

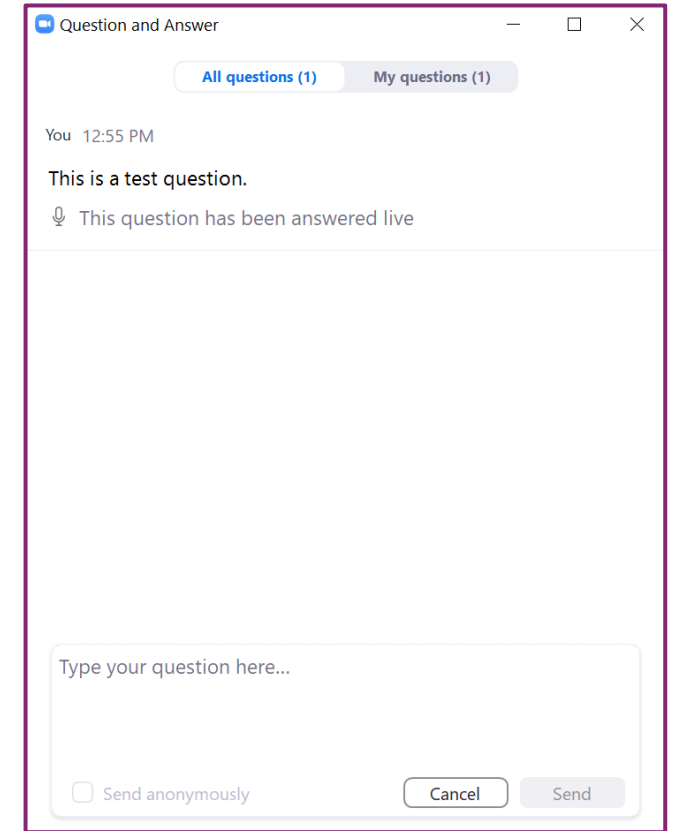
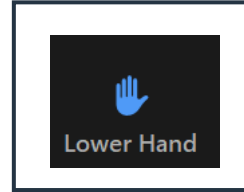
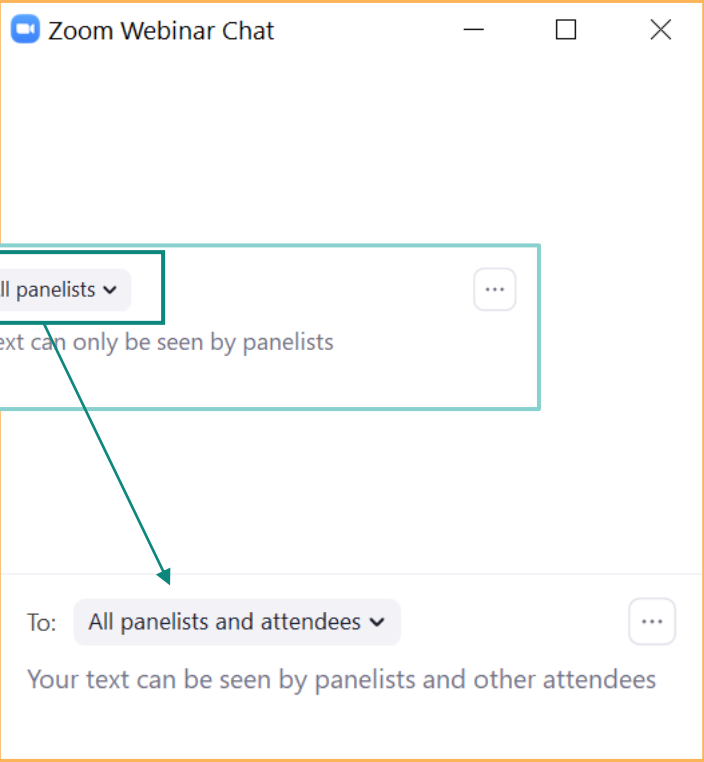
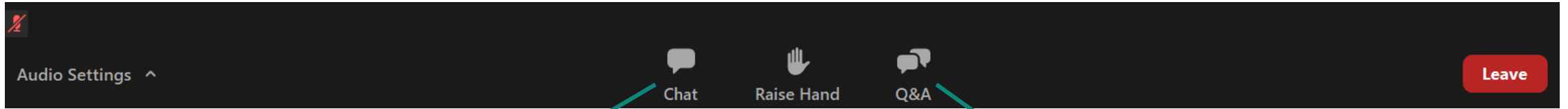


UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

December 8, 2020

ZOOM FUNCTIONS



AGENDA

- 5:30 CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 5:45 ITEM 1 INFO ITEM – Overview and Discussion of the Draft Adopted
Land Use Buildout Report
- 7:30 ADJOURNMENT

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To review the Draft Adopted Plan Land Use Buildout Report

DISCUSSION

TAKEAWAYS

WHAT'S NEXT?

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To review the Draft Adopted Plan Land Use Buildout Report

DISCUSSION

To discuss any questions or comments about the draft report and discuss next steps

TAKEAWAYS

WHAT'S NEXT?

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To review the Draft Adopted Plan Land Use Buildout Report

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To discuss any questions or comments about the draft report and discuss next steps

TAKEAWAYS

City Staff will review community comments and suggestions and provide any necessary feedback

WHAT'S NEXT?

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To review the Draft Adopted Plan Land Use Buildout Report

DISCUSSION

To discuss any questions or comments about the draft report and discuss next steps

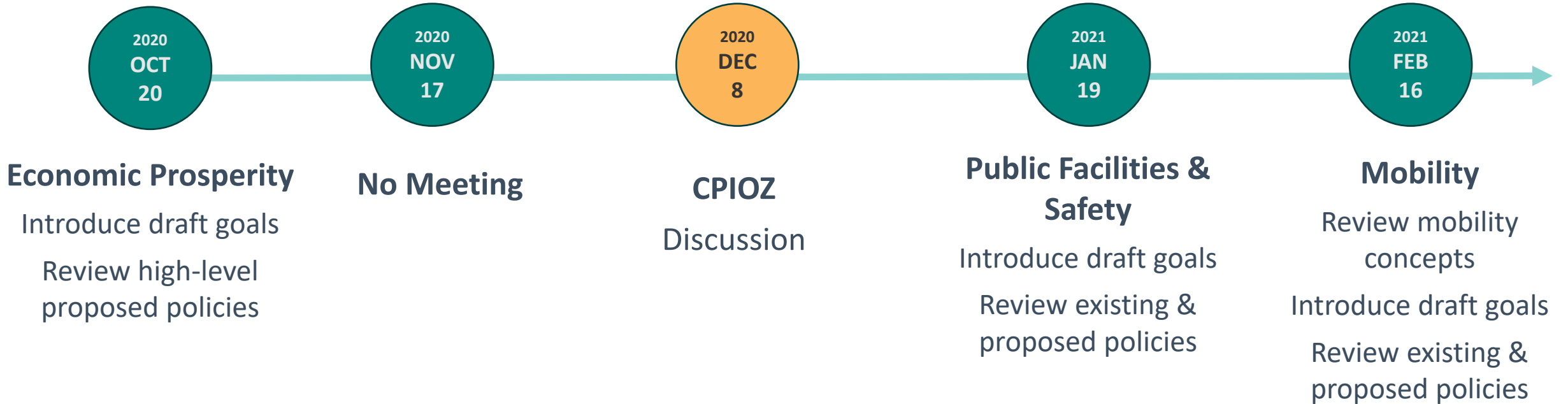
TAKEAWAYS

City Staff will review community comments and suggestions and provide any necessary feedback

WHAT'S NEXT?

Staff will update the draft document and produce a final version

UNIVERSITY CPUS SCHEDULE



DRAFT ADOPTED PLAN LAND USE BUILDOUT REPORT

Report Purpose

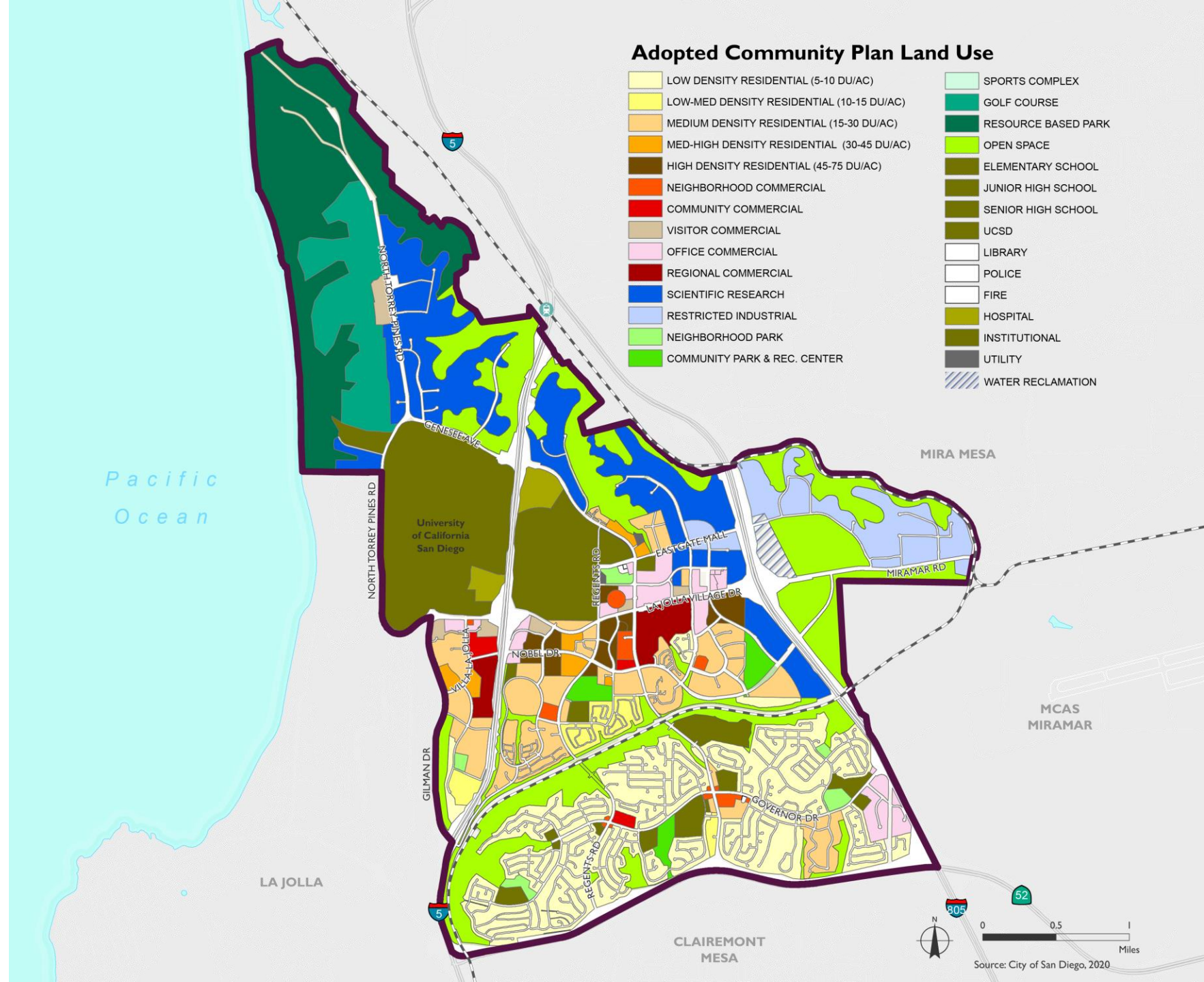
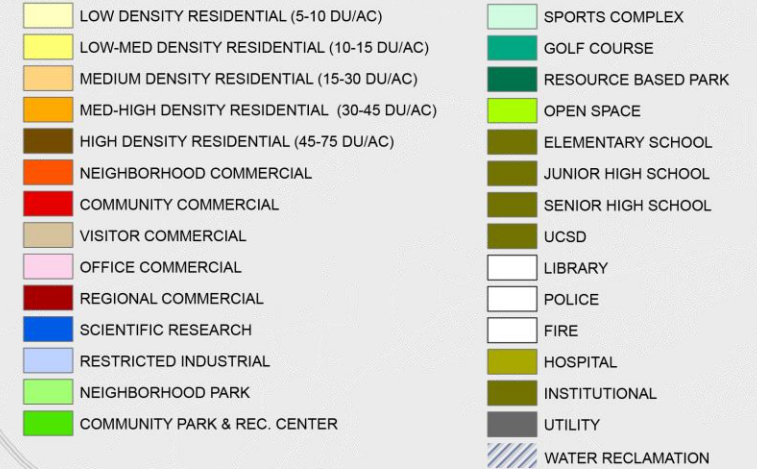
*The **purpose** of this report and analysis is to **identify the remaining development capacity** within the Land Use and Development Intensity Table and the underlying zoning of the Adopted Community Plan.*

Adopted Plan & Framework

- Adopted Community Plan
 - Land Use
 - Zoning
 - Land Use and Development Intensity Table
- Coastal Height Limit Overlay Zone
- Airport Land Use Compatibility Overlay Zone

Adopted Plan Land Use

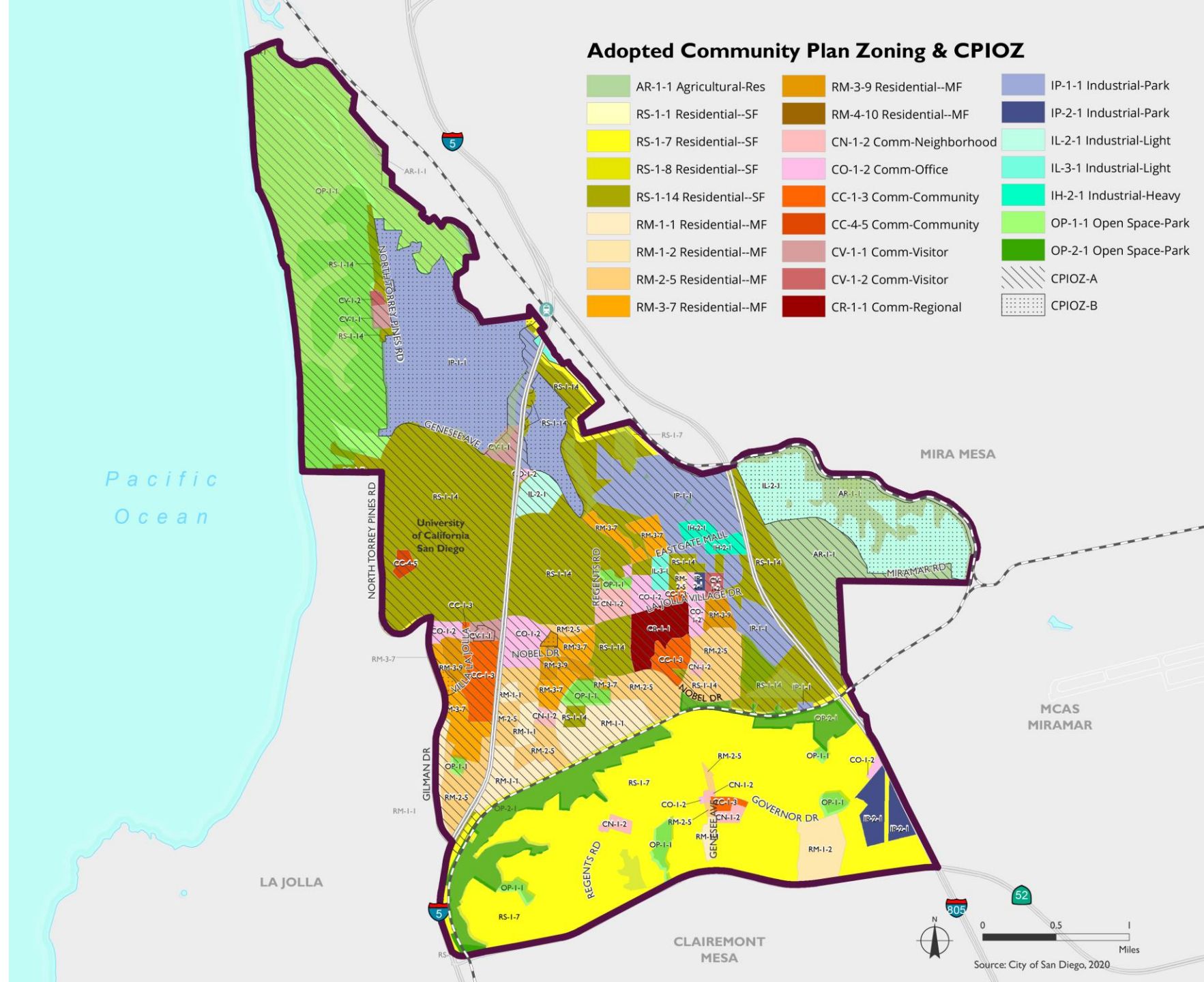
Adopted Community Plan Land Use



Adopted Plan Zoning

Adopted Community Plan Zoning & CPIOZ

AR-1-1 Agricultural-Res	RM-3-9 Residential--MF	IP-1-1 Industrial-Park
RS-1-1 Residential--SF	RM-4-10 Residential--MF	IP-2-1 Industrial-Park
RS-1-7 Residential--SF	CN-1-2 Comm-Neighborhood	IL-2-1 Industrial-Light
RS-1-8 Residential--SF	CO-1-2 Comm-Office	IL-3-1 Industrial-Light
RS-1-14 Residential--SF	CC-1-3 Comm-Community	IH-2-1 Industrial-Heavy
RM-1-1 Residential--MF	CC-4-5 Comm-Community	OP-1-1 Open Space-Park
RM-1-2 Residential--MF	CV-1-1 Comm-Visitor	OP-2-1 Open Space-Park
RM-2-5 Residential--MF	CV-1-2 Comm-Visitor	CPIOZ-A
RM-3-7 Residential--MF	CR-1-1 Comm-Regional	CPIOZ-B



Land Use and Development Intensity Map

TABLE 2
LAND USE AND DEVELOPMENT INTENSITY

Any changes to this table for properties in the Coastal Zone shall require an amendment to the Local Coastal Program		
Subarea/Name	Gross Acres	Land Use and Development Intensity
1. Salk Institute	26.88	500,000 SF - Scientific Research
2. UCSD	915.00	UCSD Long Range Development Plan (110,000 ADT)
3. VA Hospital	29.95	725 Beds
4. Scripps Memorial Hospital Medical Offices	41.38	682 Beds 31,500 SF - Scientific Research 793,580 SF - Medical Office
5. Scripps Clinic	25.17	320 Beds 567,000 SF - Scientific Research 404,000 SF - Medical Office 52,000 SF - Aerobics Center
6. Torrey Pines Golf Course/ City Park/State Reserve	728.05 ⁽¹⁾	
7. Sheraton Hotel Lodge at Torrey Pines	11.38 6.00 ⁽¹⁾	400 Rooms - Hotel 175 Rooms - Hotel
8. Torrey Pines State Reserve	233.92	
9. Chevron Scallop Nuclear (Gentry) Torrey Pines Science Park Signal/Hutton Torrey Pines Business and Research Park La Jolla Cancer Research State Park	303.60 56.41 145.74 25.79 15.89 4.87 14.25	20,000 SF/AC - Scientific Research ⁽²⁾ Existing or approved development, Exceptions: Spin Physics - 550,000 SF Lot 10B (2.7 AC) - 15,500 SF/AC 23,000 SF/AC ⁽²⁾ Scientific Research Open Space
10. Campus Point	158.78	Existing or approved development, Exceptions: Alexandria (10290-10300 Campus Point Drive and SAIC – 30,000 SF/AC ⁽³⁾ and Lot 7 (3.6 AC) -18,000 SF/AC - Scientific Research 25.00 Open Space
11. Private Ownership City Ownership	55.93 47.48	18,000 SF/AC - Scientific Research ⁽⁴⁾ (Development intensity transferred from Subarea 37 for all of Subarea 11)
12. Eastgate Technology Park (PID) ^{(4a)(4b)}	218.50	2,472,025 SF - Scientific Research

University Community Plan Land Use and Development Intensity Subarea Map

Subareas

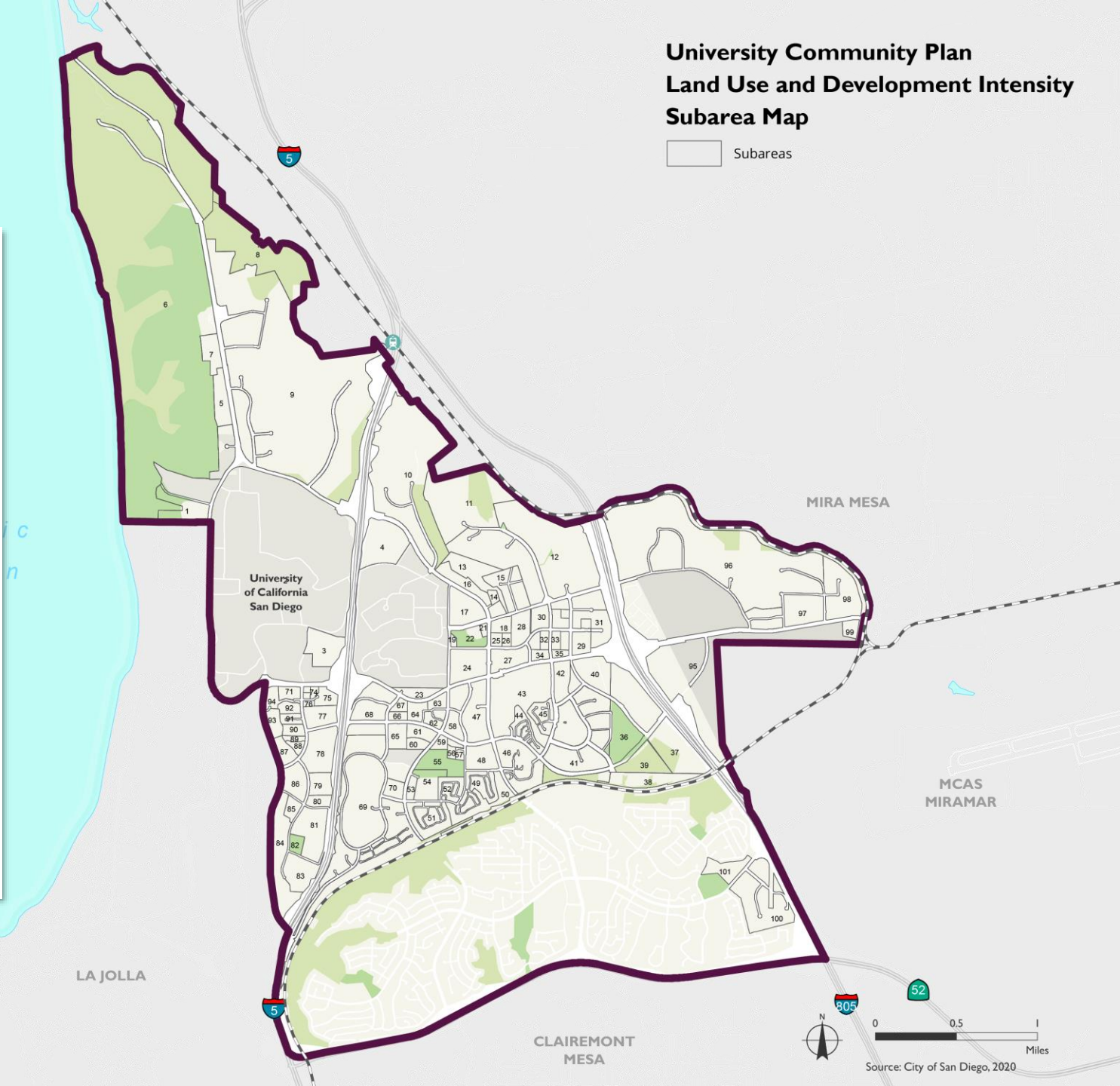
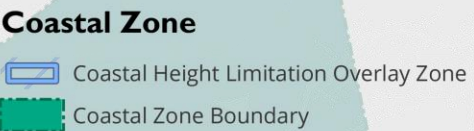




DIAGRAM 132-05A
Coastal Height Limit Overlay Zone
 This is a reproduction of Map No. C380 for illustration
 purposes only



Airport Land Use Compatibility Overlay Zone

Airport Safety Zones

Clear Zone (CZ)

Accident Potential Zone I (APZ I)

Transition Zone (TZ)

Accident Potential Zone II (APZ II)

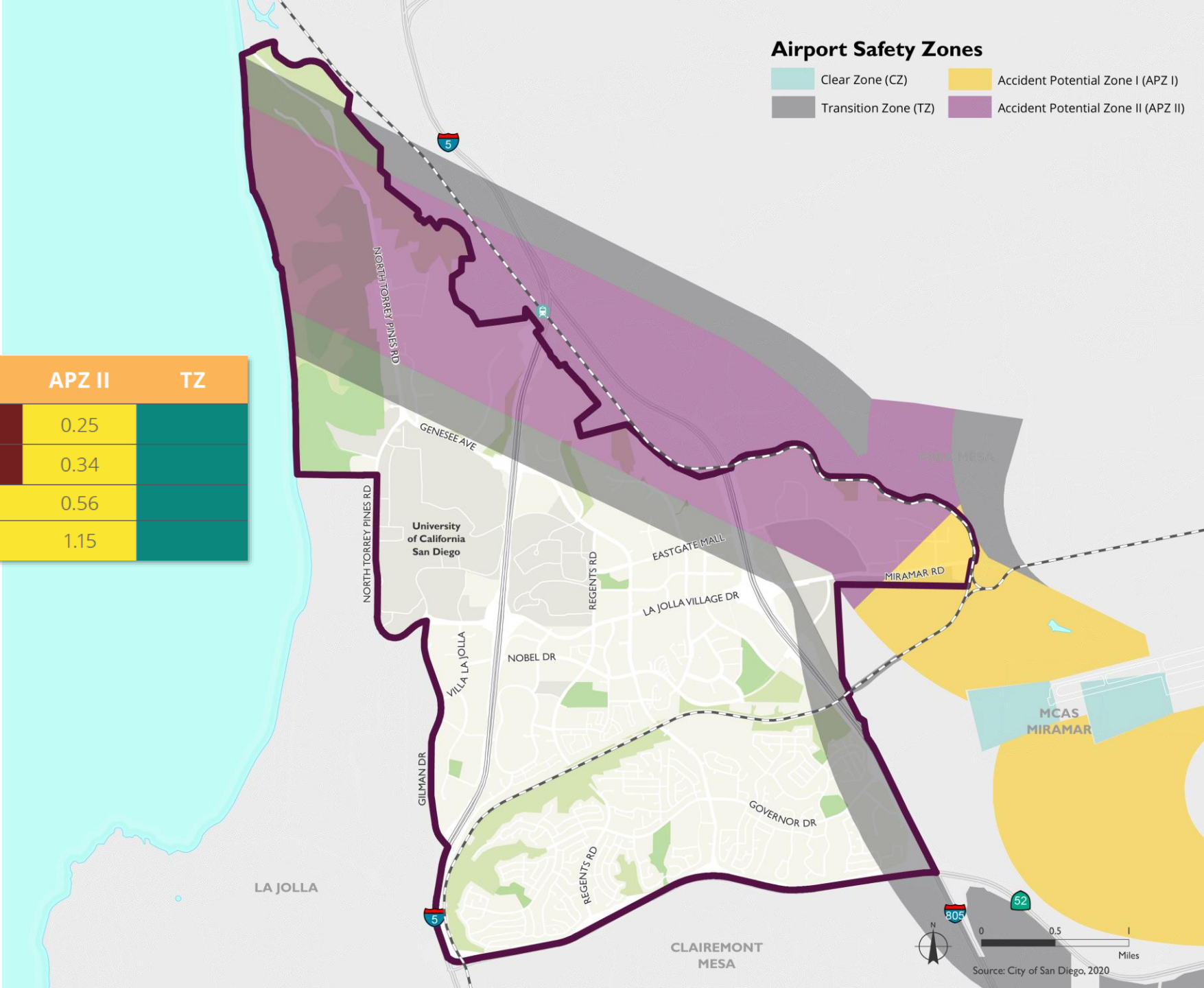
Uses Allowed	APZ I	APZ II	TZ
Office	-	0.25	
Research & Development	-	0.34	
Manufacturing, Low Intensity or Risk	0.28	0.56	
Low Hazard Storage	0.57	1.15	

Source: MCAS Miramar ALUCP

Not Compatible

Conditional Use

Compatible



Question Asked: What is the remaining unbuilt capacity within the Adopted Community Plan according to the Land Use and Development Intensity Table?

Scenario 1: The remaining development capacity within the existing Subareas of the Land Use and Development Intensity Table.

Methodology: Scenario 1

1. Identified constraints.
2. Compared existing development to maximum allowed development within each Subarea of the Adopted Community Plan.
3. Conducted site feasibility analysis of sites with remaining development capacity to assess likelihood of redevelopment.

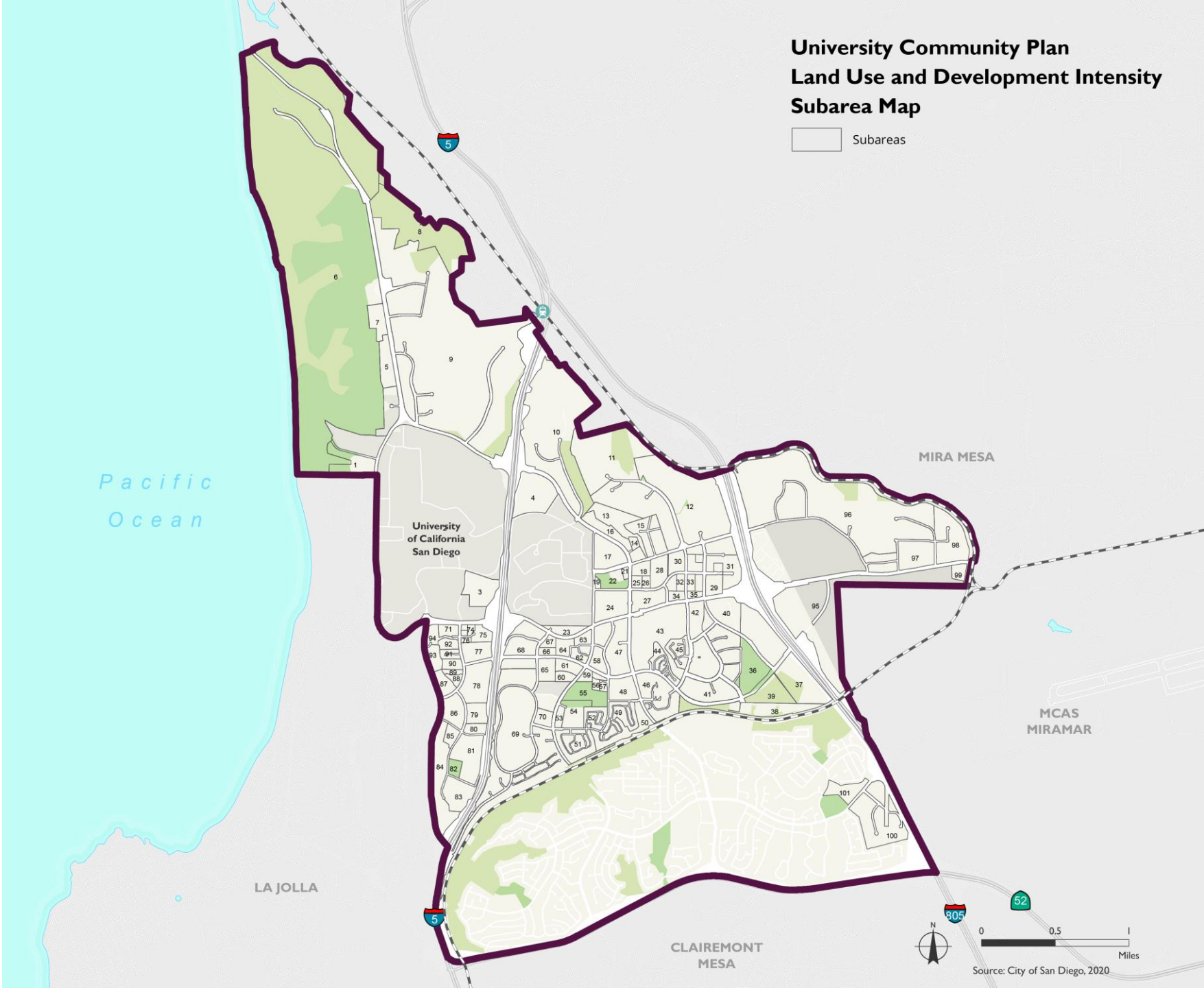
Constraints Analysis Results

- **Coastal Height Limit:** 305 parcels and 3,560 acres
- **Transition Zone:** 505 parcels and 1,386 acres
- **APZ II:** 210 parcels and 1,919 acres

Land Use and Development Intensity Map

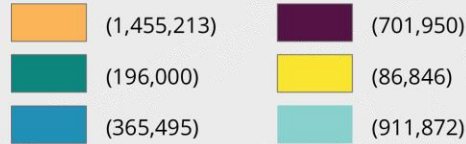
University Community Plan Land Use and Development Intensity Subarea Map

Subareas



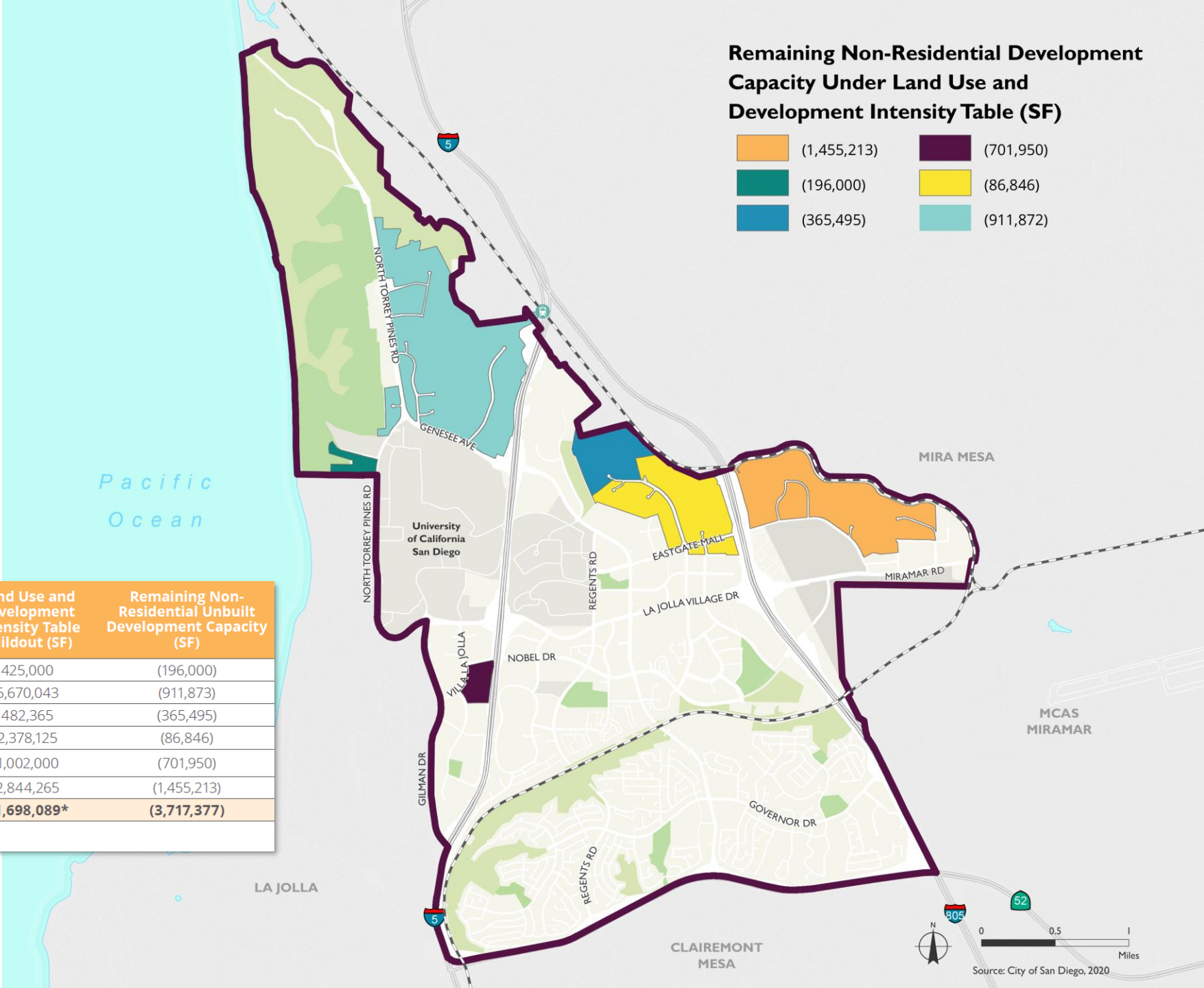
Remaining Non-Residential in Adopted Plan Land Use Table

Remaining Non-Residential Development Capacity Under Land Use and Development Intensity Table (SF)



Subareas	Acres	Number of Parcels	Existing Non-Residential Built Development (SF)	Land Use and Development Intensity Table Buildout (SF)	Remaining Non-Residential Unbuilt Development Capacity (SF)
1	16	7	229,000	425,000	(196,000)
9	565	94	5,758,170	6,670,043	(911,873)
11	103	10	116,870	482,365	(365,495)
12	213	35	2,291,279	2,378,125	(86,846)
78	30	10	300,050	1,002,000	(701,950)
96	301	62	1,389,052	2,844,265	(1,455,213)
Total	1,228	218	27,980,712*	31,698,089*	(3,717,377)

*Total of all Subareas



Scenario Analysis

Question Asked: What is the remaining unbuilt capacity within the Adopted Community Plan if the Land Use and Development Intensity Table were removed and the Plan reverted to the underlying zoning of the Subareas?

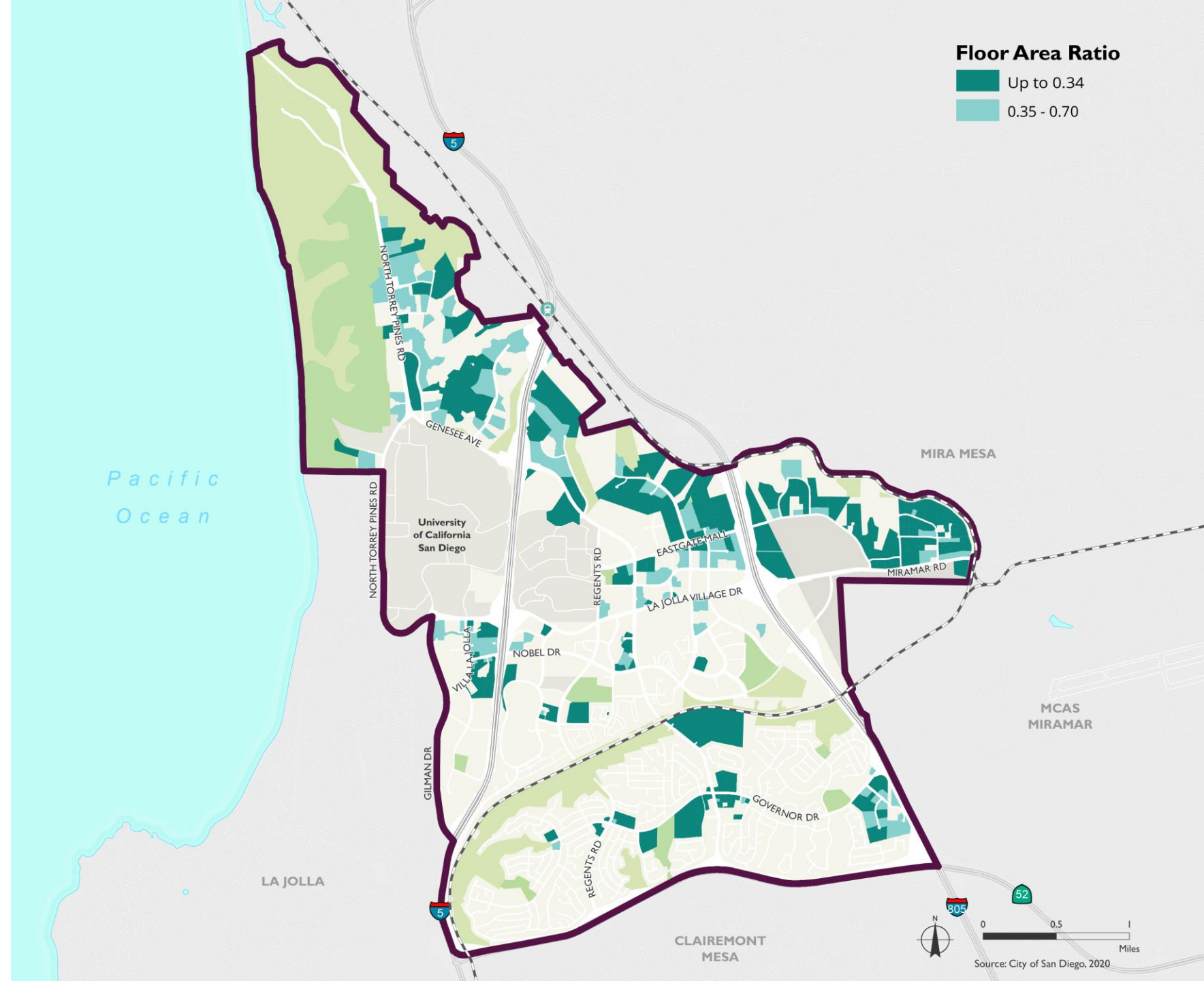
Scenario 2: The remaining development capacity within the underlying zoning of the existing Subareas.

Methodology: Scenario 2

1. Identified constraints.
2. Conducted Tiers Analysis.
3. Utilized initial results from Tiers Analysis to conduct a parcel level analysis to assess likelihood of redevelopment.

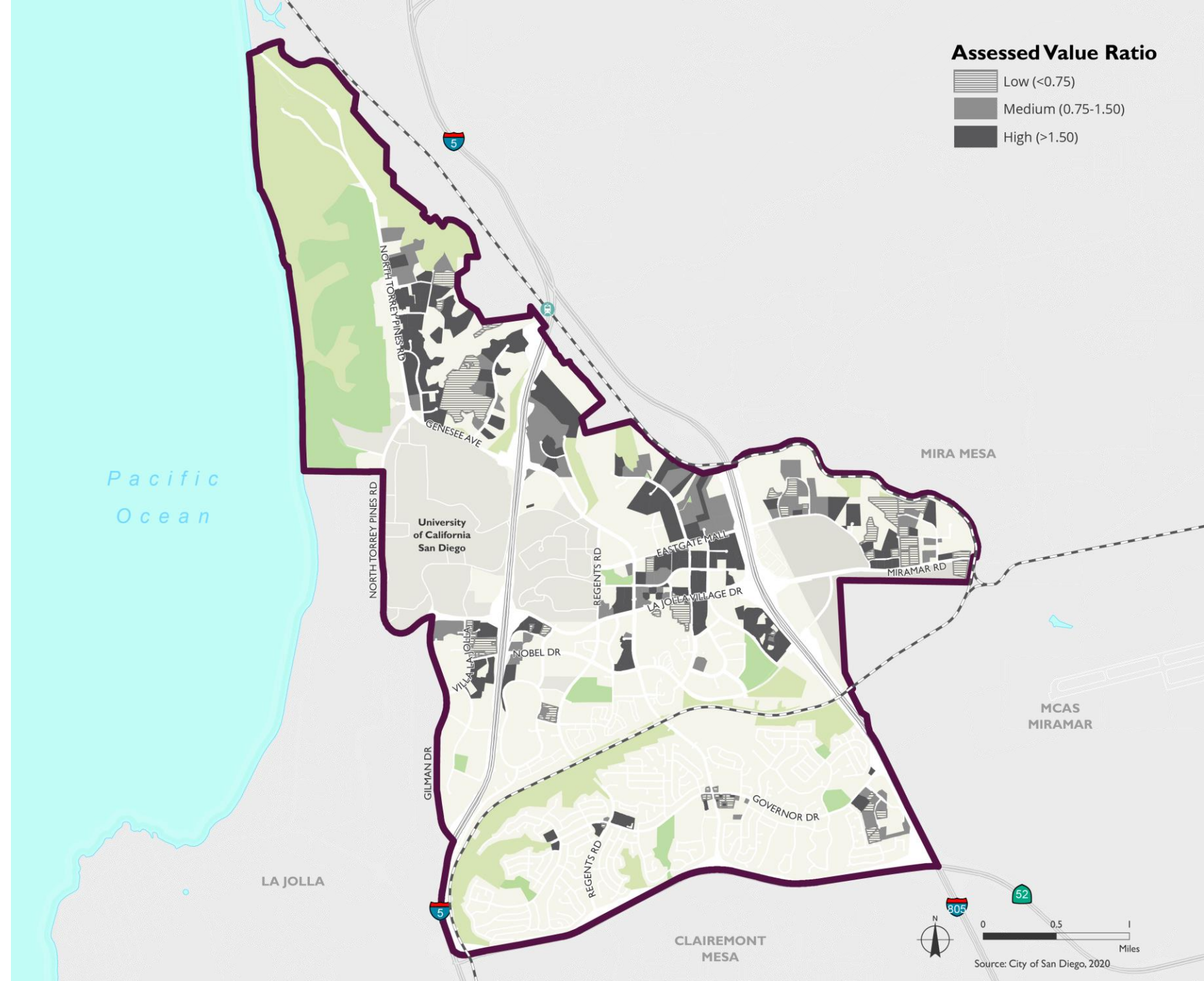
Floor Area Ratio (FAR)

FAR is the ratio of a buildings floor area to the total area of the site (floor area/site area).



Assessed Value Ratio (AVR)

AVR is the assessed building value compared to the land value of each site (building value/land value).

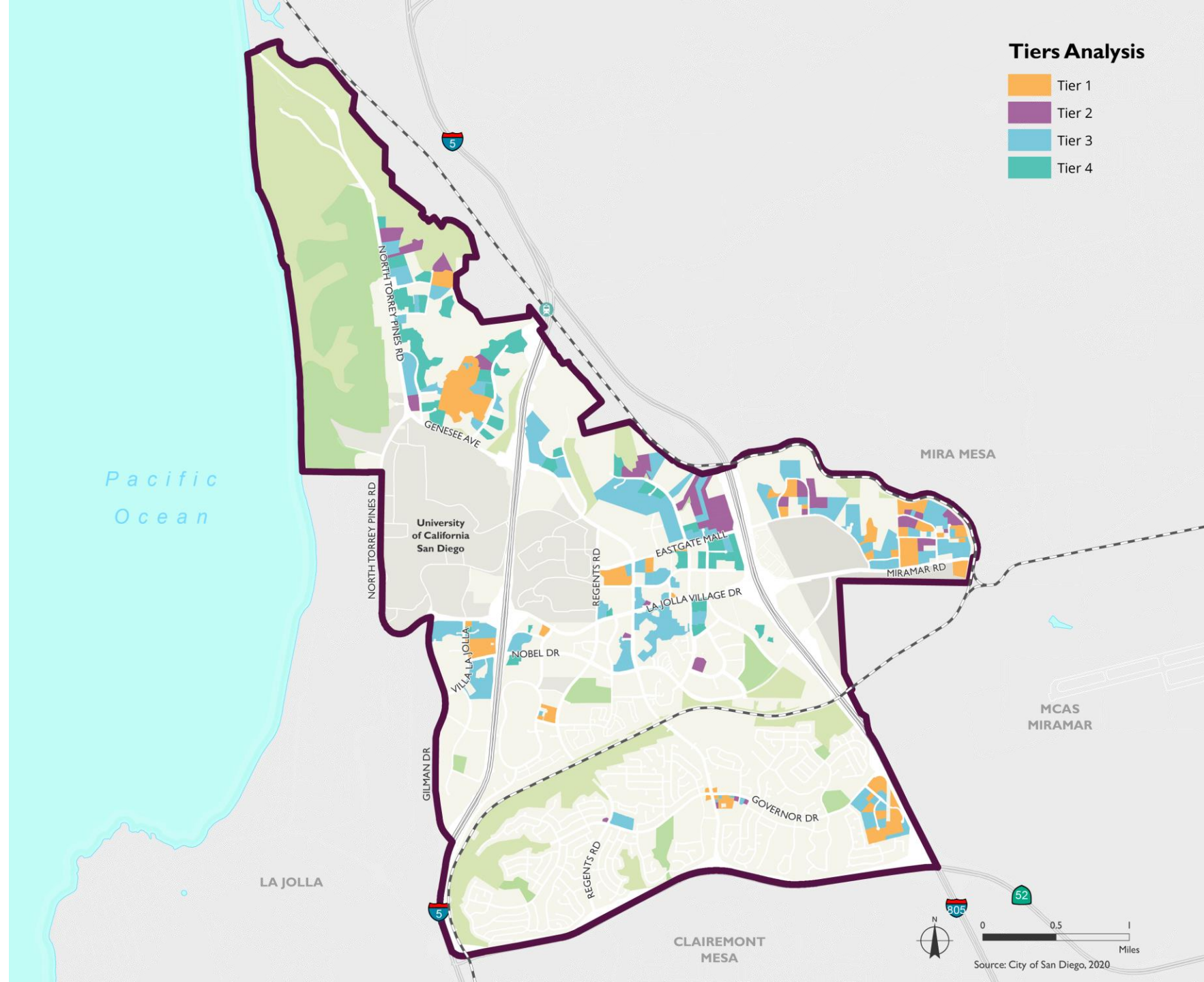


Tiers Analysis

- **Tier 1:** Sites that are vacant or have both a low FAR (0.34 and below) and a low AVR (less than 0.75).
- **Tier 2:** Sites that have both a low FAR (0.34 and below) and a medium AVR (0.75 to 1.50).
- **Tier 3:** Sites that have both a medium FAR (0.35 to 0.70) and a medium AVR (0.75 to 1.50) or sites that have either a low FAR (0.34 and below) with a high AVR or a low AVR (less than 0.75) with a high FAR.
- **Tier 4:** Sites that have either a medium FAR (0.35 to 0.70) or a medium AVR (0.75 to 1.50). Sites in this tier are not likely to redevelop.

Tiers Analysis

Tiers	Non-Residential Existing Built Development (SF)	Acres
1	1,074,246	145
2	1,219,923	141
3	7,246,688	440
4	6,019,225	213
Total	15,560,082	938



Adopted Plan Zoning

Adopted Community Plan Zoning & CPIOZ

AR-1-1 Agricultural-Res	RM-3-9 Residential--MF	IP-1-1 Industrial-Park
RS-1-1 Residential--SF	RM-4-10 Residential--MF	IP-2-1 Industrial-Park
RS-1-7 Residential--SF	CN-1-2 Comm-Neighborhood	IL-2-1 Industrial-Light
RS-1-8 Residential--SF	CO-1-2 Comm-Office	IL-3-1 Industrial-Light
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RM-1-1 Residential--MF	CC-4-5 Comm-Community	OP-1-1 Open Space-Park
RM-1-2 Residential--MF	CV-1-1 Comm-Visitor	OP-2-1 Open Space-Park
RM-2-5 Residential--MF	CV-1-2 Comm-Visitor	CPIOZ-A
RM-3-7 Residential--MF	CR-1-1 Comm-Regional	CPIOZ-B

Pacific Ocean

MIRA MESA

MCAS MIRAMAR

LA JOLLA

CLAIREMONT MESA



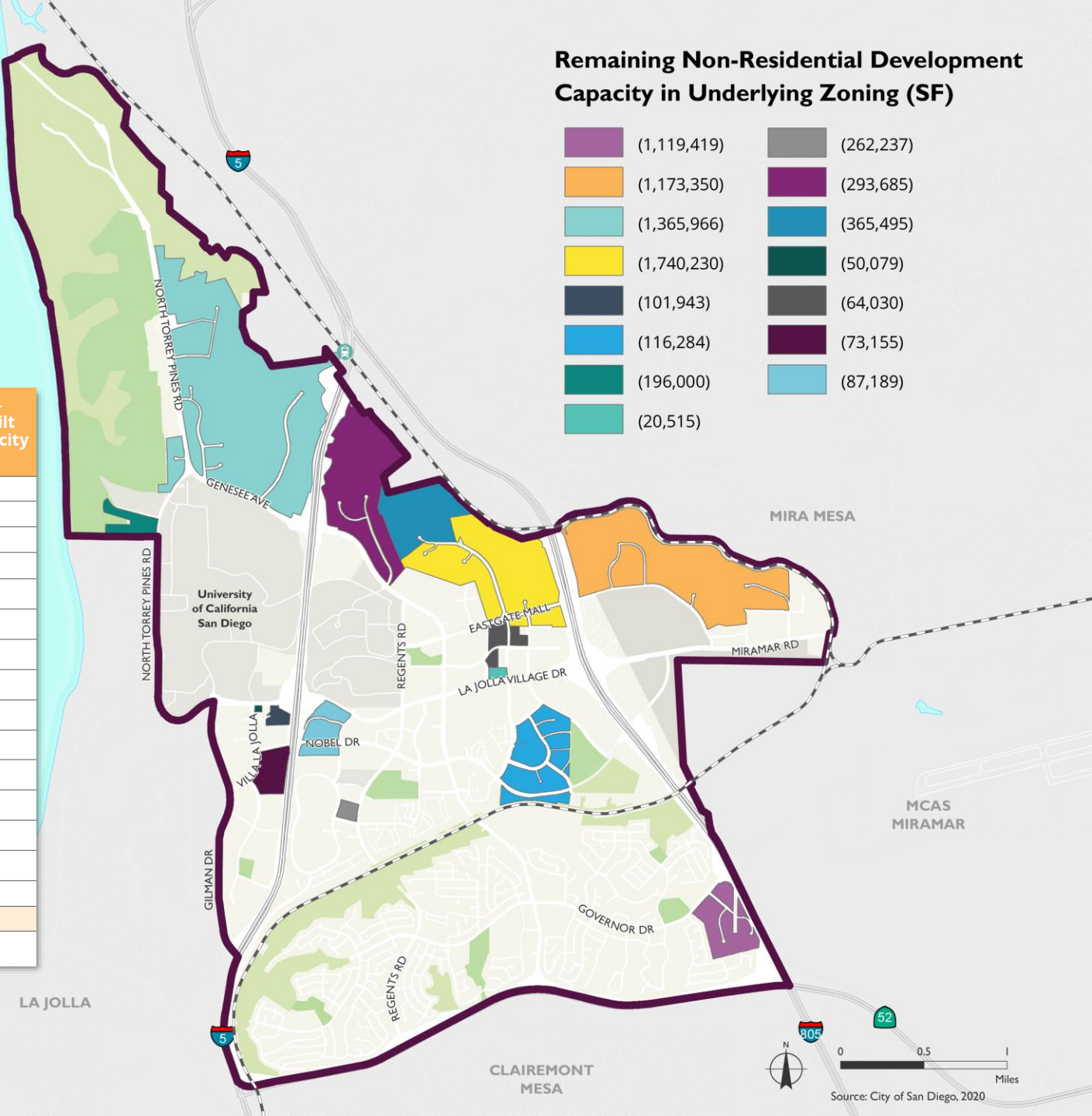
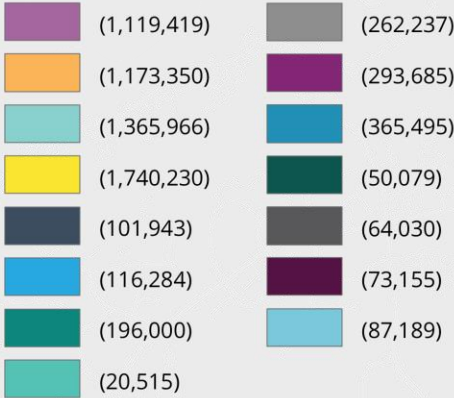
Source: City of San Diego, 2020.

Remaining Non-Residential in Underlying Zoning

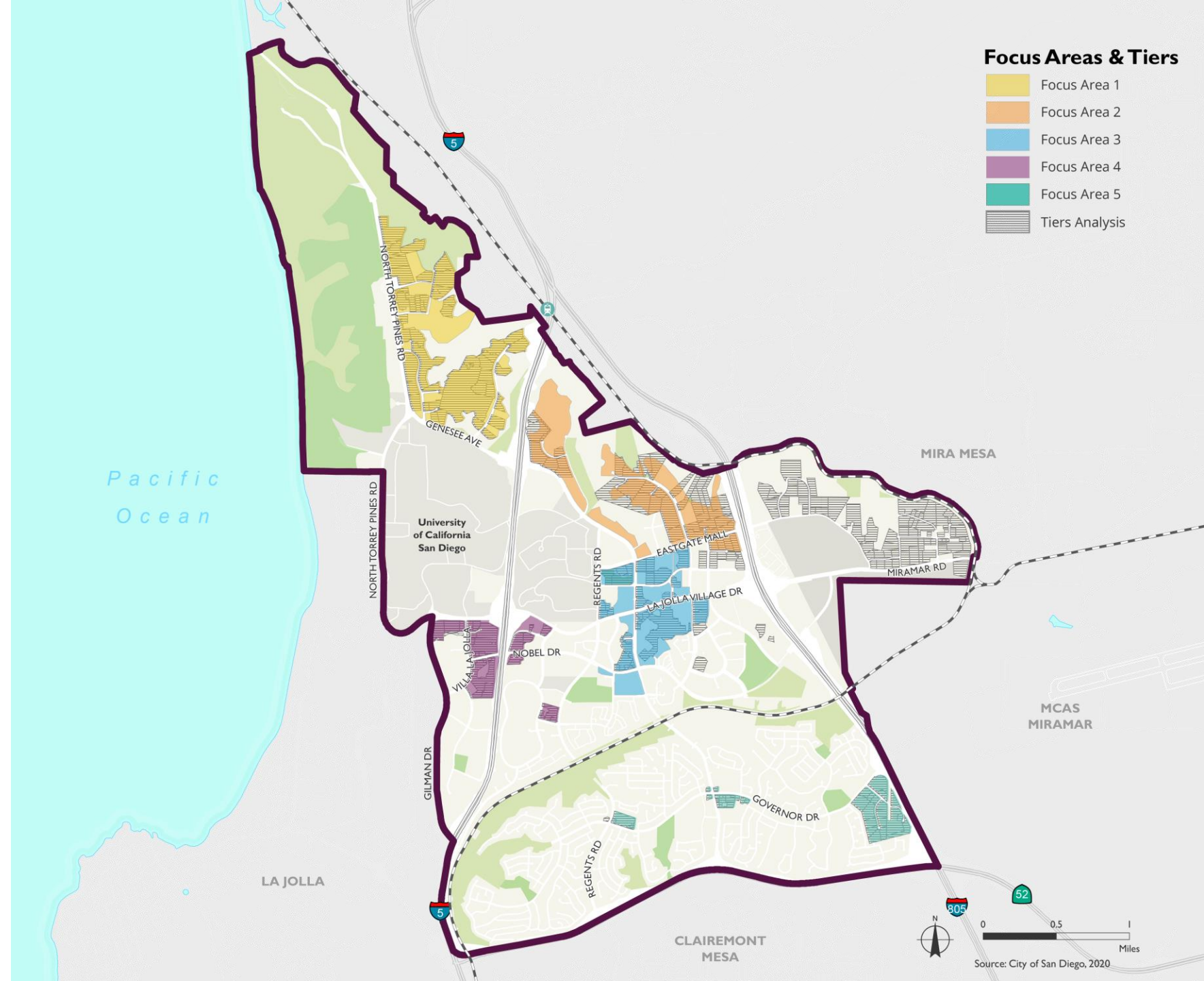
Subareas	Acres	Number of Parcels	Existing Non-Residential Built Development (SF)	Zoning Buildout (SF)	Remaining Non-Residential Unbuilt Development Capacity (SF)
1	16	7	229,000	425,000	(196,000)
9	565	94	5,758,170	7,124,137	(1,365,967)
10	182	18	1,689,456	1,983,141	(293,685)
11	103	10	116,870	482,365	(365,495)
12	213	35	2,291,279	4,031,509	(1,740,230)
30	20	10	517,266	581,296	(64,030)
34	4	2	216,461	236,976	(20,515)
41	98	51	52,893	169,177	(116,284)
68	37	12	1,060,344	1,147,533	(87,189)
70	8	5	93,100	355,338	(262,238)
72	1	1	975	51,054	(50,079)
75	8	2	68,159	170,103	(101,944)
78	30	10	300,050	373,205	(73,155)
96	301	62	1,389,052	2,562,402	(1,173,350)
100	59	19	1,026,557	2,145,976	(1,119,419)
Total	1,645	338	27,980,712*	35,010,294*	(7,029,582)

*Total of all Subareas

Remaining Non-Residential Development Capacity in Underlying Zoning (SF)



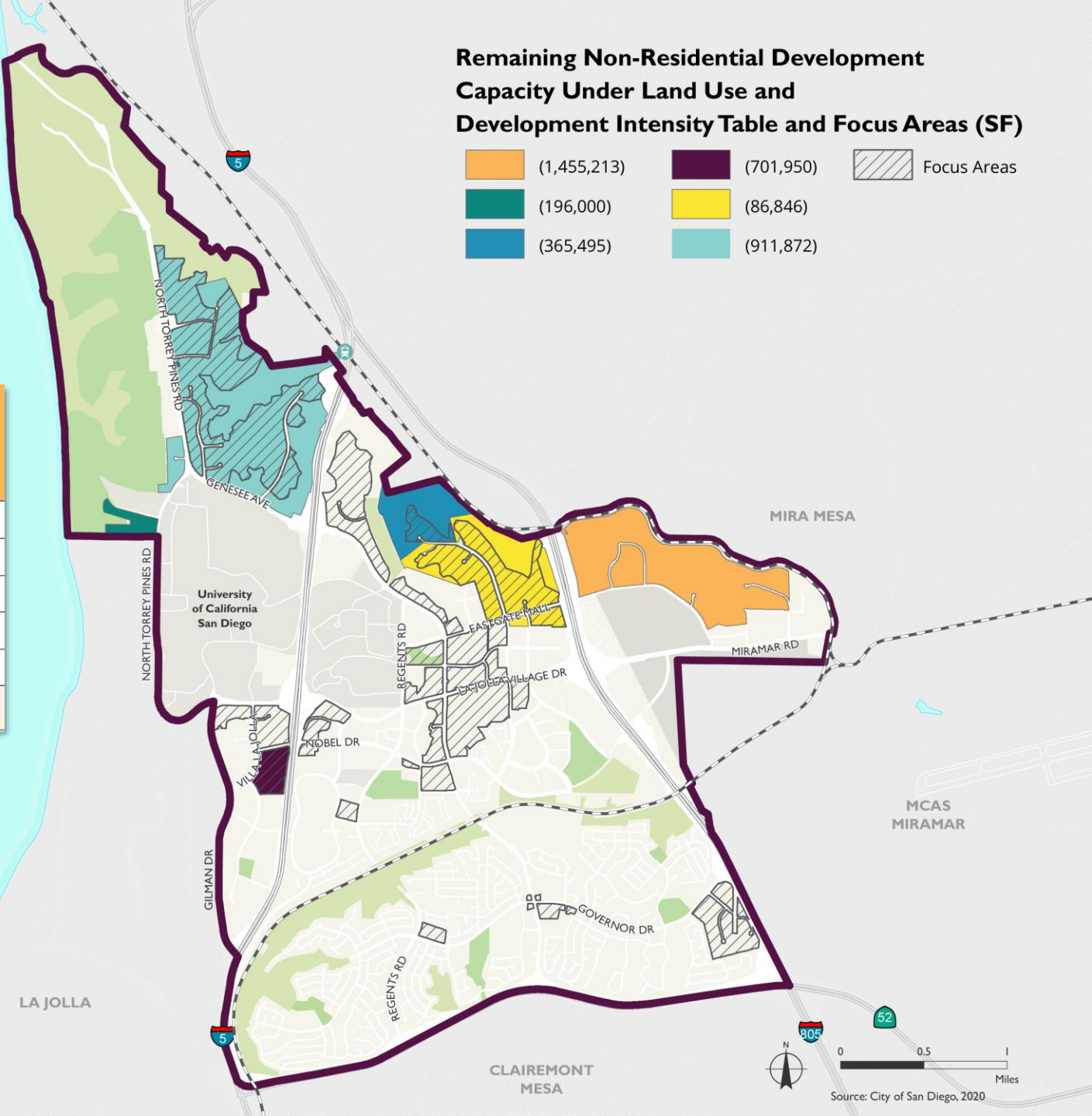
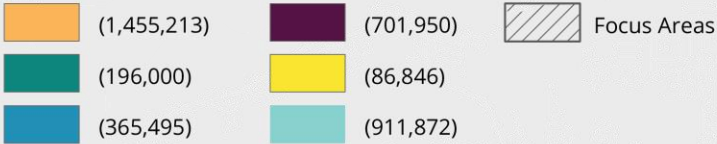
Focus Areas and Tiers Analysis



Focus Areas Buildout

Focus Areas	Existing Non-Residential Built Development (SF)	Land Use and Development Intensity Table Buildout (SF)	Non-Residential Unbuilt Development Capacity (SF)
1	5,257,669	6,208,128	(950,459)
2	3,372,691	3,618,976	(246,285)
3	5,192,475	5,192,475	-
4	2,269,585	2,971,535	(701,950)
5	1,281,416	1,281,416	-
Total	17,373,836	19,272,530	(1,898,694)

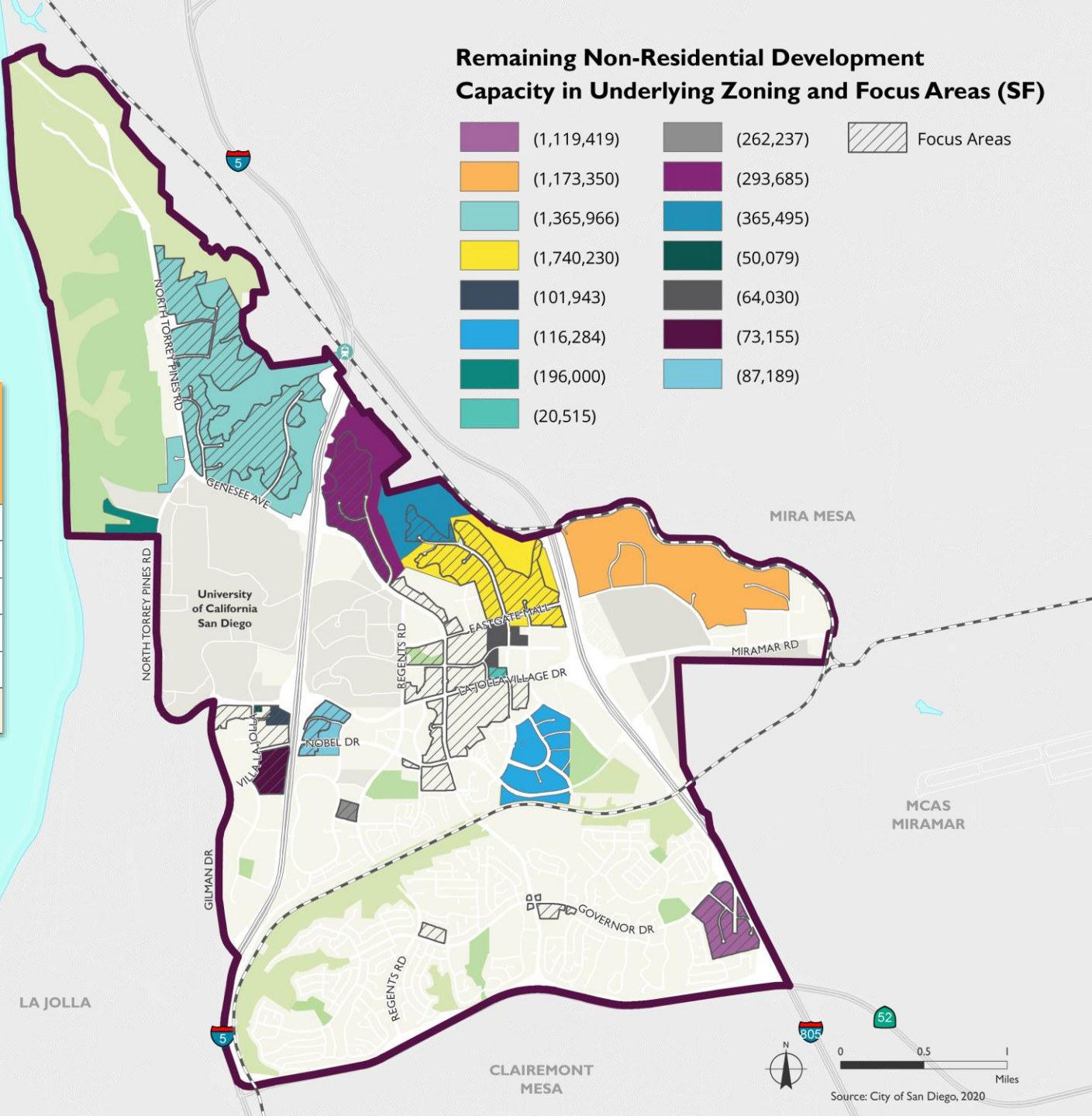
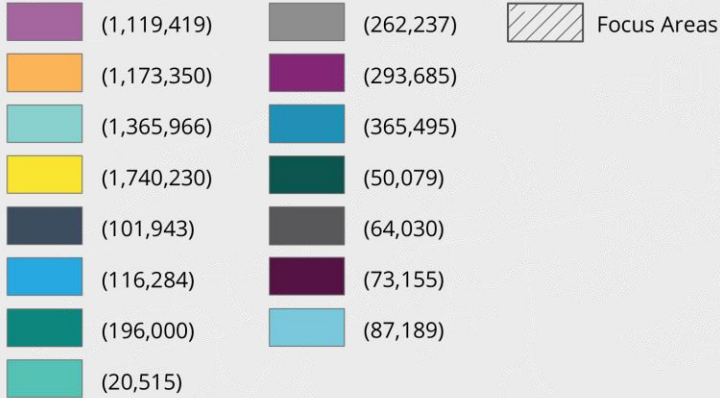
Remaining Non-Residential Development Capacity Under Land Use and Development Intensity Table and Focus Areas (SF)



Focus Areas Buildout

Focus Areas	Existing Non-Residential Built Development (SF)	Zoning Buildout (SF)	Non-Residential Unbuilt Development Capacity (SF)
1	5,257,669	6,623,636	(1,365,967)
2	3,372,691	5,321,670	(1,948,979)
3	5,192,475	5,277,020	(84,545)
4	2,269,585	2,844,190	(574,605)
5	1,281,416	2,774,405	(1,492,989)
Total	17,373,836	22,840,922	(5,467,086)

Remaining Non-Residential Development Capacity in Underlying Zoning and Focus Areas (SF)



Dwelling Units by Type

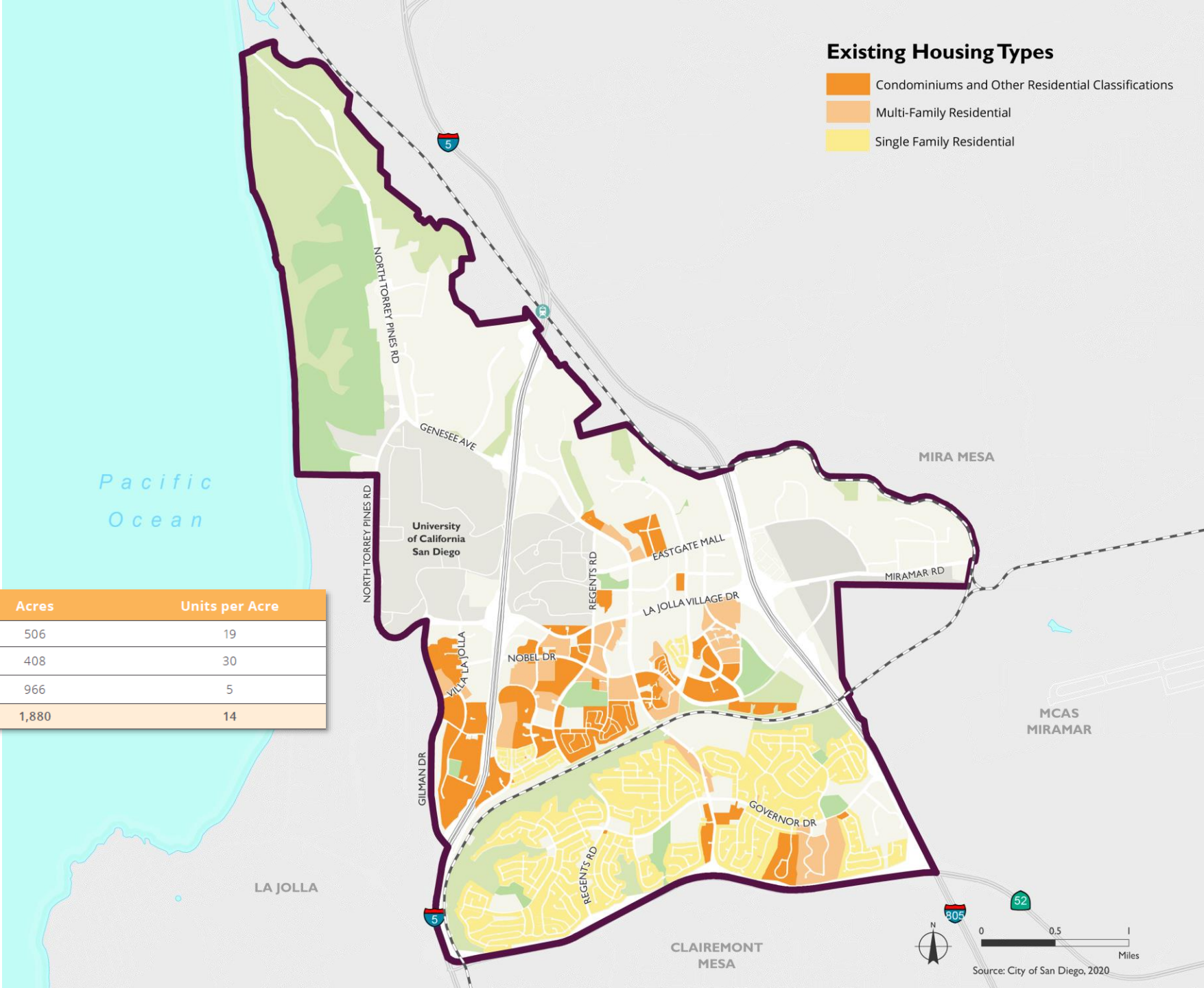
	Existing Dwelling Units	Acres	Units per Acre
Multi-Family Condominiums	9,417	506	19
Multi-Family Apartments	12,372	408	30
Single Family Residential	4,731	966	5
Total	26,520	1,880	14

Existing Housing Types

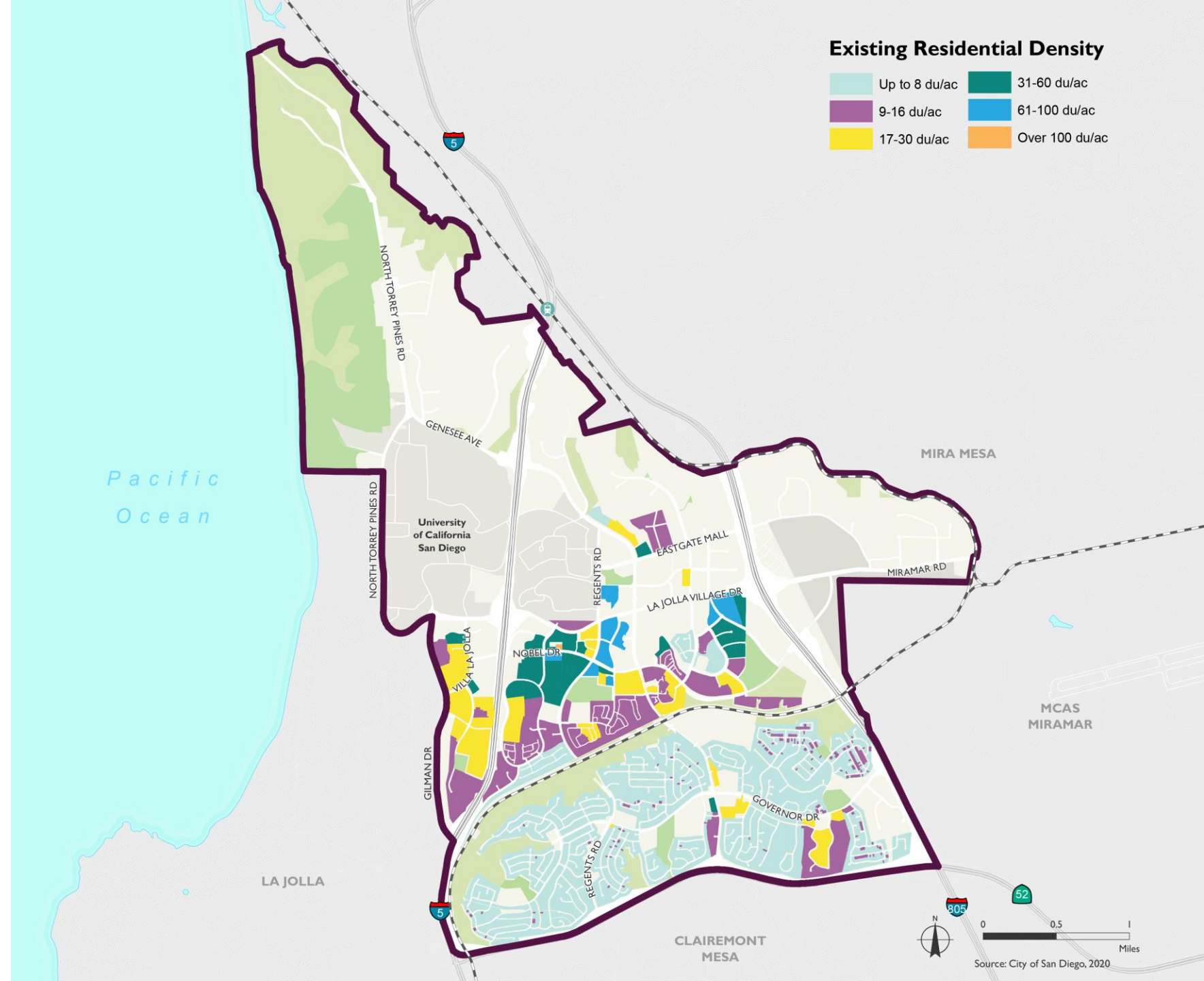
Condominiums and Other Residential Classifications

Multi-Family Residential

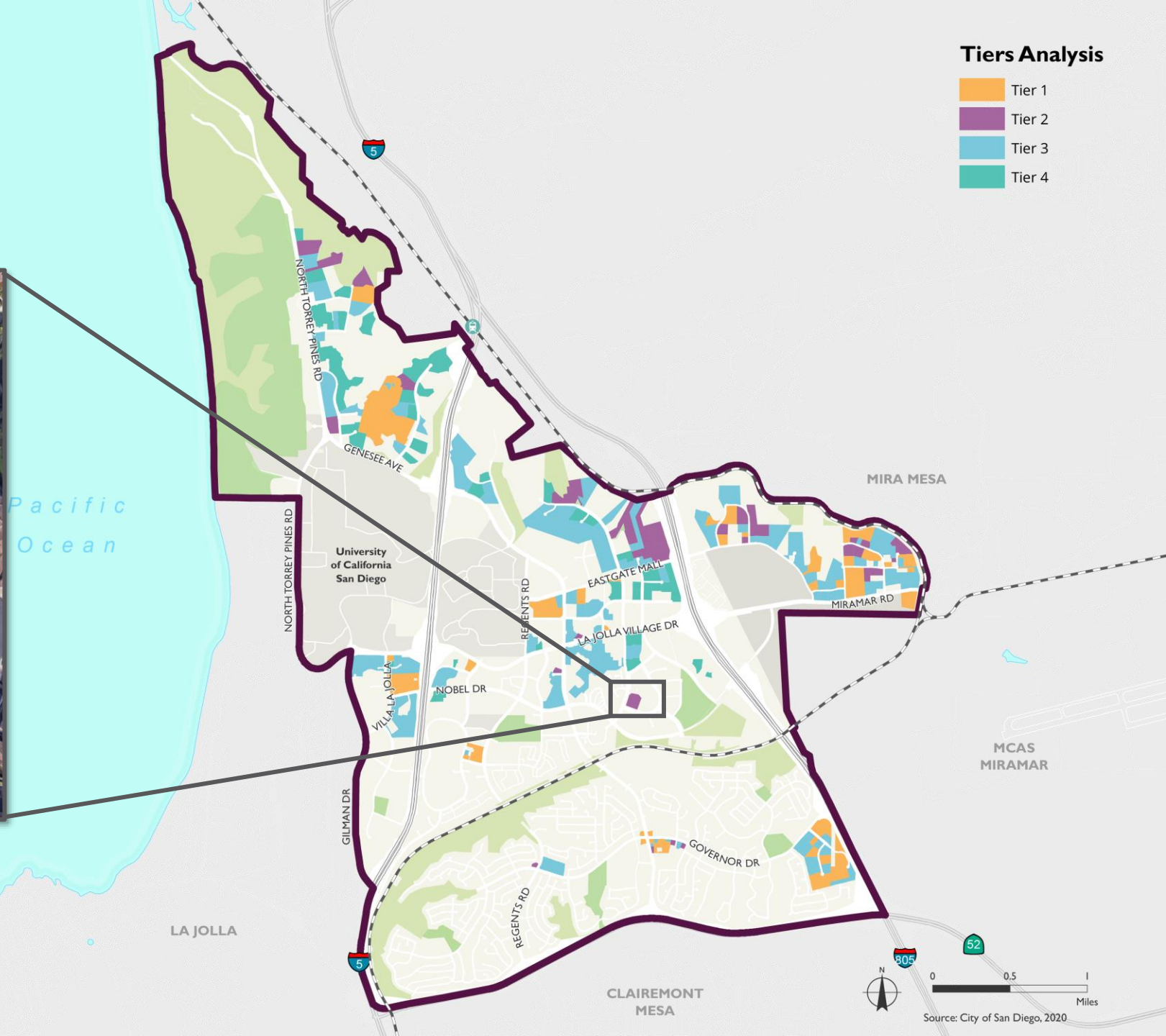
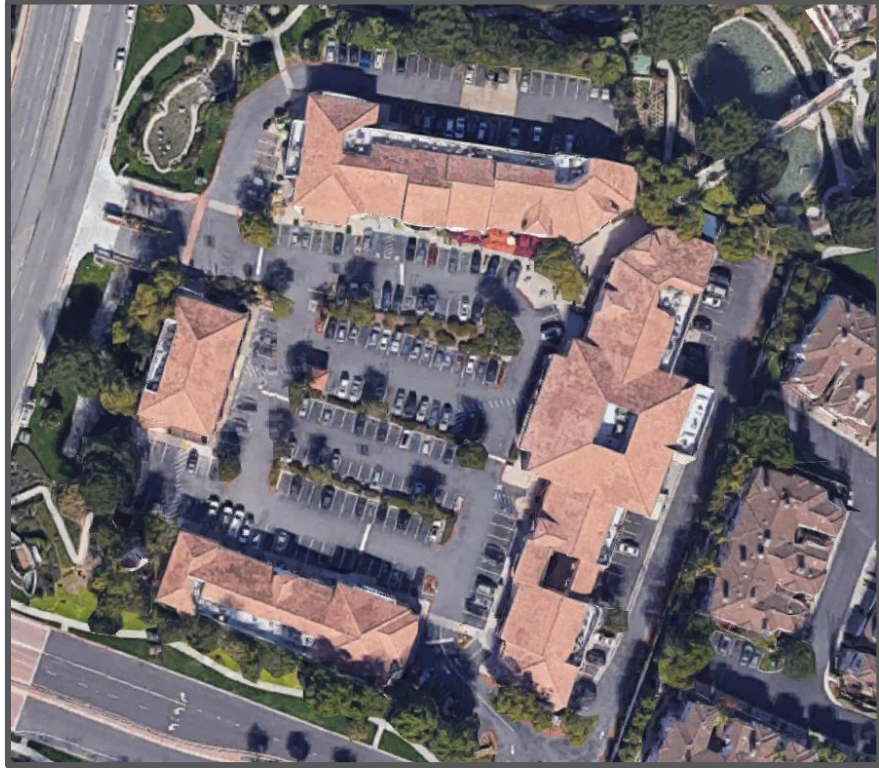
Single Family Residential



Residential Density



Focus Areas: Parcel to Add?



Focus Areas: Parcel to Remove?

