



THE CITY OF SAN DIEGO

Report to the Planning Commission

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HEARING DATE: May 11, 2023

SUBJECT: University Community Plan Update Workshop

REFERENCES: [September 29, 2022 University Community Plan Update Workshop, Report No. PC-22-019](#)
[February 28, 2019 University Community Plan Update Workshop, Report No. PC-19-004](#)

SUMMARY

This is the third workshop for the Planning Commission to provide input for the University Community Plan Update. No action is required on the part of the Planning Commission at this time. The Planning Commission has expressed a desire to have workshops during the community plan update process, where Commissioners could share their ideas and priorities for community plan updates. Previous workshops were held with the Planning Commission on February 28, 2019, and September 29, 2022. The purpose of the 2019 workshop was to solicit input on where growth should be focused, identify recreation opportunities, and determine places to enhance mobility. The purpose of the 2022 workshop was to solicit feedback on the draft land use scenarios developed through public outreach efforts, as well as high-level concepts related to urban design and mobility. This workshop is meant to serve as an opportunity for the Planning Commission to provide input on the Community Discussion Draft before the release of the formal Draft University Community Plan and the forthcoming adoption hearing process.

BACKGROUND

The University Community is located in the north-central portion of San Diego, about 10 miles north of Downtown. The University Community is connected to the region via Interstate 5 (I-5), Interstate 805 (I-805), and State Route 52 (SR-52). The Blue Line Trolley was recently completed, which connects the University Community to Downtown San Diego. The University Community's shopping, corporate headquarters, research and development facilities, outdoor recreational amenities, and the University of California San Diego (UCSD) attract visitors from across the region.

The University Community Planning Area (Planning Area) encompasses approximately 8,700 acres. It is bounded by Los Peñasquitos Lagoon and the edge of the east-facing slopes of Sorrento Valley on the north; the railroad tracks, Marine Corps Air Station (MCAS) Miramar and I-805 on the east; SR-52

on the south; and I-5, Gilman Drive, North Torrey Pines Road, La Jolla Farms, and the Pacific Ocean on the west. Neighboring communities include Torrey Pines, Mira Mesa, Clairemont Mesa, and La Jolla. The Planning Area contains two State-controlled properties—UCSD and Torrey Pines State Reserve—which lie outside the land use jurisdiction of the City.

Housing & Demographics

Population: As of 2020, SANDAG estimated that 63,079 people were living in traditional households within the University Community Planning Area. Table 1 shows a 19 percent increase from the 53,852 people living in the community in 2010 based on SANDAG estimates. SANDAG estimates an additional 11,432 live in group quarters (such as dorms at UCSD) compared to the 8,881 who lived in group quarters in 2010.

Housing: In 2020, the community had approximately 26,992 homes. Table 1 also shows that between 2010 and 2020, the community added 2,162 homes, a 9 percent increase from the previous 24,830 homes in 2010. The community had a rate of 2.43 persons per household in 2020, whereas there were 2.17 in 2010.

Income: In 2020, the median household income adjusted for inflation (2010) was \$70,816. Table 1 shows a 15 percent increase from the \$61,357 median household income adjusted for inflation (2010) in 2010 based on SANDAG estimates.

Table 1: University Community - Housing and Population between 2010 and 2020

Year	Population in Traditional Households	Group Quarters Population	Homes	Persons per Household	Income
2010	53,852	8,881	24,830	2.17	\$61,357
2020	63,079	11,432	26,992	2.43	\$70,816
<i>Change</i>	<i>17%</i>	<i>29%</i>	<i>9%</i>	<i>12%</i>	<i>15%</i>

SANDAG 2020 Housing and Population Estimates

Affordable Housing: Between 2010 and 2019, 360 affordable homes were built in the University Community that entered into a deed restriction with the San Diego Housing Commission.

Current University Community Plan

How Do Existing Overlay Zones in the Current University Community Plan Limit Development?

Community Plan Implementation Overlay Zone: The Land Use and Development Intensity Element of the Adopted Community Plan establishes development intensity related to the capacity of the roadway system. The community is divided into 101 Subareas. Each Subarea is allocated intensity of development by land use in terms of square footage, number of residential units, or both, and how many Average Daily Trips (ADTs) the land use would generate, as shown in a Land Use and Development Intensity Table (Attachment A). The Land Use and Development Intensity Table is implemented in accordance with the Community Plan Implementation Overlay Zone – Type B (CPIOZ-

B), which provides supplemental development regulations tailored to specific sites within the community plan. Type B requires discretionary approval.

Coastal Height Limit Overlay Zone: The University Community Area, west of I-5, is restricted by the Coastal Height Limit Overlay Zone (Coastal Height Limit) (Attachment B). The purpose of the Coastal Height Limit is to provide a supplemental height limit for specific coastal areas as enacted by the voters of the City of San Diego. Buildings are limited to a height no more than thirty feet within the Coastal Height Limit.

Airport Land Use Compatibility Overlay Zone: Areas within the University Community Area, as shown in Attachment C, are regulated by the Airport Land Use Compatibility Overlay Zone. This Overlay Zone within the University Community aims to implement the MCAS Miramar Airport Land Use Compatibility Plan. These supplemental regulations are intended to ensure that new development located within an airport influence area is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas. Areas within the Overlay Zone are constrained by compatible uses, a maximum population intensity (people per acre), and subsequent floor area ratio (FAR) per use type within the Accident Potential Zones. Residential uses are limited to 60 dwelling units per acre within the Transition Zone.

Restrictive Use Easements: During the 1970s and 1980s, the U.S. Navy acquired restrictive use easements (RUEs) in the communities surrounding MCAS Miramar. Within the University Community, these properties generally are within the primary departure corridors for MCAS Miramar in the areas to the north of Miramar Road/La Jolla Village Drive. Development within these parcels must be consistent with restrictions specified in the RUEs. Although the enforcement of the RUEs is the responsibility of the US Government, they are nonetheless constraints to be considered during the planning process.

What is the residential home capacity of the current University Community Plan?

The Planning Department completed a detailed analysis of the buildout of the current University Community Plan and prepared the [Adopted Land Use Buildout Report](#) in 2020. Table 2 provides a summary of the findings.

Table 2: University Community - Remaining Homes in Underlying Zoning (All)

Area Type	Existing Built Homes	Adopted Plan Allowed Homes	Zoning Buildout Homes
Non-Subarea Housing Units	5,590	6,243	6,243
Subarea Housing Units	20,930	20,930	20,930
<i>Total</i>	<i>26,520</i>	<i>27,173</i>	<i>27,951</i>

Source: City of San Diego, 2020

University Community Plan Update

What are the Key Objectives in Updating the Community Plan?

The Discussion Draft Community Plan replaces the existing auto-oriented Land Use and Development Intensity approach with an updated land use strategy centered around meeting the City's Climate Action Plan goals. The Discussion Draft Community Plan also includes detailed policies and regulations for mobility, urban design, parks, open space, historic preservation, and public facilities. The following Vision and Guiding Principles were developed with the help of the Plan Update Subcommittee to inform the creation of the updated plan.

VISION

A diverse and dynamic community with renowned higher education, healthcare, scientific research and technology institutions and businesses connected through a robust multi-modal transportation network to a vibrant mixed-use urban core and varied residential neighborhoods, which protects its unique natural habitat and canyon systems.

GUIDING PRINCIPLES

- **Renowned Institutions.** The development of institutions that provide world-leading research, higher education and healthcare which contribute to the built environment and support the economic growth and attractiveness of the community.
- **A Vibrant Mixed-Use Urban Core.** A land use pattern that focuses growth into a vibrant urban core which contains regional transit connections and a distinct range of uses, character, streetscapes, places, urban form and building design as a leader in sustainability.
- **A Diversified Housing Inventory.** A housing inventory that contains a broad range of housing types and costs to accommodate a variety of age groups, household sizes and compositions, tenure patterns and income levels.
- **A Center of Economic Activity.** An employment center with scientific research, technology and office uses that provide jobs in proximity to residential, retail, and visitor-serving uses connected by transit that supports the economic viability and attractiveness of the community.
- **A Complete Mobility System.** A mobility system that provides multi-modal options and a complete network for travel within the community and connectivity to the region, enhancing economic growth, livability and sustainability.
- **A sustainable community integrated with its natural environment, open space and recreational areas.** Preservation of open space, watershed protection and improvement, restoration of habitat, enhancement of species diversity, improvement of population-based parks and recreation areas, and provision of connections for wildlife and people contribute to community character, enhance quality of life and preserve unique natural resources.

What Community Engagement and Analysis Have Been Completed?

University Community Plan Update Subcommittee

The University Community Plan Update Subcommittee (CPUS) was formed in January 2019 and has hosted 40 public meetings (in-person and online) to discuss:

- Existing conditions, community issues and priorities, future vision and guiding principles, mobility networks, public facilities options, parks and recreation analysis, and urban design concepts.
- Preliminary goal setting.
- Urban Design concepts and Mobility Corridor concepts.
- Land use scenarios, build-out estimates, mobility networks, and development incentives.
- The Blueprint project and guidance for meeting citywide CAP goals.
- Review of the Community Discussion Draft document

Online Engagement

- A non-scientific online community survey was undertaken from May 22 through June 29, 2019, focused on identifying community priorities and recommendations. In addition to multiple choice, and prioritization/ ranking questions, the survey included several interactive mapping questions. The survey received 1,607 responses. An [Online Survey Report](#) was prepared to summarize the results with a detailed [Appendix](#). The survey focused on identifying community priorities and recommendations for mobility, housing, nonresidential development, parks, and public spaces within the Planning Area. The input collected in this survey was also used to help shape the Vision and Guiding Principles.
- Throughout the Fall of 2021, staff conducted extensive community outreach and engagement in coordination with the launch of the interactive online engagement platform, Choose Your Future! From October 1 to November 8, 2021, this non-scientific online survey was live on the University Community Plan Update website (www.PlanUniversity.org). It provided an opportunity for people to select options for land uses within five primary areas of change (Focus Areas) of the University Community, as identified through the plan update process. This effort aimed to receive feedback from the University Community on proposed land use options within the Focus Areas. Through this engagement process, over 2,600 respondents completed the survey. An additional 4,500 respondents began the survey but did not complete it.

Other Technical Studies

- [Community Atlas](#): The University Community Atlas serves as the existing conditions document of the CPU.
- [Mobility Existing Conditions Report](#): This report details the mobility existing conditions for the University Community Plan Area.
- [Proposed Mobility Networks](#): These maps depict the proposed mobility networks as of 2023.

- [Draft Mobility Corridor Concepts](#): These concept sheets identify the proposed corridor concepts for the top 10 corridors in the community as of 2022.
- [Adopted Plan \(1987\) Land Use Buildout Report](#): This analysis provides an overview of the remaining development intensity within the Adopted Community Plan.
- [Subregional Employment Area Profile](#): This draft report provides an overview of the trends and employment demand within the subregional employment area.
- [Market Demand Analysis](#): This analysis provides an overview of the projected need for commercial and non-residential square feet.
- [Air Quality Analysis](#): This report summarizes the air quality conditions of the area.
- [Biological Resources Report](#): This report summarizes the biological resources within the area.
- [Geotechnical and Geologic Hazard Evaluation](#): This report identifies geotechnical and geologic hazards within the area.
- [Hydrology and Water Quality Report](#): This report describes the hydrology, existing storm drainage, and stormwater quality conditions of the area.
- [Noise Analysis](#): This report summarizes the noise conditions of the area.
- [Water and Wastewater Technical Study](#): This report provides a high-level assessment of the water distribution and wastewater collection systems of the area.

What separate Community Plan Amendments are Currently in Process within the University Community Planning Area?

Four separate community plan amendments have been initiated within the community plan area and are currently in process.

- A community plan amendment was initiated on July 20, 2017, for 9393 Towne Centre Drive (ARE Podium 93) and proposes approximately 525,000 square feet for research and development use and 80,000 square feet for secondary office and retail use.
- A community plan amendment was initiated on June 27, 2019, for the vacant parcel at the northwest quadrant of La Jolla Village Drive and the southbound Interstate 805 off-ramp (I-805 & LJVD). The amendment proposes to designate the former Caltrans Right-of-Way for visitor commercial uses.
- A community plan amendment was initiated on December 12, 2019, for a 2.53-acre site at 4380 La Jolla Village Drive. The amendment proposes to increase the development intensity of office use from 35,000 square feet to 155,000 square feet.
- A community plan amendment was initiated on August 27, 2020, for a 32.42-acre site at the end of Towne Centre Drive (9855 Towne Centre Drive). The amendment proposes to increase the development intensity of scientific research from 400,000 square feet to 1,000,000 square feet.

DISCUSSION

What is the Community Discussion Draft?

The Community Discussion Draft is the first draft of the updated University Community Plan (Attachment D). The document is designed to be an almost complete draft of the community plan with detailed goals, policies, regulations, and graphics. The contents of each chapter were developed after topical discussions over multiple meetings with the University Community Plan Update Subcommittee and key stakeholders and additional input via workshops, surveys, and technical analyses.

The purpose of the Discussion Draft is to provide the public with a first draft of the plan as an opportunity for community input, which will guide refinements to be integrated into the formal Draft Community Plan. Currently, the Planning Department has received over 100 community comments regarding the Community Discussion Draft since the document was made publicly available on March 7, 2023.

What Has the Planning Department Heard from Community Members Since the Discussion Draft was Released?

The great majority of comments received on the Discussion Draft generally relate to the following topic areas:

- Overall increase in density that is proposed in the community plan. This includes requests for no residential density increases in the community or to use a scenario (previously presented as draft land use scenario B) that provides for relatively less density, as well as requests for additional residential and employment density in line with a scenario (previously presented as draft land use scenario 1) with greater densities than proposed.
- Proposed changes to the Sprouts (Governor Drive and Regents Road) and Vons (Governor Drive and Genesee Avenue) shopping centers in the southern part of the University Community, with some commenters expressing a desire for a lower density than the 73 homes per acre proposed, or for no change at all.
- The mobility concept to reduce Governor Drive from four lanes to two to create room for a protected bike lane, with some commenters expressing a desire to maintain four travel lanes due to the drop-off areas for the two elementary schools and middle school located on Governor Drive, the proposed increase in housing, and stated concerns about emergency access.
- Requests to add a flex lane along Genesee Avenue.
- Regulatory proposals, with some commenters requesting additional land value recapture in the form of development regulations, with others requesting the removal of affordable housing requirements. Others expressed a desire for the prevention of the use of in-lieu fees for affordable housing requirements.
- Additional protection of open space and habitat areas (mainly related to proposed trails identified in the Discussion Draft).
- Displacement of current naturally affordable housing.
- Fire evacuation limitations from increased growth.

- Need for more planned facilities and infrastructure, with a particular emphasis on parks and schools.

What are the Land Use Vision and Strategy and Total Future Buildout?

The overall vision of the Discussion Draft is centered around the following five priorities:

- Supporting a Thriving Economy
- Maximizing Transit Investment Success
- Allowing a Variety of New Homes
- Ensuring a Sustainable Future
- Streets Designed for People

The proposed planned land uses (Attachment D: Figure 3) in the Discussion Draft locate the highest residential density and employment intensity land uses directly adjacent to the UTC and Executive Drive trolley stations in the longstanding urban core of the community. Areas adjacent to the urban core will also be Urban Village designations, with tapering intensities, medium density/intensity next to the Nobel trolley station, and relatively lower density/intensity along Judicial Drive and Lebon Drive. The areas proposed as Urban Villages will include a mix of restaurants, entertainment, retail, and employee uses, along with abundant new opportunities for new homes. The Discussion Draft also includes an Urban Flex designation, similar to Urban Village, but reflecting the residential density limitation imposed by the transition zone in the Airport Land Use Compatibility Overlay Zone.

Areas outside of the Urban Village areas were given a Community Village land use designation with a 73 du/ac residential density limitation. This land use designation was chosen to promote continued community-serving retail uses while encouraging the integration of new homes.

Many land use areas within the Discussion Draft Community Plan remain consistent with the current community plan, including properties with existing residential condominiums, the areas currently designated for Scientific Research, Visitor Commercial, and single-family residential. Removing the development intensity provisions of the existing plan will allow additional employment capacity, particularly in areas designated for Scientific Research outside of the accident potential zones.

Table 3 shows the total housing and employment buildout for the Discussion Draft Community Plan. This includes the existing and adopted community plan capacity and the Discussion Draft Community Plan capacity. The Discussion Draft University Community Plan allows an estimated communitywide capacity of approximately 32,500 new homes and 59,000 new jobs over the next 30 years. This estimate is based on realistic assumptions for different levels of residential density and employment for a communitywide number. It is important to note that this is not a theoretical maximum build-out. Each property has the potential to develop at the maximum of the density range.

Table 3: University Community - Planned Land Uses - Total Estimated Buildout

	Homes	Jobs
Existing Built Development	26,500	90,000
Remaining Capacity (adopted community plan)	+1,500	+13,000
Discussion Draft Capacity Increase (realistic buildout)	+31,000	+46,000
Total	59,000	162,000

What is the Proposed Urban Design Vision & Strategy?

The urban design vision in the Discussion Draft aims to be prescriptive enough to address design needs within the University Community, but flexible enough to allow for creativity, innovation, and community input in design and planning. The general design guidelines address building form with special attention to the first two floors of a structure, the defining characteristics of transit-oriented development, appropriate mixing of uses, wayfinding, and parking. Urban greening, such as street trees, green streets, and stormwater design, are specifically addressed. Additional guidelines for context-sensitive design include building near open space, adjacent to freeways, and at the gateway to UCSD. The chapter also includes geographic-specific recommendations for each of the six unique Village Areas of the University Community.

Increasing public space and pedestrian activity is a significant component of the design approach, which is implemented through a strategy referred to as the “Five P’s” (Attachment D: Pages 52-61). This strategy recommends five conceptual community spaces, including promenades, platforms, podiums, paseos, and plazas. The plan identifies the design details of each of the Five P’s and how these privately owned publicly accessible spaces can be integrated into different development contexts.

What is the Proposed Mobility Vision and Strategy?

The vision for mobility in the Discussion Draft is to develop a safe, reliable, and integrated transportation system that provides sustainable mobility options for users of all ages and abilities to travel within the University community and connect to other parts of the region. Mobility planning improvements focus on improving active transportation, increasing transit accessibility, and embracing intelligent technologies and management strategies to help encourage more people to walk, bike, or ride transit. These improvements will result in a viable transportation network that efficiently moves people and complements the Draft Community Plan’s vision for land use, urban design, parks, and open space.

The Discussion Draft addresses moving people more efficiently by re-envisioning major corridors as Complete Streets, providing a more comprehensive and equitable transportation system and improving road safety for all users. New planned facilities have been identified to support active transportation, including walking/rolling and bicycling. Streets are also envisioned to promote a better-integrated transit system by including flexible lanes, Sustainable Mobility for Adaptive and Reliable Transportation (SMART) Corridors, Mobility Hubs, and Skyways, consistent with the regional vision and building upon the recent investment of the Blue Line Trolley extension from Downtown to the University Community. In addition, local streets and roads include plans for integrating traffic

calming enhancements and bicycle boulevards to improve safety and better support all modes of travel.

What is the Proposed Parks and Recreation Vision & Strategy?

The parks and recreational facilities in the University Community are diverse, ranging from community parks to mini parks and include multiple sports fields and aquatic centers. There are six use categories of parks and recreation facilities: population-based parks, resource-based parks, open space canyons, joint-use parks, recreation centers, and aquatic complexes. With an increasing residential population, there is a greater demand for parks, facilities, and open spaces to serve the community. Recreation needs addressed in the Discussion Draft will be met with a variety of spaces that provide opportunities for active and passive recreation. The Discussion Draft calls for adding additional recreation amenities to existing neighborhood parks and creating park spaces integrated within new development.

One of the significant components of the Discussion Draft is the provision of new linear parks and quality public spaces that offer people places to walk/roll, bike, and play. The excess rights-of-way of both Regents Road and Governor Drive are envisioned to be transformed into new active park spaces. Executive Drive will transform into a four-block linear promenade from Regents Road to Towne Centre Drive. The segment on the western edge is envisioned to be more recreation-oriented to complement the Jewish Community Center with new play equipment and additional activation treatments. Other new park and recreation spaces will be established through new joint-use opportunities, trails and overlooks, and a pocket park in the Miramar area. Future parks are envisioned to vary in programming and design, from community gardens to exercise stations, to meet the diverse needs of the University community members. Table 4 identifies the Recreation Value Point Analysis of the facilities included in the Discussion Draft, consistent with the Parks Master Plan.

Table 4: Discussion Draft University Community Plan - Recreation Value Point Analysis

	Existing	Discussion Draft
Total Population	60,950	144,212
Recreation Value Points Goal, 100 per thousand	6,095	14,421
Existing/Planned Recreation Value Points	3,432	9,484
Existing/Planned Recreation Value Points Future Opportunities	(2,663)	(4,937)
Percent Future Opportunities	44%	34%

Recreational value emphasizes the activities and experiences that residents can enjoy. It measures the inherent benefits of park spaces – the ability for park facilities to support active recreation and exercise; encourage socializing; link people to transit, bike facilities, trails, and active public areas; and invite activity throughout the day. The proposed parks, trails and recreation spaces in the Discussion Draft are planned to maximize the recreation opportunities that will serve the increasing number of community residents. While new parks and recreation investments are not all specifically identified in

the community plan, the Discussion Draft allows for and facilitates the continual process of identifying additional future opportunities that may become available as the community plan area develops.

As more homes come online, based on the development activity, location, and needs of the residents that new facilities would serve, the City will continually work to identify, plan, and deliver more park and recreation facilities as the community grows. The approximately 14,500 Recreation Value Points to be implemented through future opportunities would only be needed if all the community plan update housing capacity is built and occupied during the 30-year planning horizon.

What is the Proposed Open Space Vision & Strategy?

The open space system is a defining element of the University Community and serves primarily three functions: the preservation of topographic or biotic resources and habitats for resident and migratory birds, the provision of outlets for passive recreation, and the protection of public health and safety. The University Community has a varied and largely natural topography, providing an outstanding open space system.

The Discussion Draft includes a proposal to dedicate several City-owned properties as open space pursuant to Charter Section 55 (Attachment D: Figure 26). Lands that are dedicated cannot be used for any other purposes without having citywide vote. The Nobel Hill and Nobel “bowtie” properties are located just north of Rose Canyon. These two additions would provide a continuous connection of over 130 acres of Multi Habitat Planning Area lands through Rose Canyon, connecting existing City-owned and private open space easements. The Roselle Canyon and Sorrento Headlands properties are located north of Genesee Avenue, east of I-5 and west of I-805 before the merge. These properties are part of a more extensive continuous open space system under conservation in both public and private ownership.

What is the Proposed Historic Preservation Vision & Strategy?

The Discussion Draft envisions a quality built and natural environment enriched by identifying and preserving significant historic resources within the University Community. It establishes policies to support the identification and preservation of the historical, archaeological, and tribal cultural resources of the community. A Historic Context Statement will provide more detailed historical narratives, Historical Resource Reconnaissance Survey and a Cultural Resources Constraints Analysis, which will be included as appendices to the Programmatic Environmental Impact Report.

What are the Proposed Public Facilities, Services, and Safety Vision & Strategy?

The University Community features many high-quality public facilities. Planning for the continuation and expansion of these facilities is essential to meet the community’s future needs related to safety, health, and overall enjoyment. The Discussion Draft includes an overview of existing facilities and conditions, as well as guidelines to mitigate hazards and support maintaining and improving the quality of life throughout the University Community. The Discussion Draft envisions a network of public facilities, such as libraries and schools, as well as public services, such as police and fire rescue, to sustainably support a growing population and maintain public safety within the University

Community. Safety and resilience policies were also developed to address potential issues related to geologic and seismic risks, hazards and hazardous materials, air quality, noise and overflights, flooding and sea level rise, wildfire risk, and extreme temperatures.

What are the Proposed Supplemental Development Regulations?

The Discussion Draft includes general and area-specific supplemental development regulations (SDRs), implemented through a Community Plan Implementation Overlay Zone (CPIOZ), covering the area depicted in Attachment D, Figure 32. This generally includes the areas within the Community with a proposed designation of Urban Village and Community Village. The general SDRs require new development to incorporate one of the Five P's described in the Urban Design chapter of the plan, including minimum standards for promenades, platforms, podiums, paseos, and plazas. Additional SDRs address block size and pedestrian connectivity, building transitions, vehicle parking design, tower controls, and roadway dedications to help implement active transportation project implementation. SDRs also require minimum commercial uses for mixed-use development on sites with a Community Commercial designation. Site-specific SDRs include specific regulations for canyon- and freeway-adjacent sites.

The Discussion Draft also identifies a need for an affordable housing requirement in addition to the existing citywide inclusionary housing requirement. Additional details will be included in the Draft Plan for consideration in the public hearing process. The specific details of this requirement are currently being studied to identify the percentage and income limitations that will be included in the requirement.

CONCLUSION

Before releasing the Draft Community Plan, staff will consider input from the Planning Commission, Mobility Board, Park & Recreation Board, University Community Planning Group, and the public. Staff anticipates releasing the Draft Community Plan and Draft Program Environmental Impact Report by late summer 2023 and will seek a recommendation from the University Community Planning Group in October 2023 before beginning the public hearing process in late Fall 2023. All Community Plan Update documents and meeting materials are on the University Community Plan Update website: www.PlanUniversity.org.

Respectfully submitted,



Nancy Graham, AICP
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Attachments:

- A. Land Use and Development Intensity Map and Table
- B. Coastal Height Limit Overlay Zone
- C. Airport Safety Zones
- D. Discussion Draft University Community Plan