



# University Community Plan Update Subcommittee Meeting

October 15, 2019

# AGENDA – TUESDAY, JULY 16, 2019

- 6:00 CALL TO ORDER / ROLL CALL BY CHAIR – Andy Wiese
- APPROVAL OF THE MINUTES – September 17, 2019
- NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:20 Item 1 INFO ITEM – Refinement of Land Use Focus Area Maps
- 8:00 ADJOURNMENT

**Next Meeting - November 19, 2019**

(University City High School, 6949 Genesee Avenue, San Diego, CA 92121)





# ITEM 1

## REFINEMENT of LAND USE FOCUS AREAS



## Land Use Focus Areas

### Land Use Constraints & Areas of No Change (9/17/19)

- Restrictive Use Easements
- MCAS Miramar CNEL >65 dB
- MCAS Miramar APZ 1 & 2
- Multi-Habitat Planning Area (MHPA)
- Parks & Open Space
- Utilities



## Land Use Focus Areas

### Land Use Constraints & Areas of No Change (9/17/19)

- Schools (K-12) & UC San Diego
- Single Family Neighborhoods (UCP Single Family LU Designation)
- Multi-Family Housing (Condominiums)
- Current Development Projects (Under Construction, Recently Approved, Under Review)

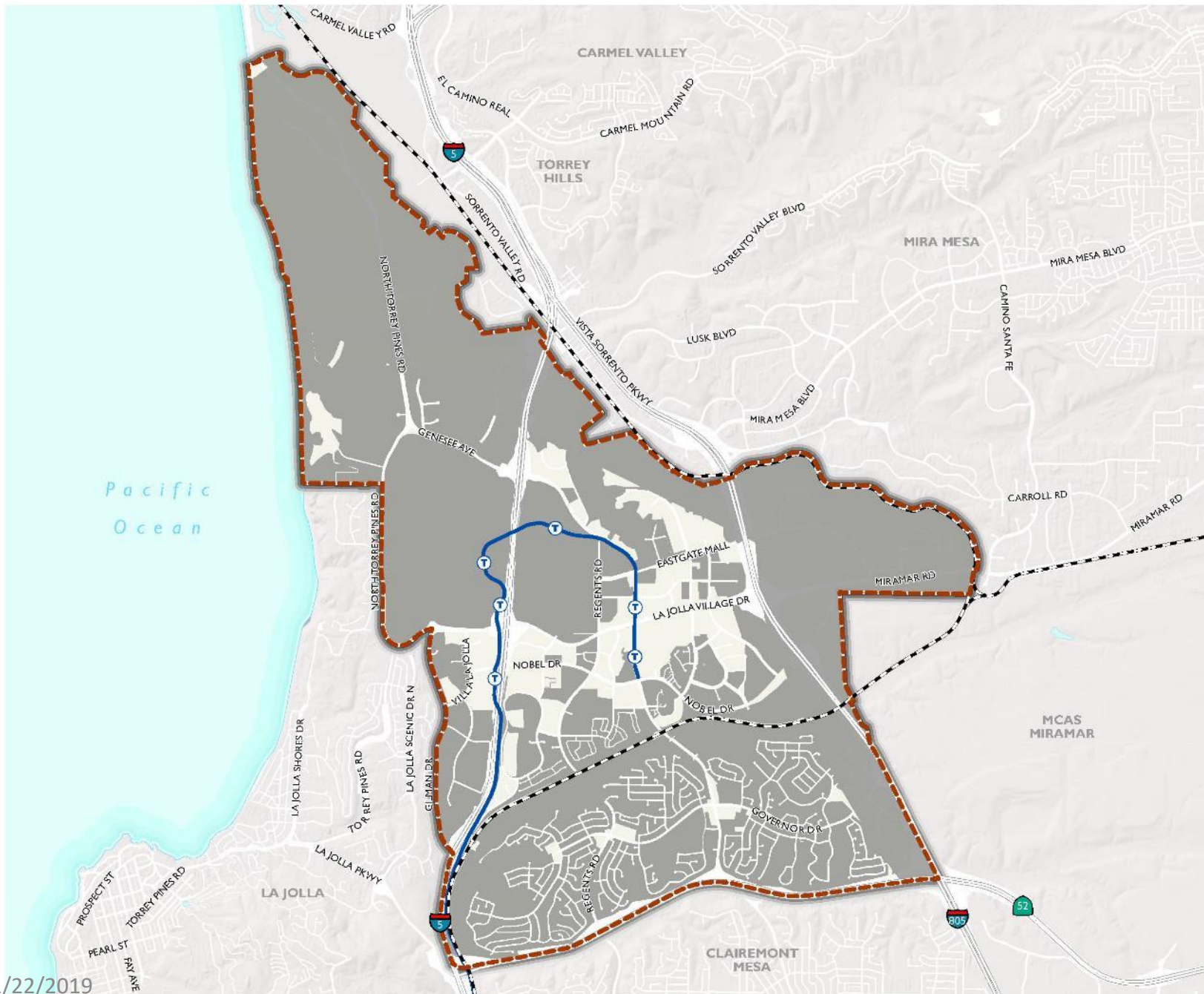


Figure 14: Opportunity Site Map Series  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Development Constraints and  
Areas of No Change**

Development Constraints and  
Areas of No Change

T Trolley Station

Community Plan Boundary

Mid Coast Trolley Extension

Freeway

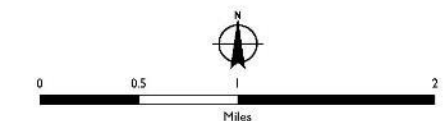
Railroad

Planning Area Total = 8,676 acres

Area Under Development Constraints = 6,948 acres

Area outside of Constraints = 1,728 acres (this includes  
Road ROW)

\* Development Constraints and Areas of No Change includes:  
Miramar Restrictive Use Easement, Airport Noise Contour Over  
65 dB CNEL, City Open Space, Open Space Easements, Existing  
Schools and University (K-12 Public/Private), University of  
California San Diego, Multi Habitat Planning Area, Accident  
Potential Zone 1 & 2, Plan Land Use - Single Family Residential,  
Plan Land Use - Parks and Golf Course, Plan Land use - Open  
Space, Existing Institutional / Public Facilities / Utilities, Current  
Development Projects and No Change / Under Construction /  
Other."



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



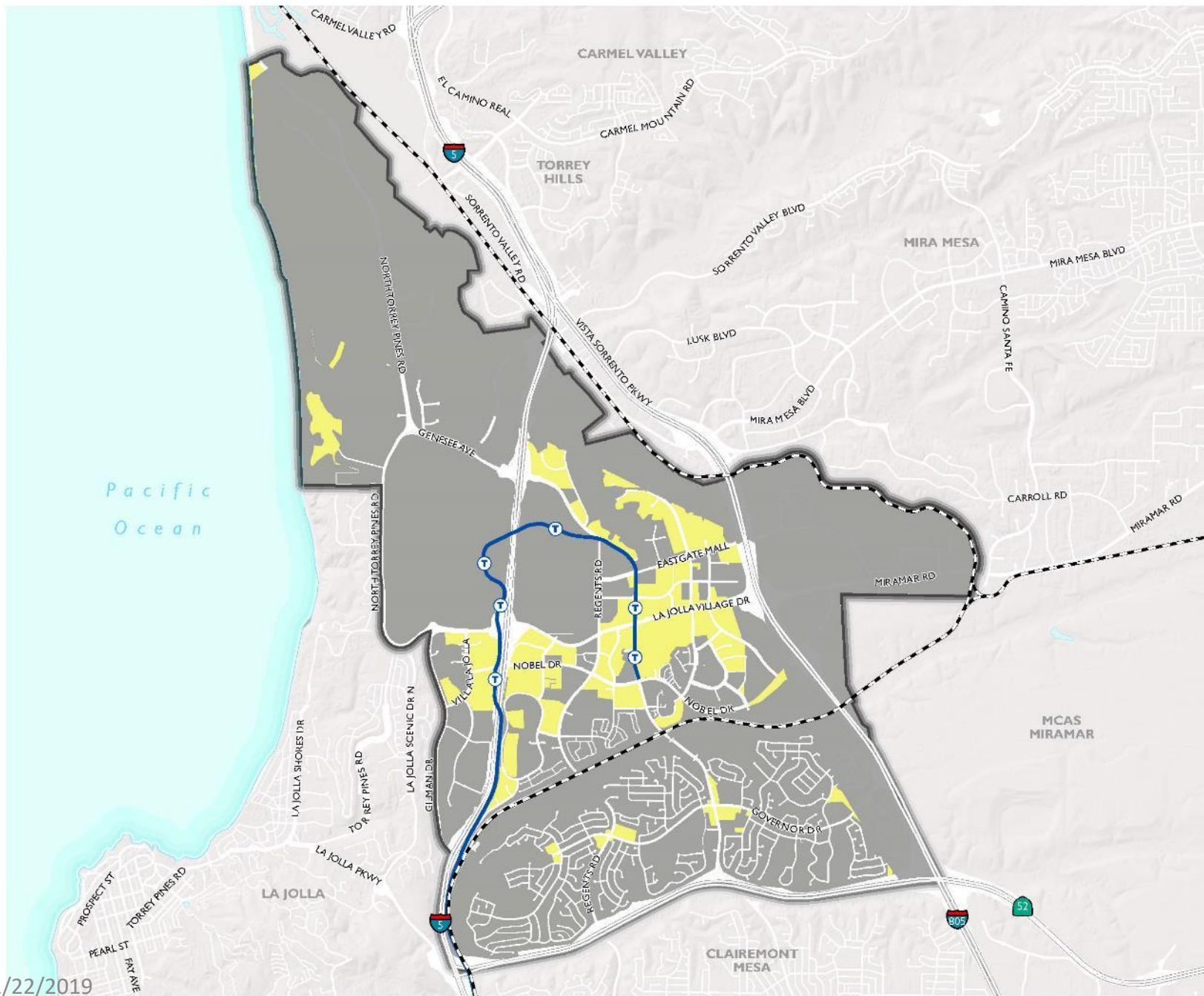


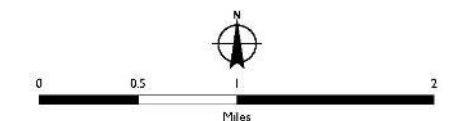
Figure 15: Opportunity Site Map Series  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Development Constraints and  
Focus Areas**

Development Constraints and  
Areas of No Change  
Focus Areas for Potential Development

Trolley Station  
Community Plan Boundary  
Mid Coast Trolley Extension  
Freeway  
Railroad

Planning Area Total = 8,676 acres  
Area Under Development Constraints = 6,948 acres  
Area outside of Constraints = 757 acres (this excludes  
Road ROW)

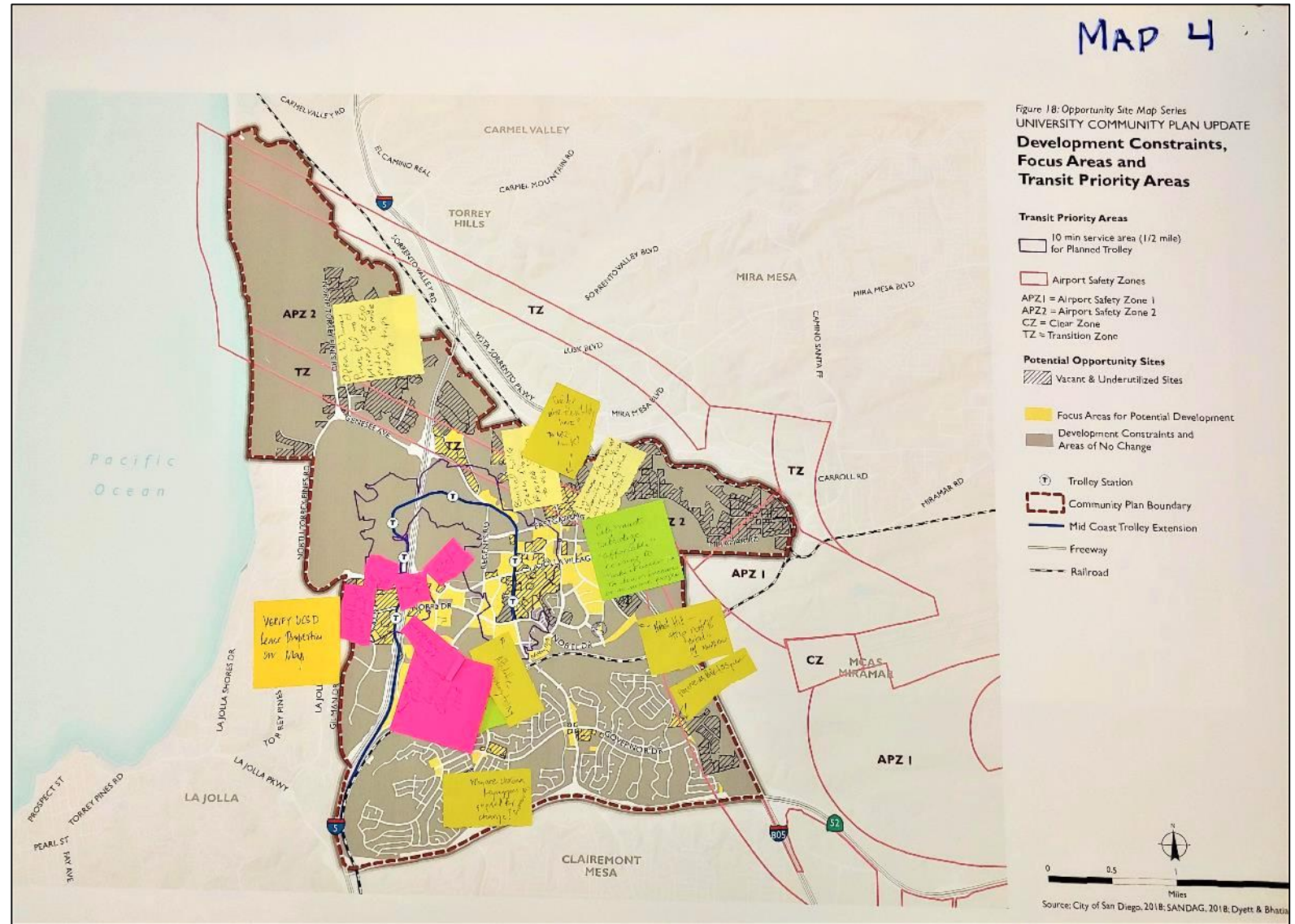
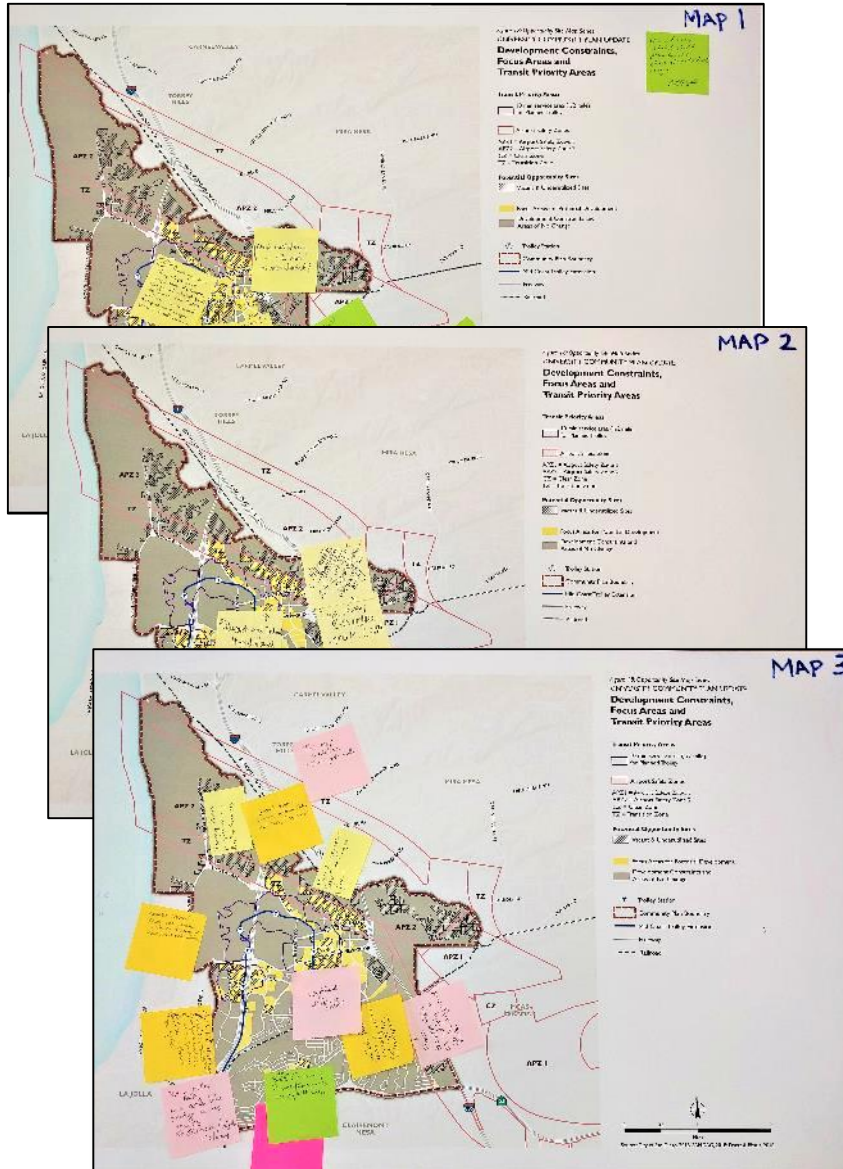
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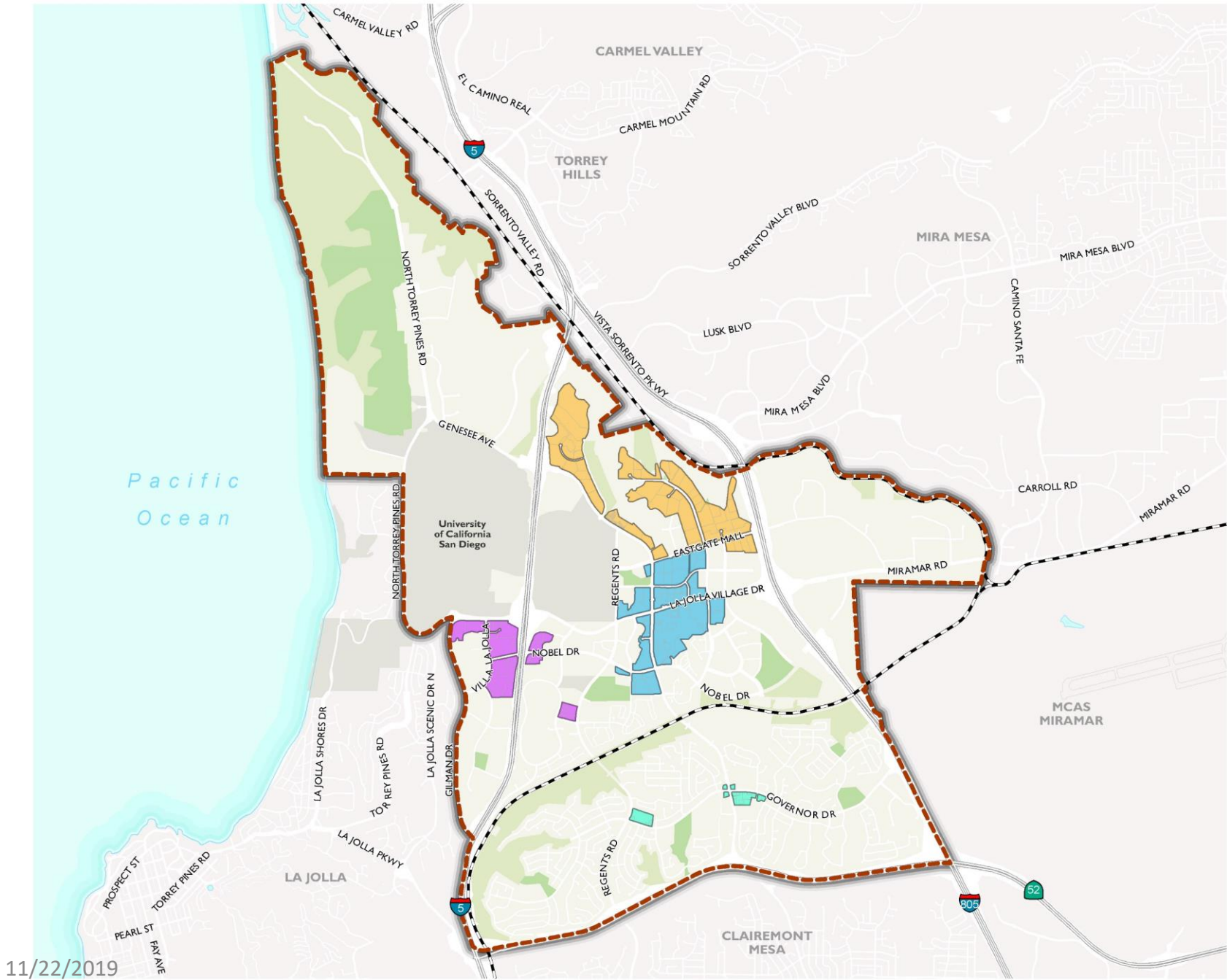
Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



# Focus Area Comments (9/17/19)





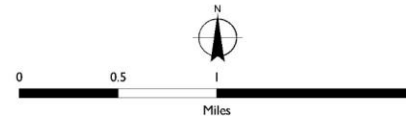


11/22/2019

Figure 1: Focus Areas  
UNIVERSITY COMMUNITY PLAN UPDATE

### Focus Areas

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Community Plan Boundary
- UCSD Campus
- Parks
- Open Space
- Freeways
- Railroad



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

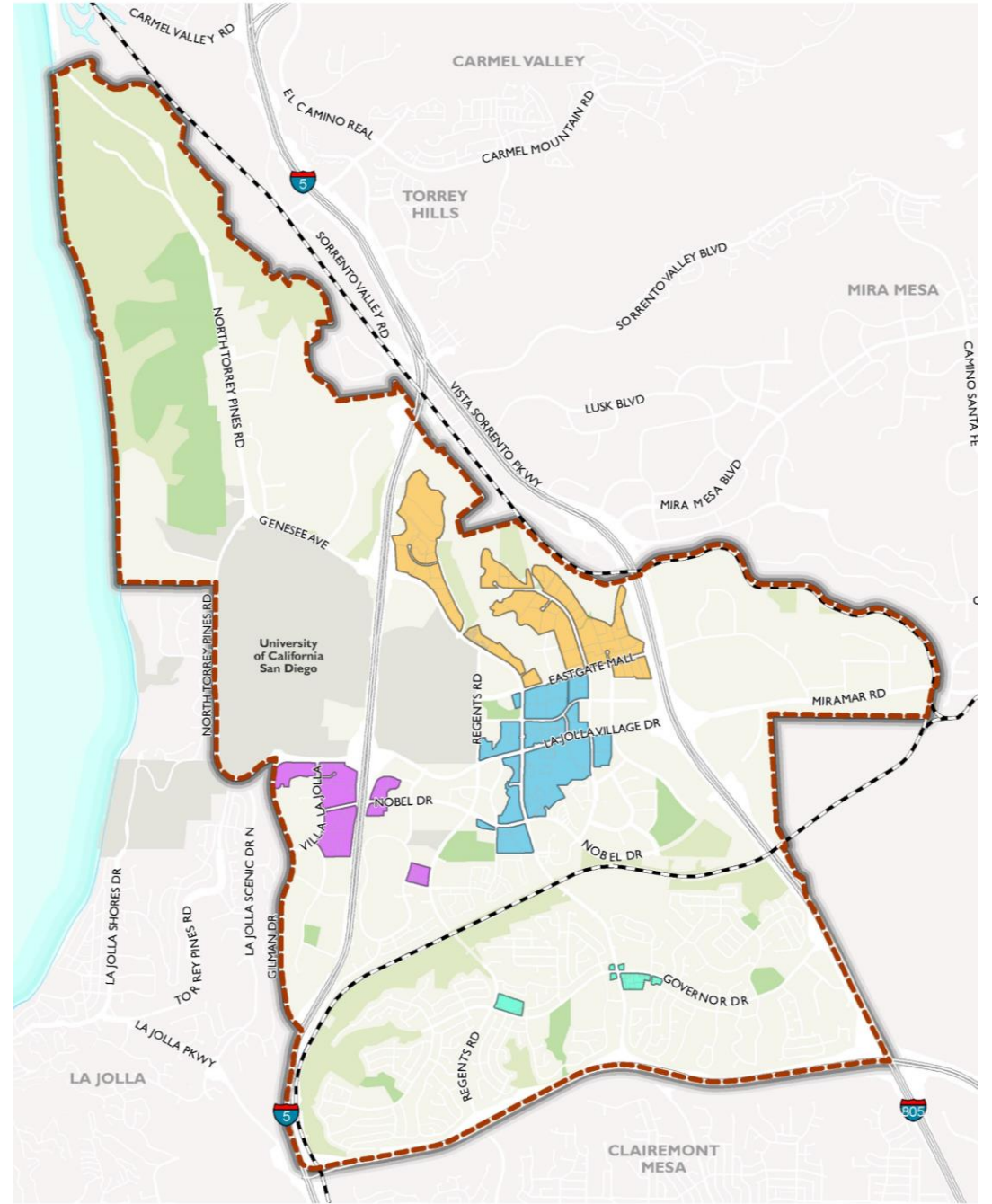
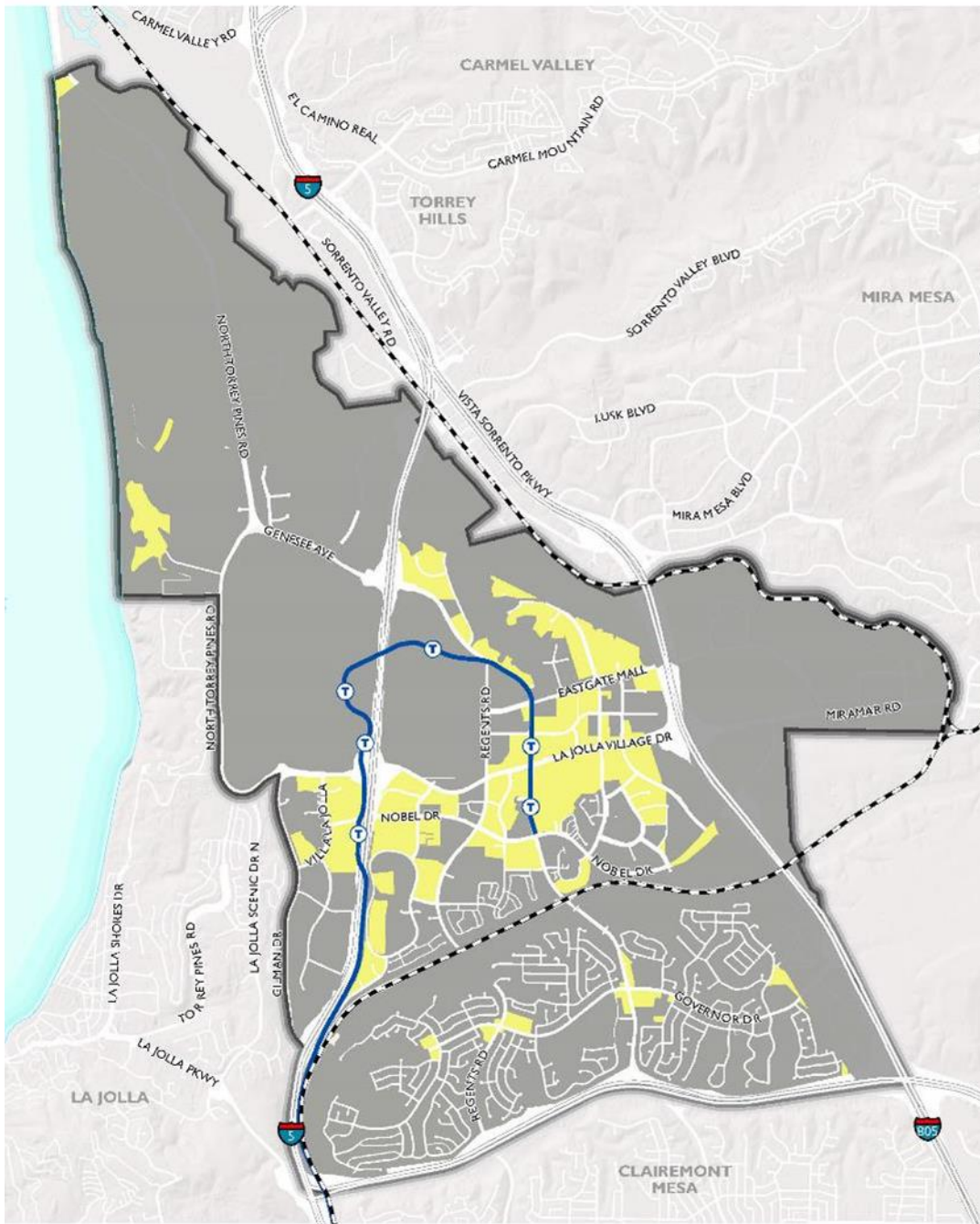
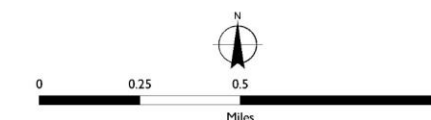




Figure 2: Focus Areas  
UNIVERSITY COMMUNITY PLAN UPDATE

### Focus Areas

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Community Plan Boundary
- UCSD Campus
- Parks
- Open Space
- Freeways
- Railroad



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

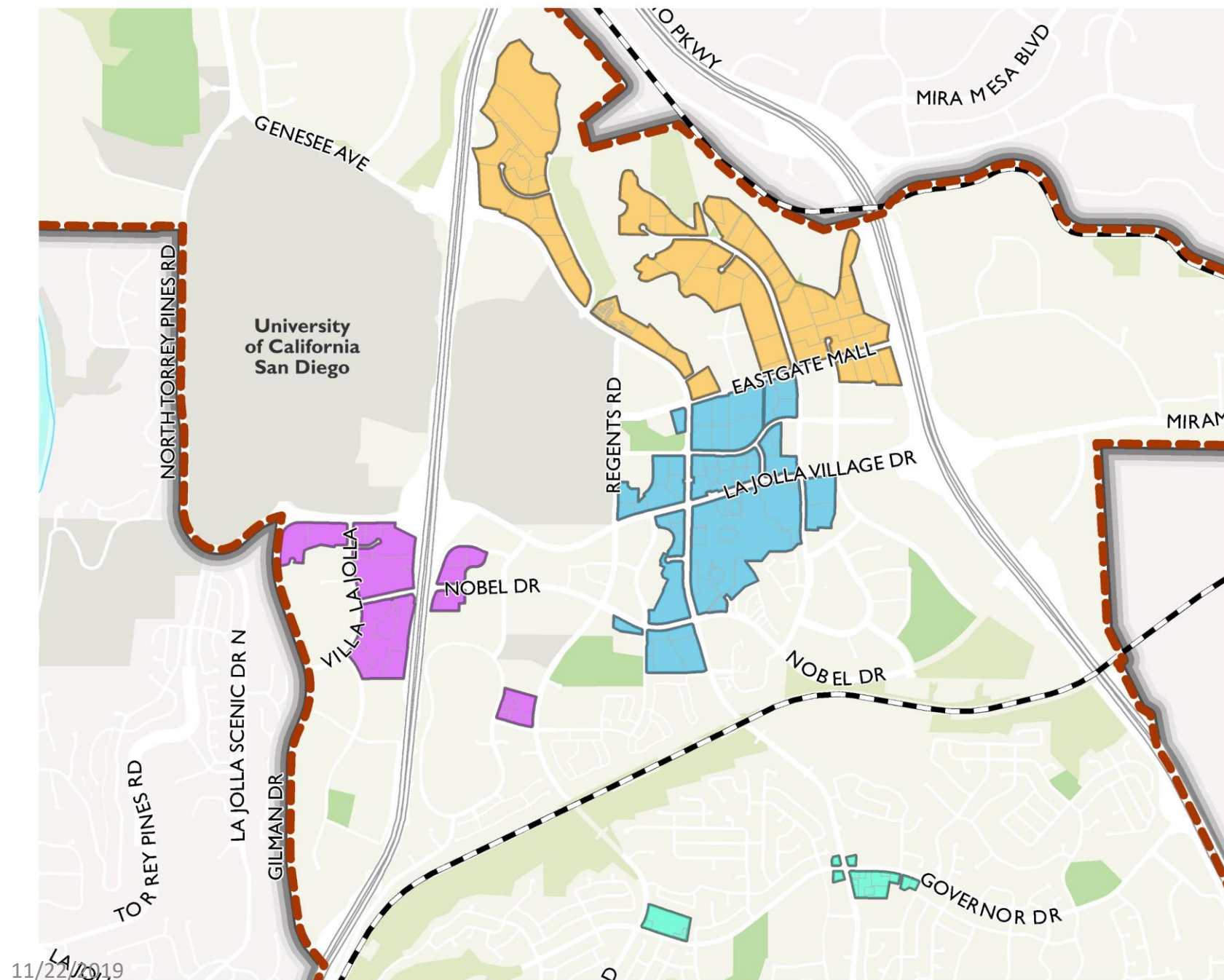
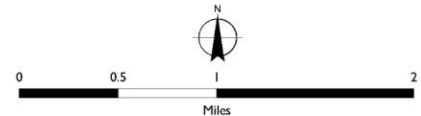


Figure 3: Focus Areas & Coastal Zone  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Areas & Coastal Zone**

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- Community Plan Boundary
- Coastal Height Limitation Overlay Zone
- Coastal Zone Boundary
- UCSD Campus
- Parks
- Open Space
- Freeways
- Railroad



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

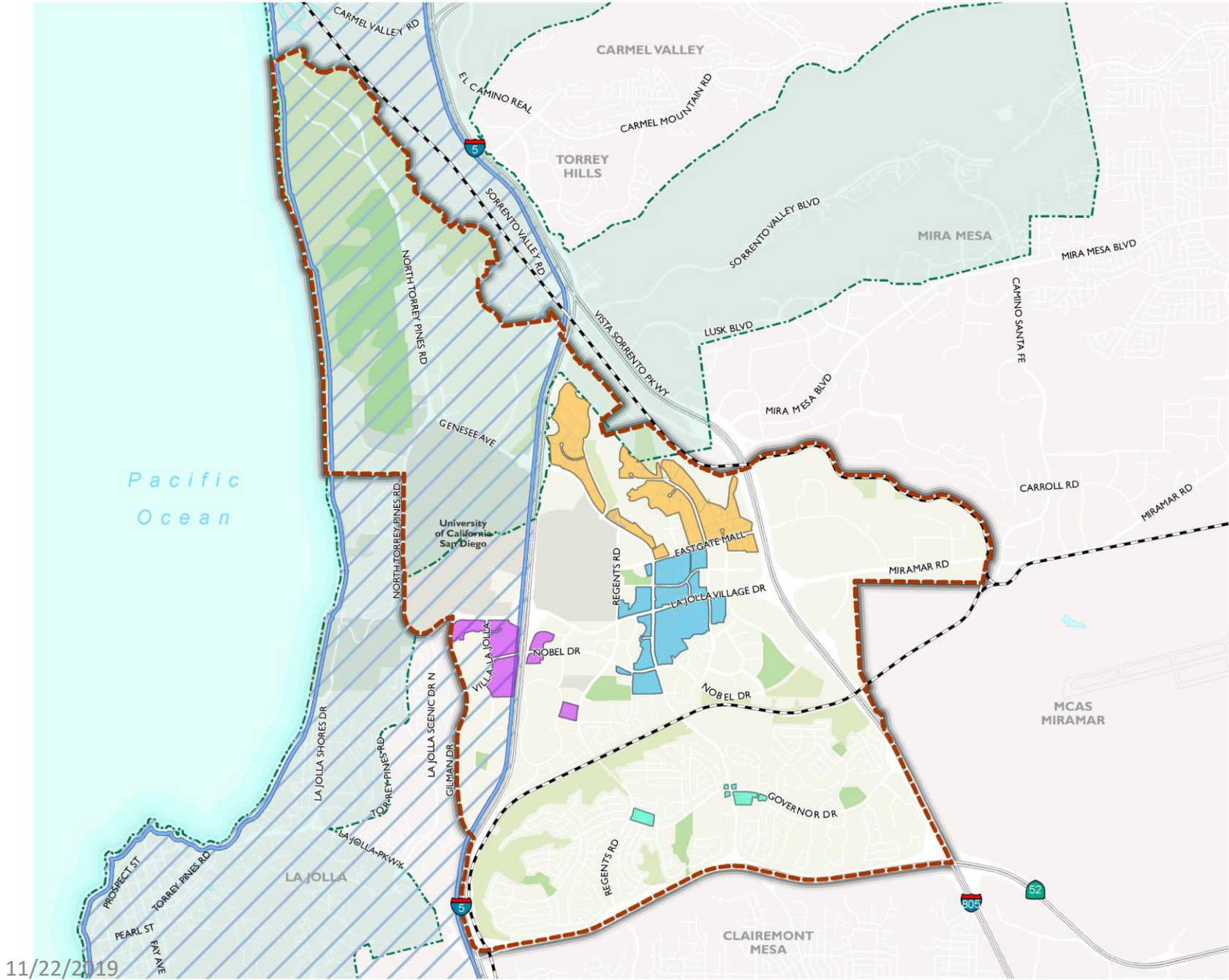
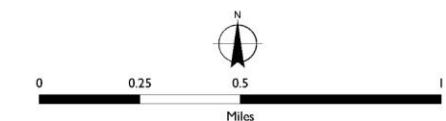




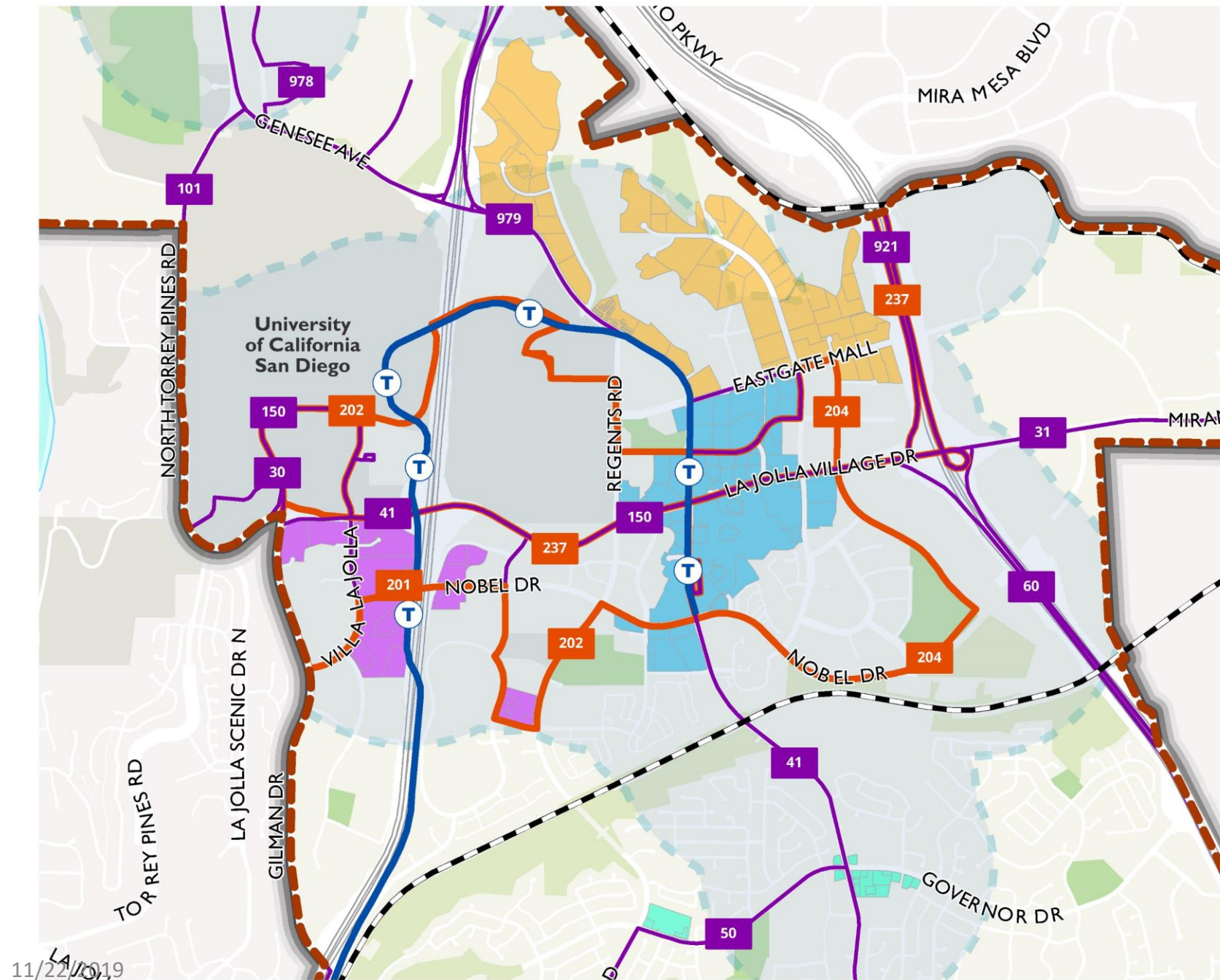
Figure 4: Focus Areas & Transit  
UNIVERSITY COMMUNITY PLAN UPDATE

### Focus Areas & Transit

- Focus Area 1
- Focus Area 2
- Focus Area 3
- Focus Area 4
- UCSD Campus
- Parks
- Open Space
- Community Plan Boundary
- Transit Priority Areas
- T Trolley Station
- Mid-Coast Trolley Extension
- Rapid Routes
- Local Routes
- Freeway
- Railroad



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





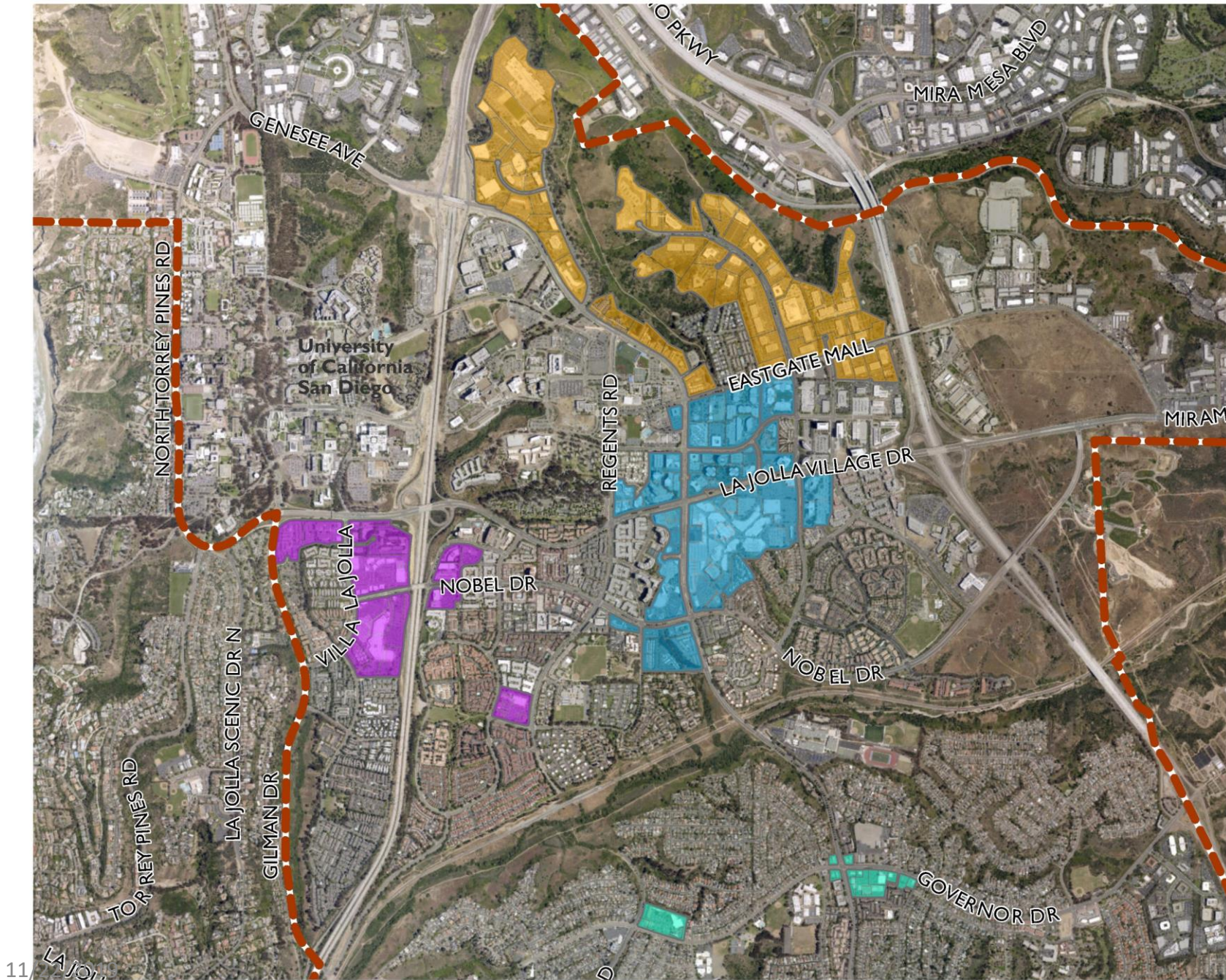
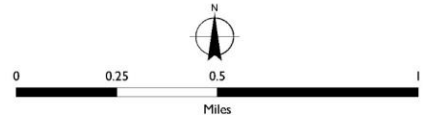


Figure 5: Focus Areas Aerial  
UNIVERSITY COMMUNITY PLAN UPDATE

### Focus Areas Aerial

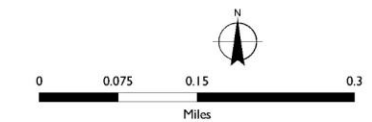


Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 6: Focus Area 1 Aerial  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Area 1**  
**Aerial**

Focus Area 1

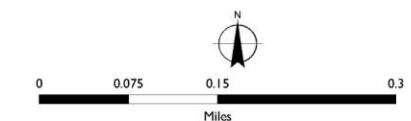


Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 7: Focus Area 2 Aerial  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Area 2**  
**Aerial**

Focus Area 2

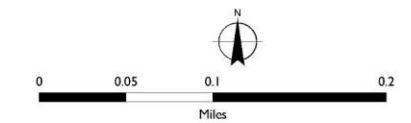


Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 8: Focus Area 3 Aerial  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Area 3**  
**Aerial**

 Focus Area 3

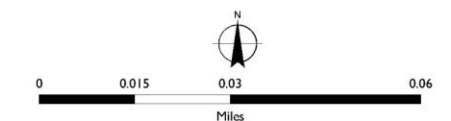


Source: City of San Diego, 2018; SANDAG, 2018; Dyett & Bhatia, 2018.



Figure 9: Focus Area 4 Subarea A  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Area 4 Subarea A**  
**Aerial**

 Focus Area 4



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

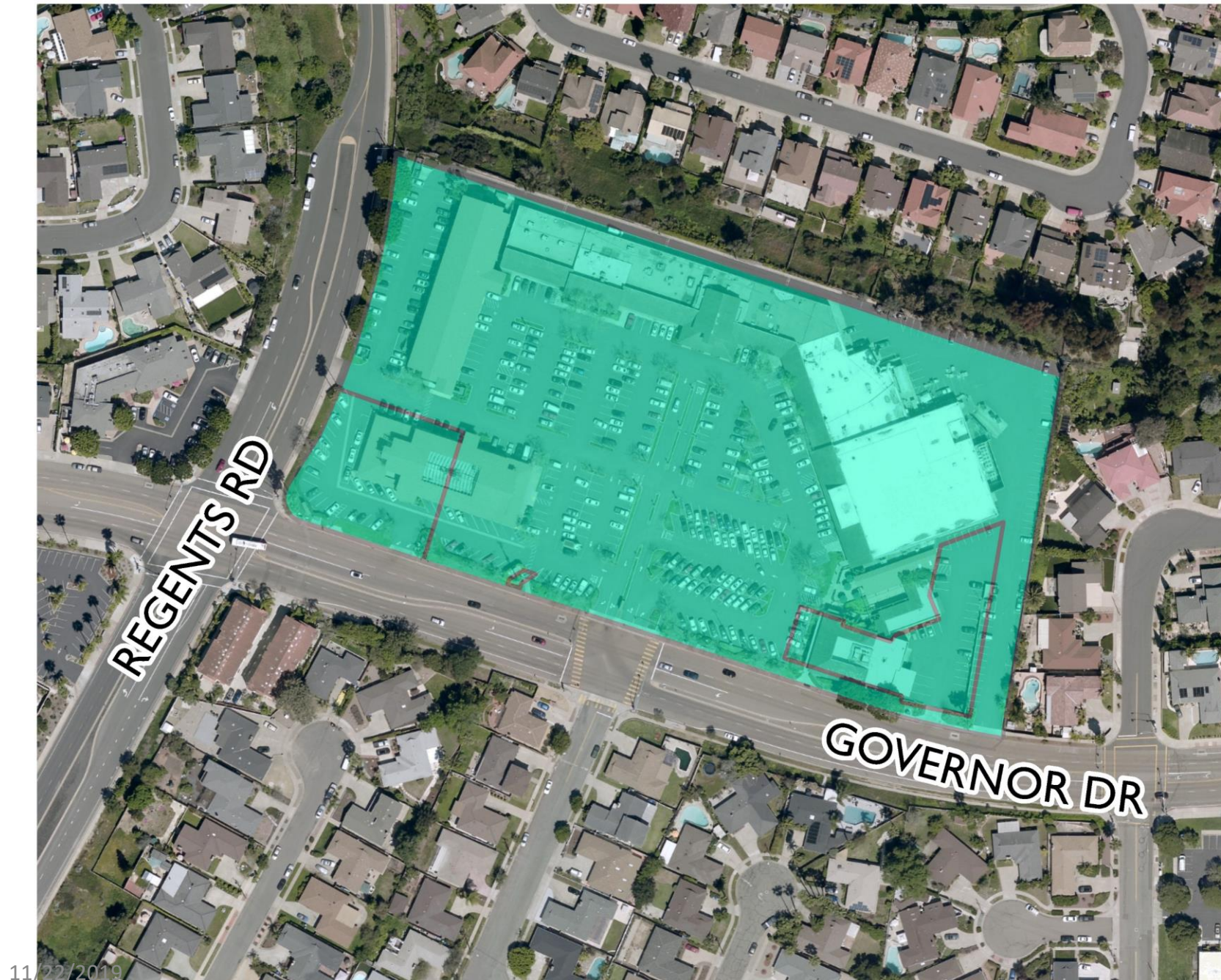
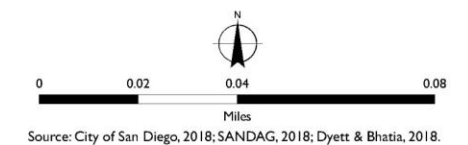




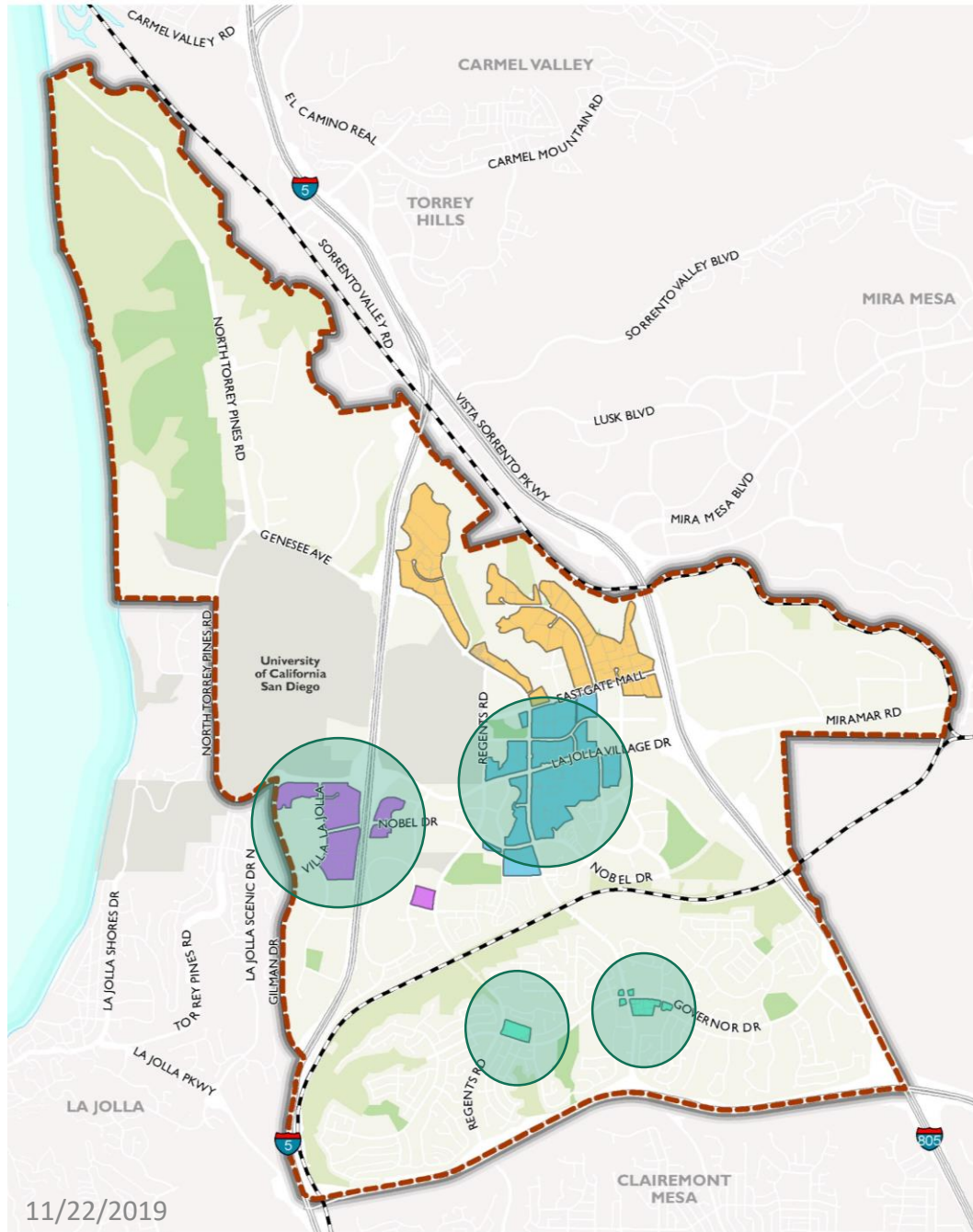
Figure 10: Focus Area 4 Subarea B  
UNIVERSITY COMMUNITY PLAN UPDATE  
**Focus Area 4 Subarea B**  
**Aerial**

 Focus Area 4

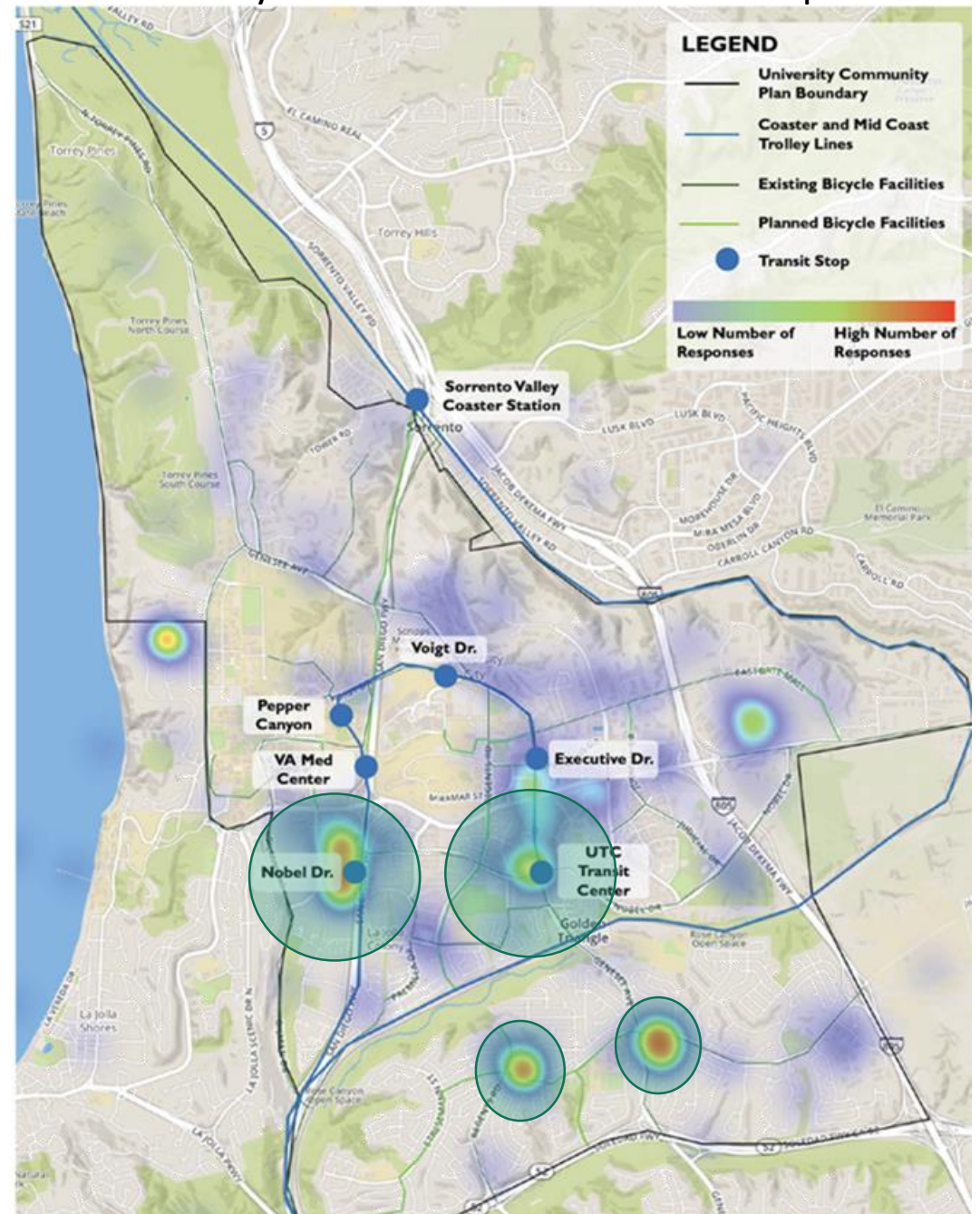




## Focus Areas

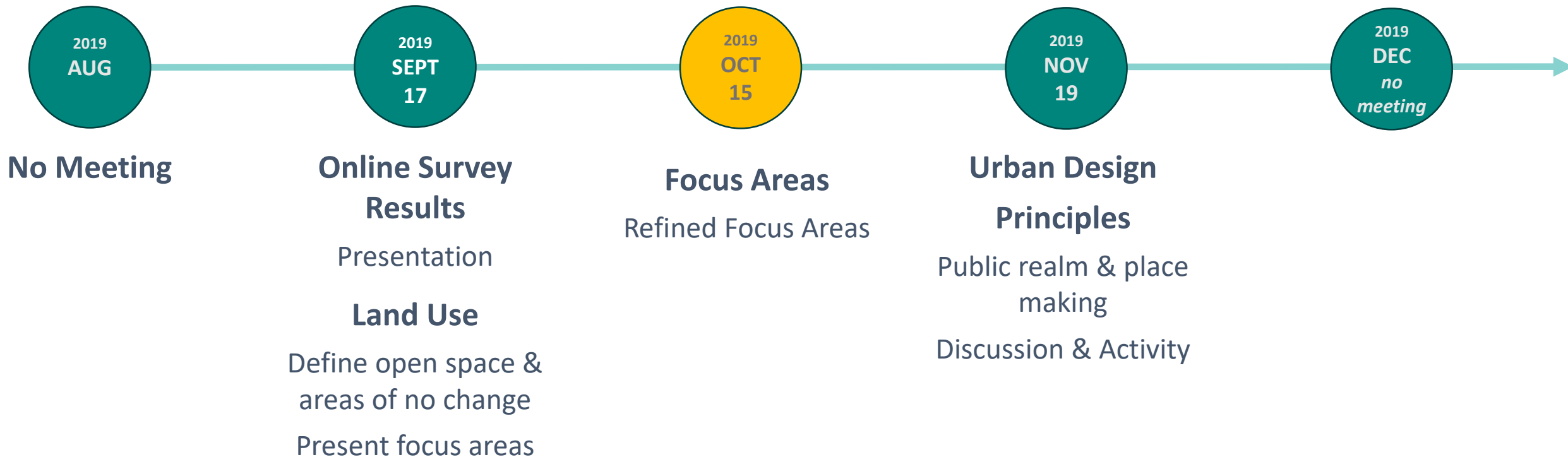


## Online Survey – Areas for Mixed Use Development

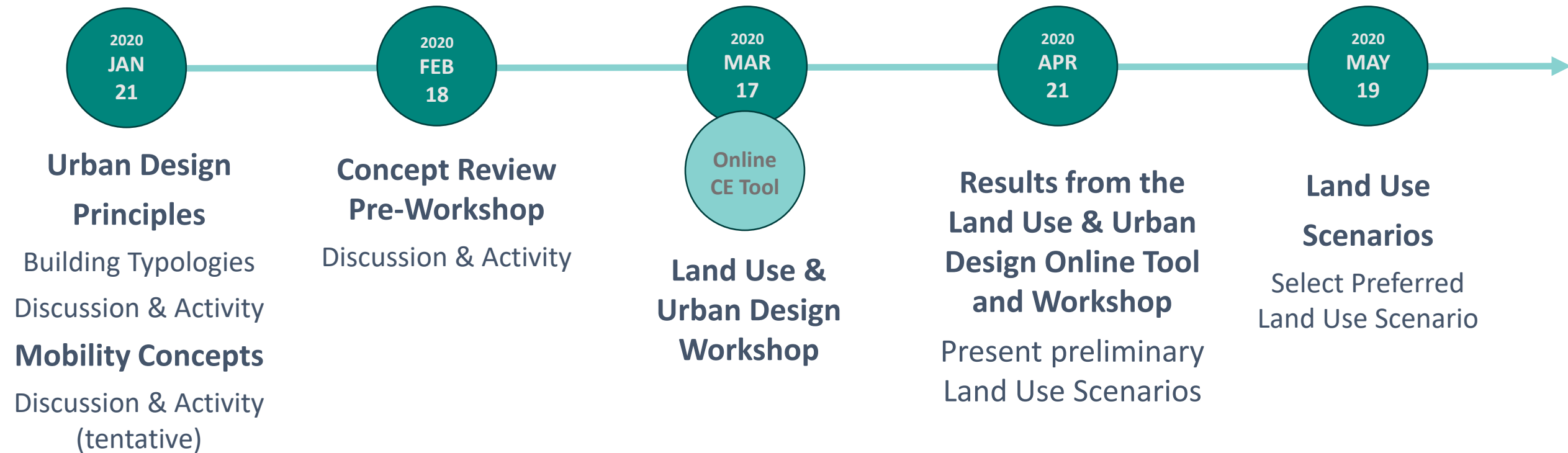




# Draft University CPUS Schedule



# Draft University CPUS Schedule







# DISCUSSION