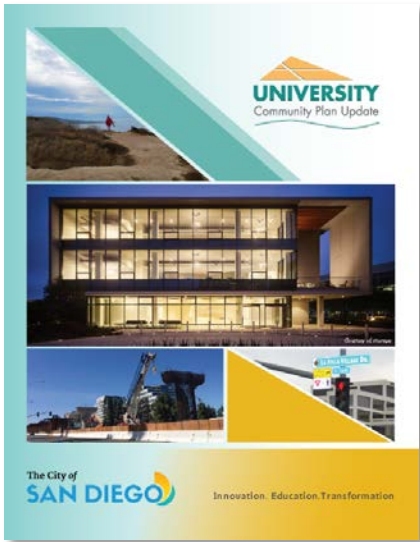
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Your Community Plan Team

QUESTIONS
&
DISCUSSION