



UNIVERSITY
COMMUNITY PLAN UPDATE **WORKSHOP**

Planning Commission
February 28, 2019

September 2018

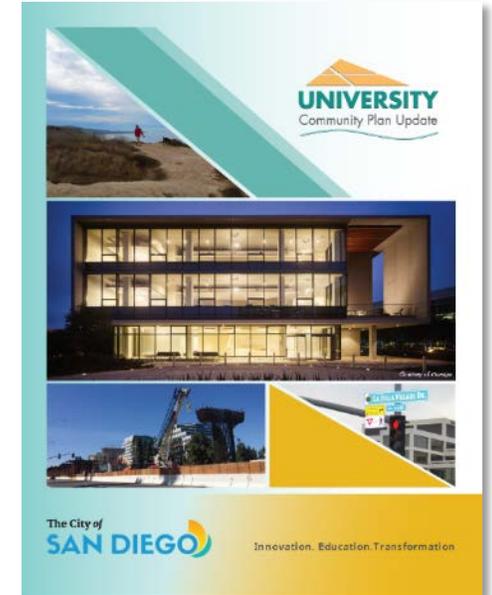
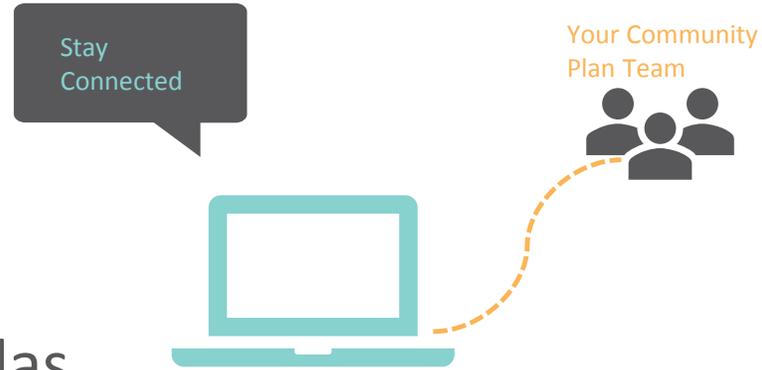
- Community Plan Update Website
- Existing Conditions Community Atlas
- Informational Brochure

September 26, 2018

- Open House Kick-Off

October 9, 2018

- UCPG Subcommittee Formation



Community Plan Update Subcommittee (CPUS) Meetings

- January 8, 2019
- February 12, 2019
- **March 19, 2019**



Regional Location

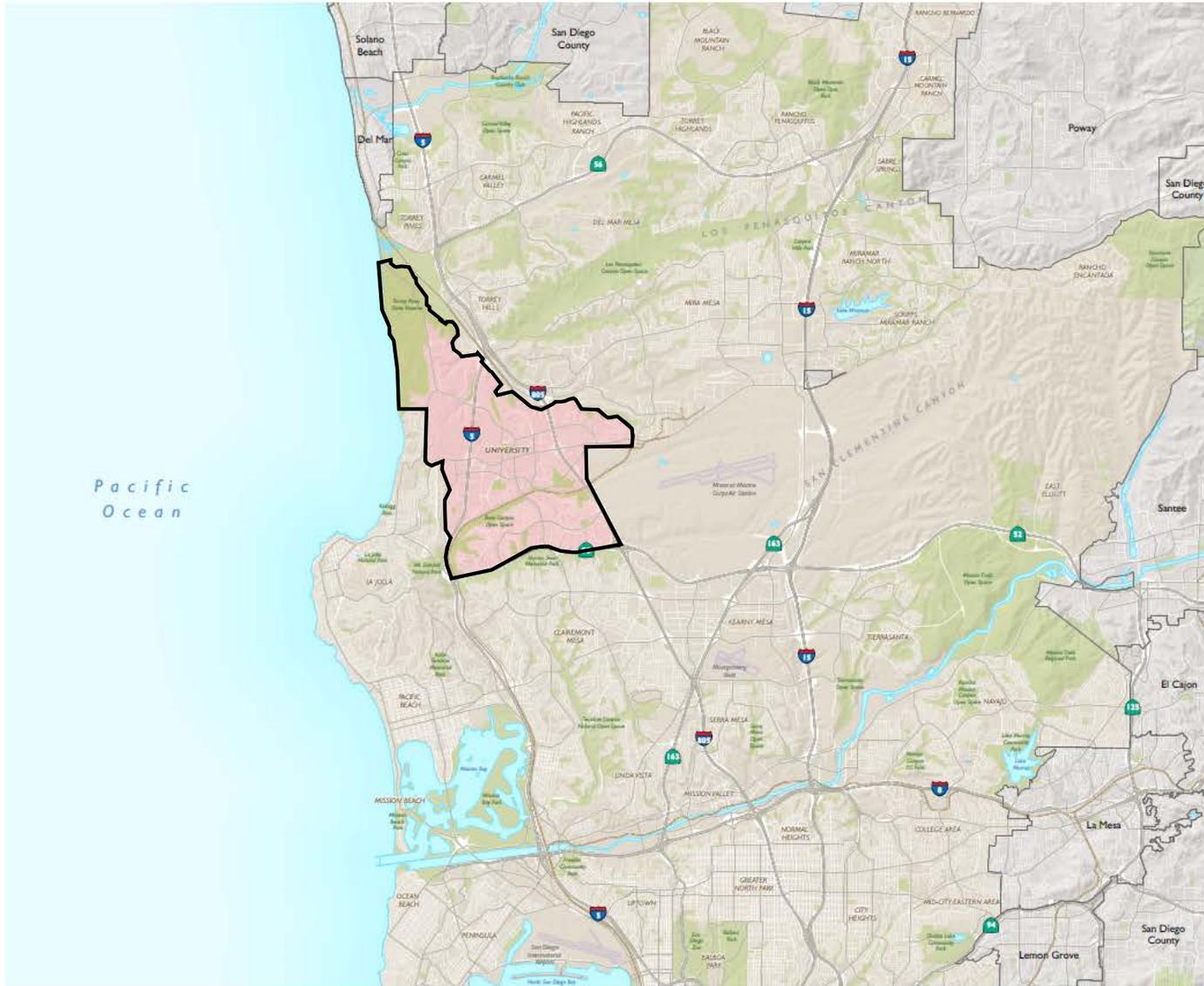
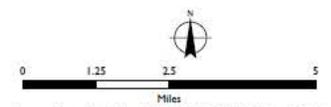


Figure 1-1
UNIVERSITY COMMUNITY PLAN UPDATE
Regional Location

-  University Community Plan Boundary
-  City of San Diego
-  Parks and Open Space
-  Water Features
-  Municipal Boundaries
-  Freeways
-  Major Roads
-  Railroads



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

Planning Area



8,500
Acres



70,000
Residents

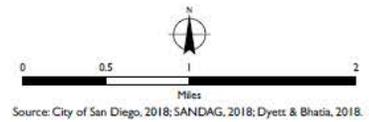


27,000
Housing Units



Figure 1-2
UNIVERSITY COMMUNITY PLAN UPDATE
Planning Area

-  Freeway
-  Railroad
-  UCSD Campus
-  Community Plan Boundary



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

Existing Land Use

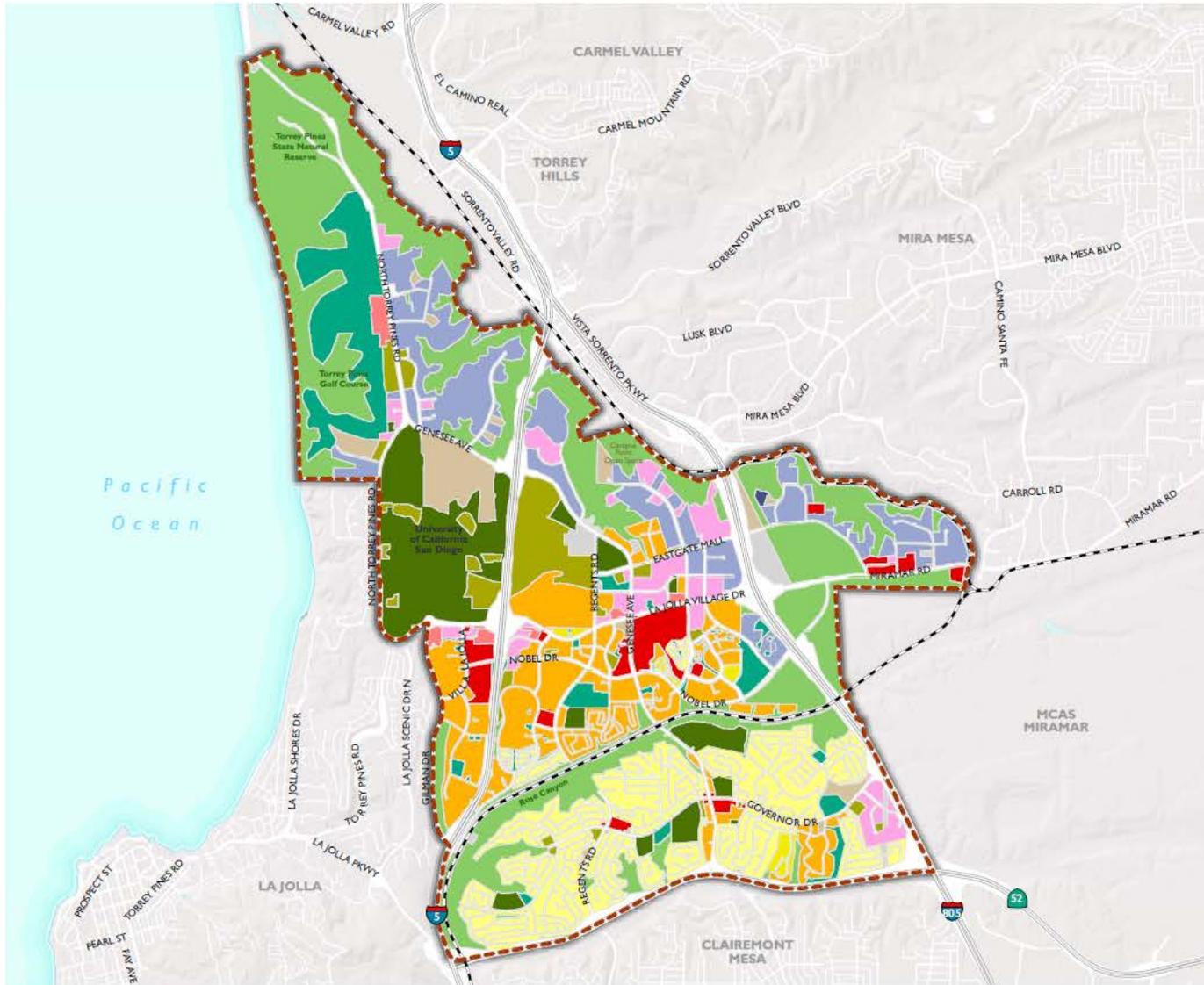
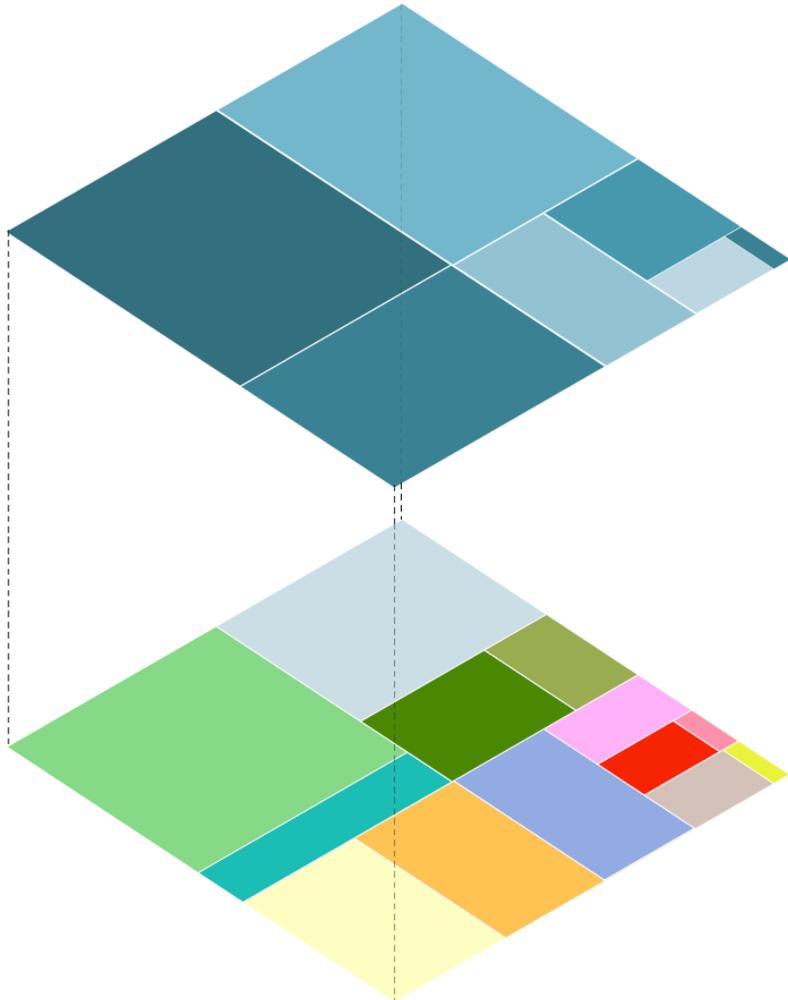


Figure 2-1
UNIVERSITY COMMUNITY PLAN UPDATE
Existing Land Use



Existing Land Use



- Parks and Recreation
 - Open Space Park
 - Recreation
- Residential
 - Single Family Detached
 - Single Family Attached
 - Multiple Family
- Commercial
 - Retail, Regional, Wholesale Commercial
 - Visitor Commercial
 - Office Commercial
- Public Facilities and Institutions
 - Education
 - Institutions
 - Transportation, Communications, Utilities
- Industrial
 - Light Industry / Extractive Industry
- Undeveloped
 - Undeveloped

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

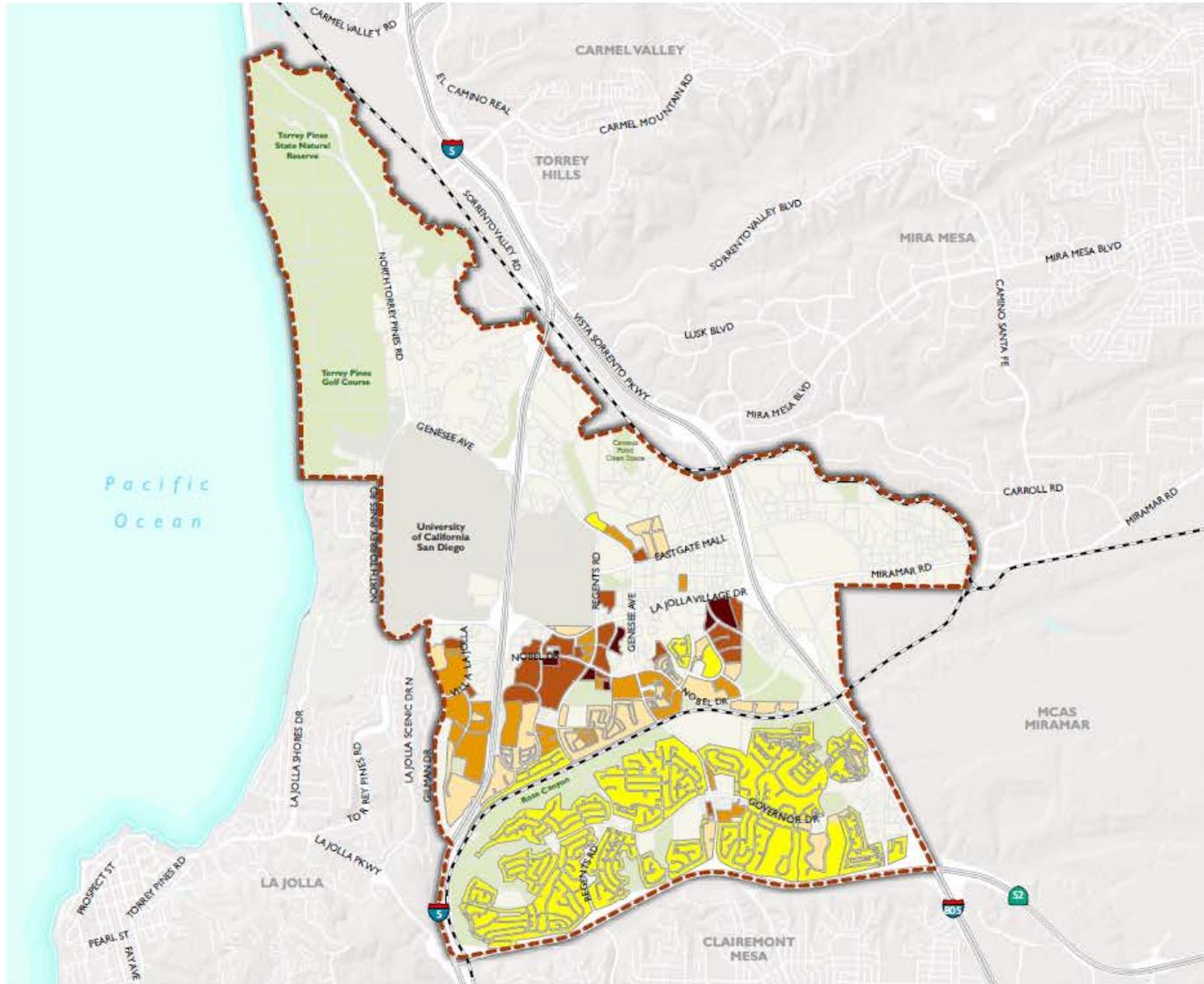


Figure 2-2
UNIVERSITY COMMUNITY PLAN UPDATE
Residential Density

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; Dyerz & Bhatia, 2018.

Non-Residential Floor Area Ratio (FAR)

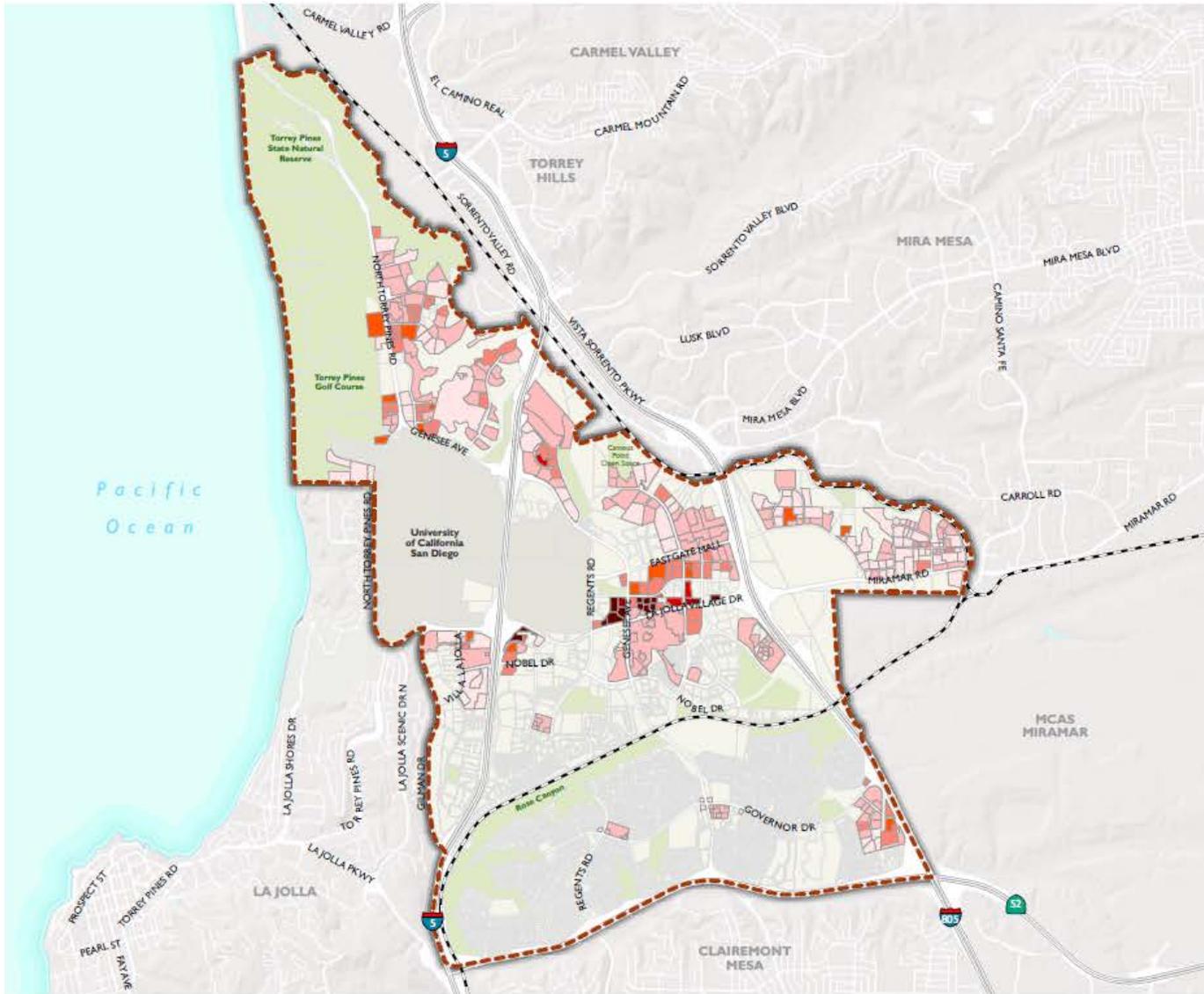
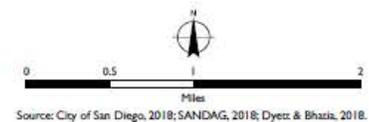
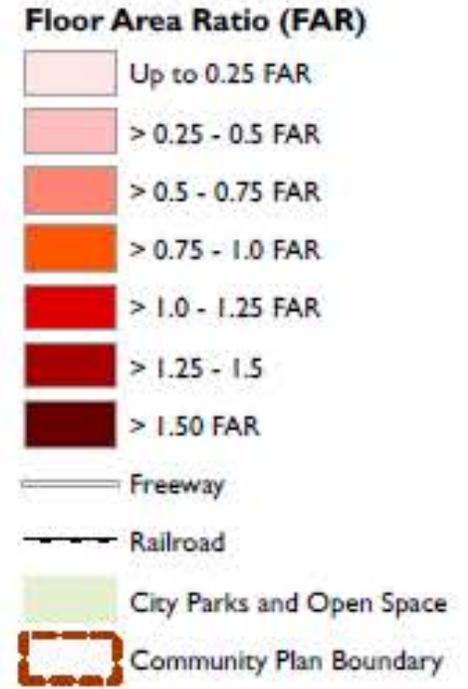


Figure 2-3
UNIVERSITY COMMUNITY PLAN UPDATE
Non-Residential FAR Ranges



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

Airport Influence Area

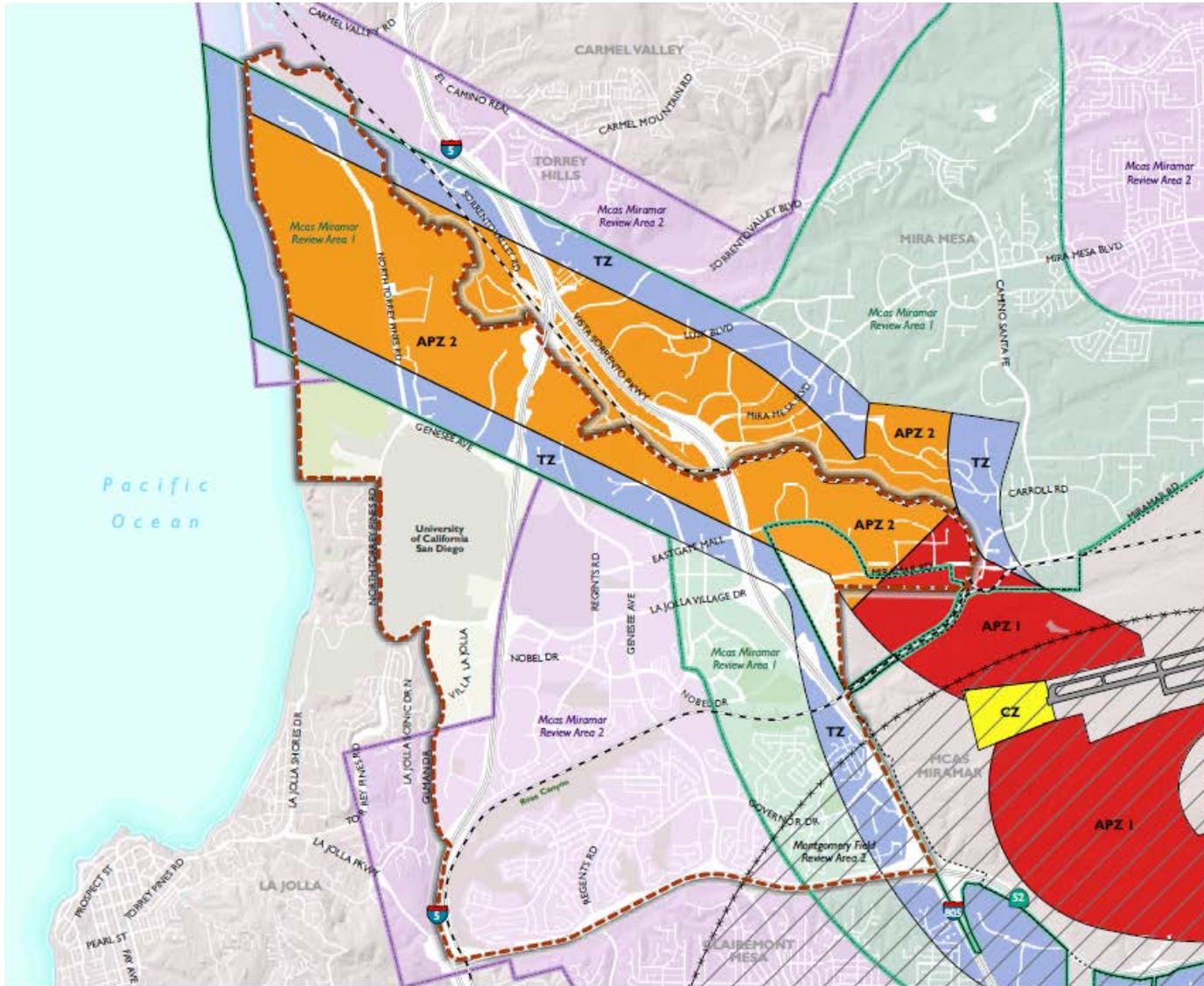


Figure 7-1
UNIVERSITY COMMUNITY PLAN UPDATE
Airport Influence Area

Airport Safety Zones

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

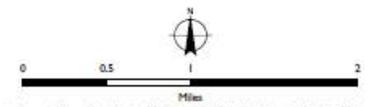
Airport Influence Area

Montgomery Field

- Review Area 2

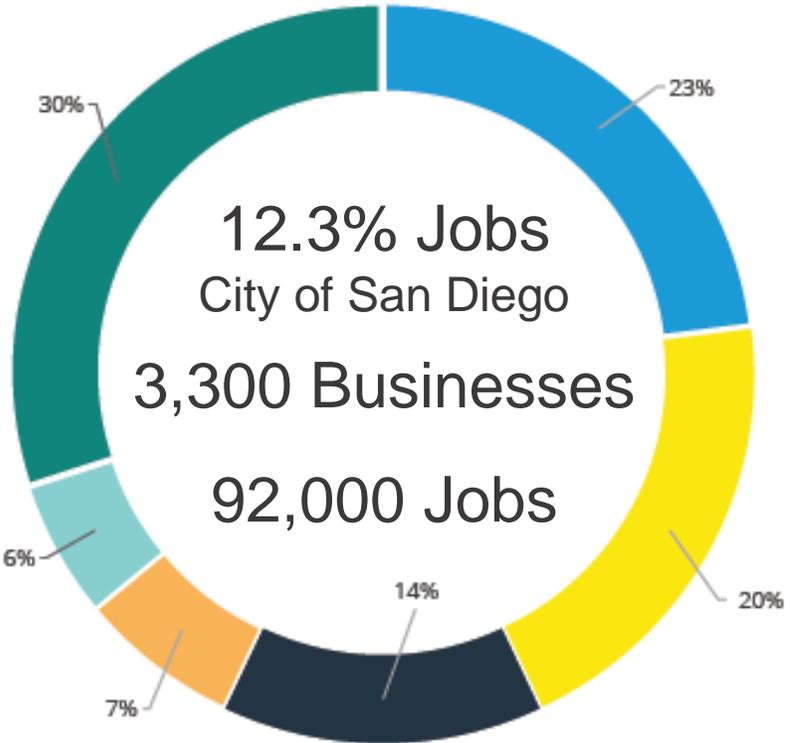
McAs Miramar

- 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

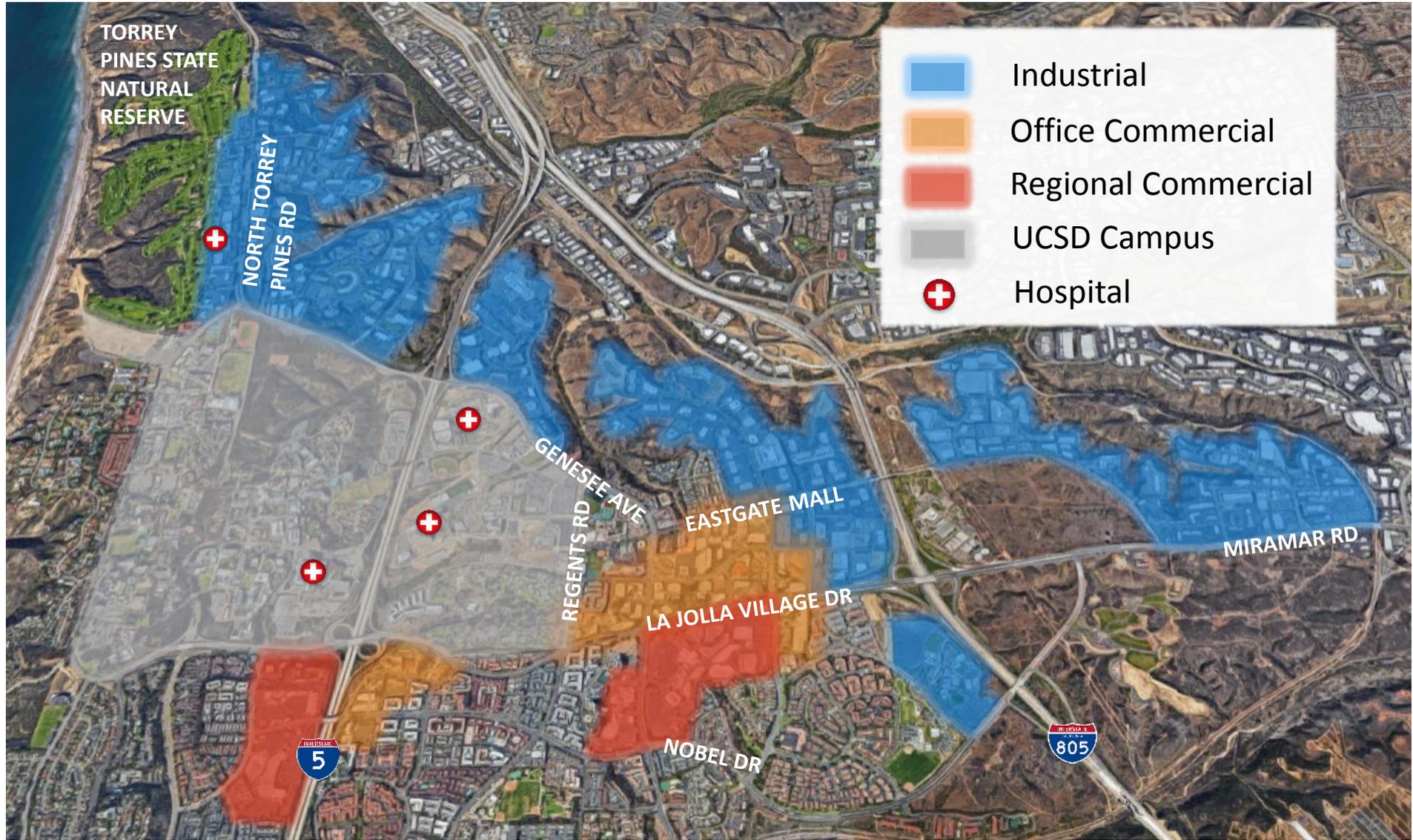
Job Sectors in University



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

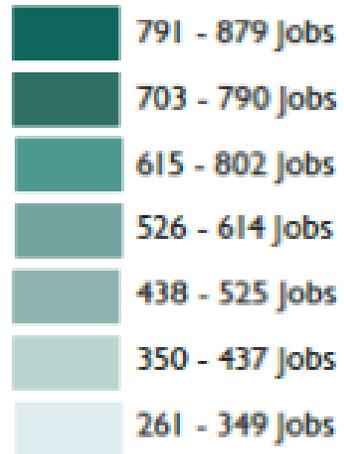
Source: U.S. Census Bureau, 2015

Major Employment Areas



Labor Force Commute

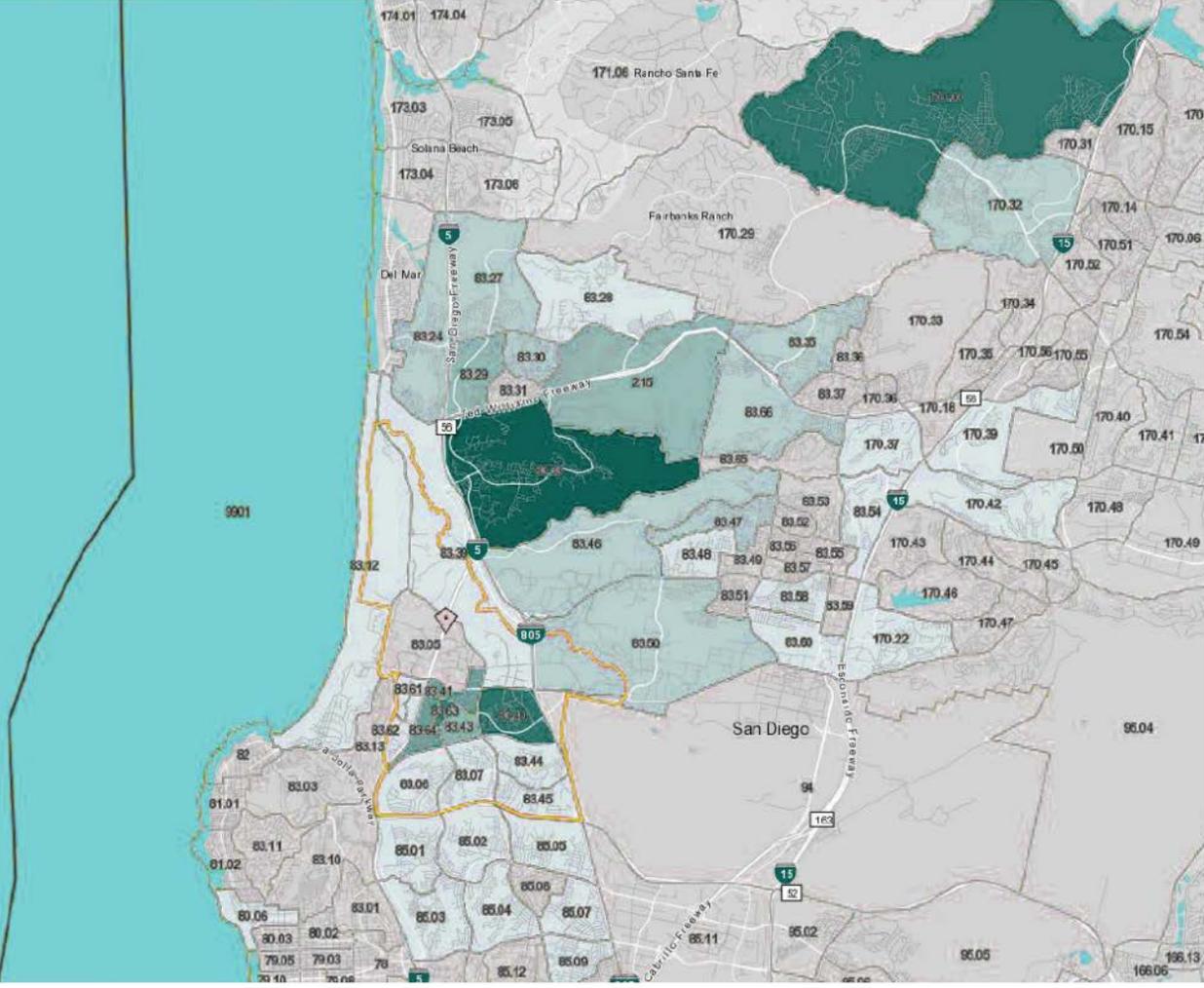
Figure 3-1
UNIVERSITY COMMUNITY PLAN UPDATE
Labor Force Commute



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



Parks, Recreation, and Open Space

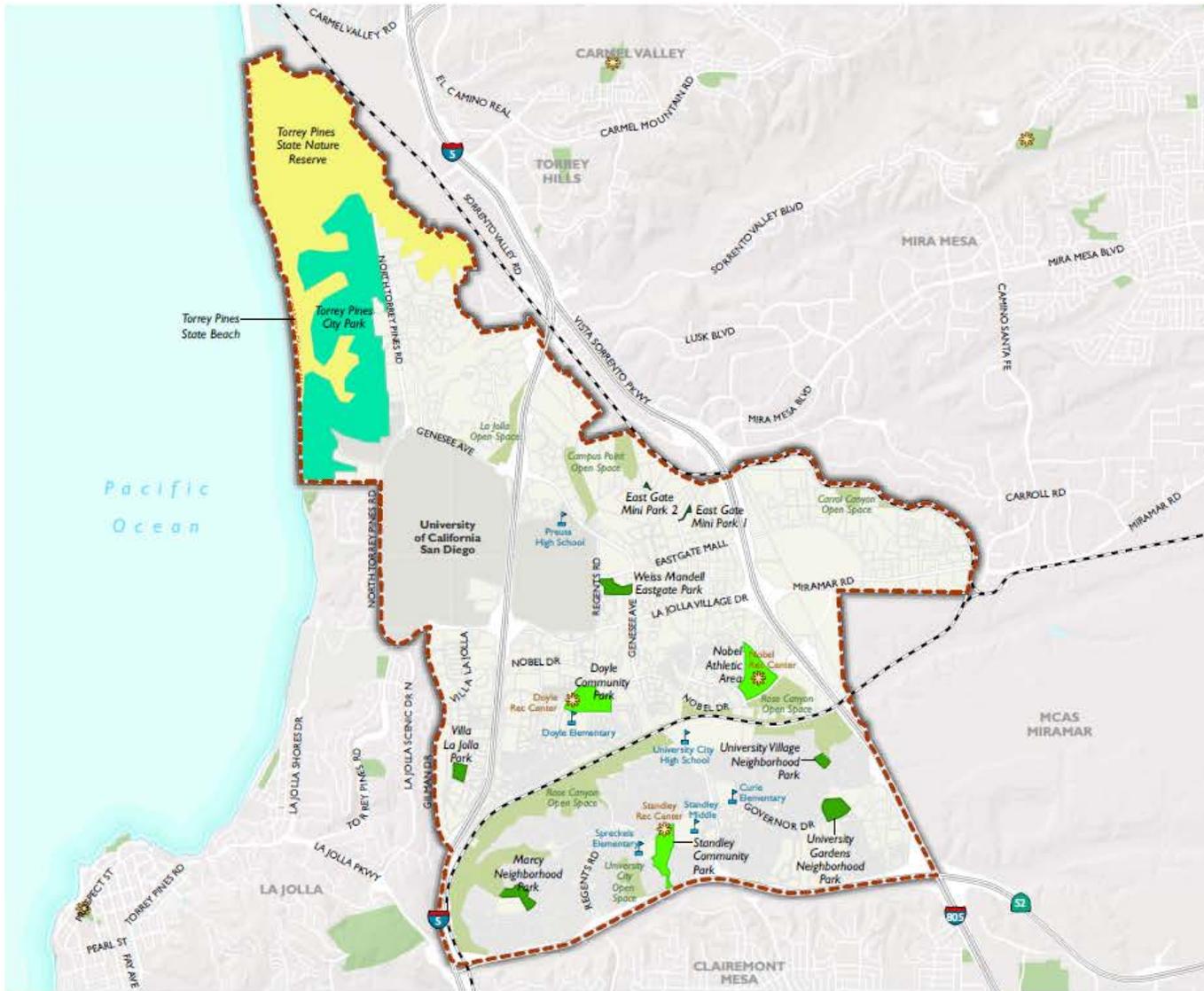
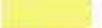
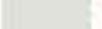
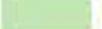
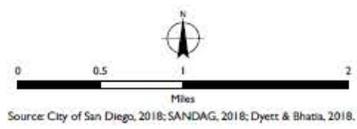


Figure 6-8
UNIVERSITY COMMUNITY PLAN UPDATE
**Parks, Recreation Facilities,
and Open Space**

-  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



Existing Transit Routes and Access

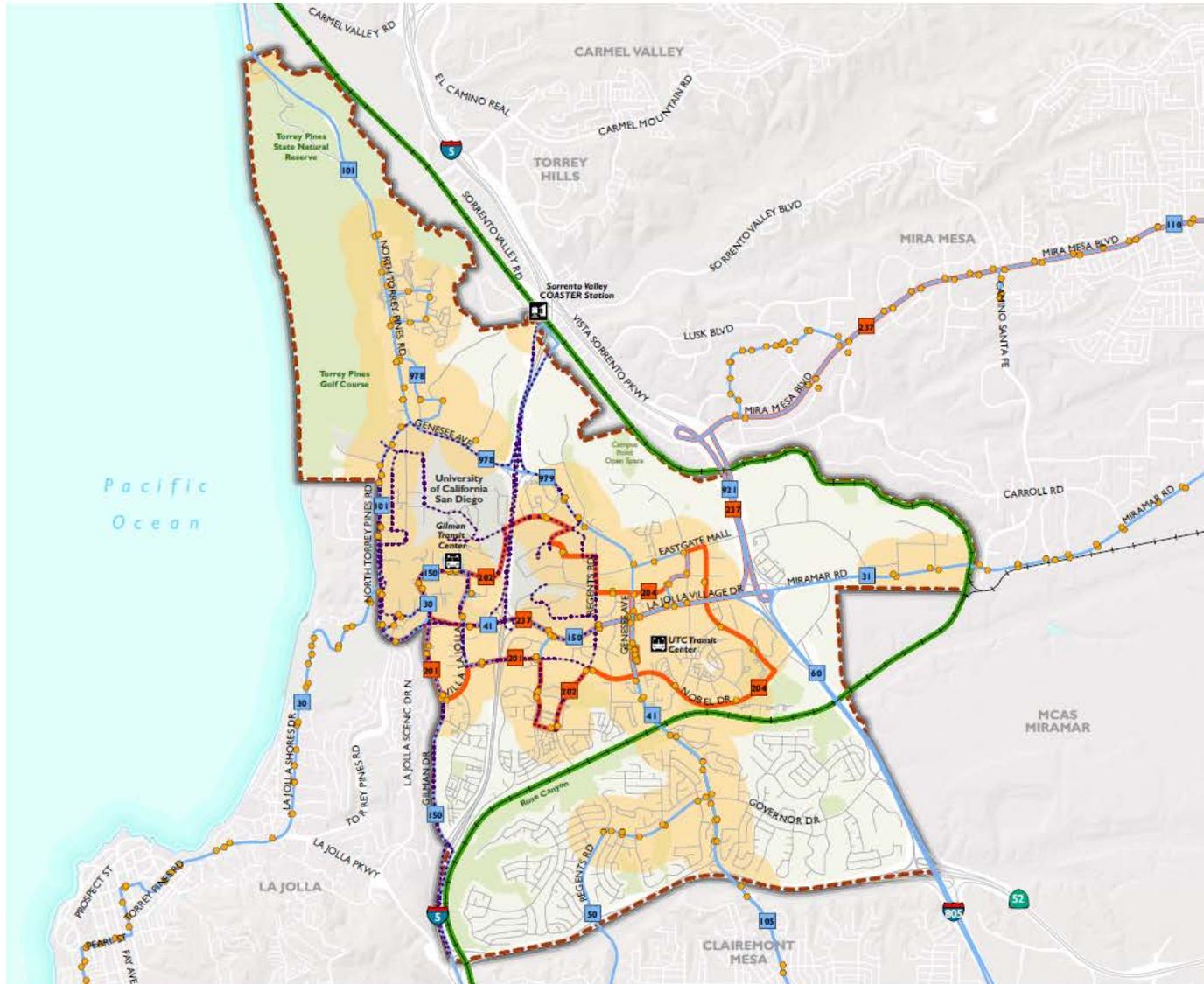
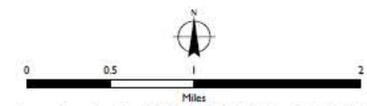


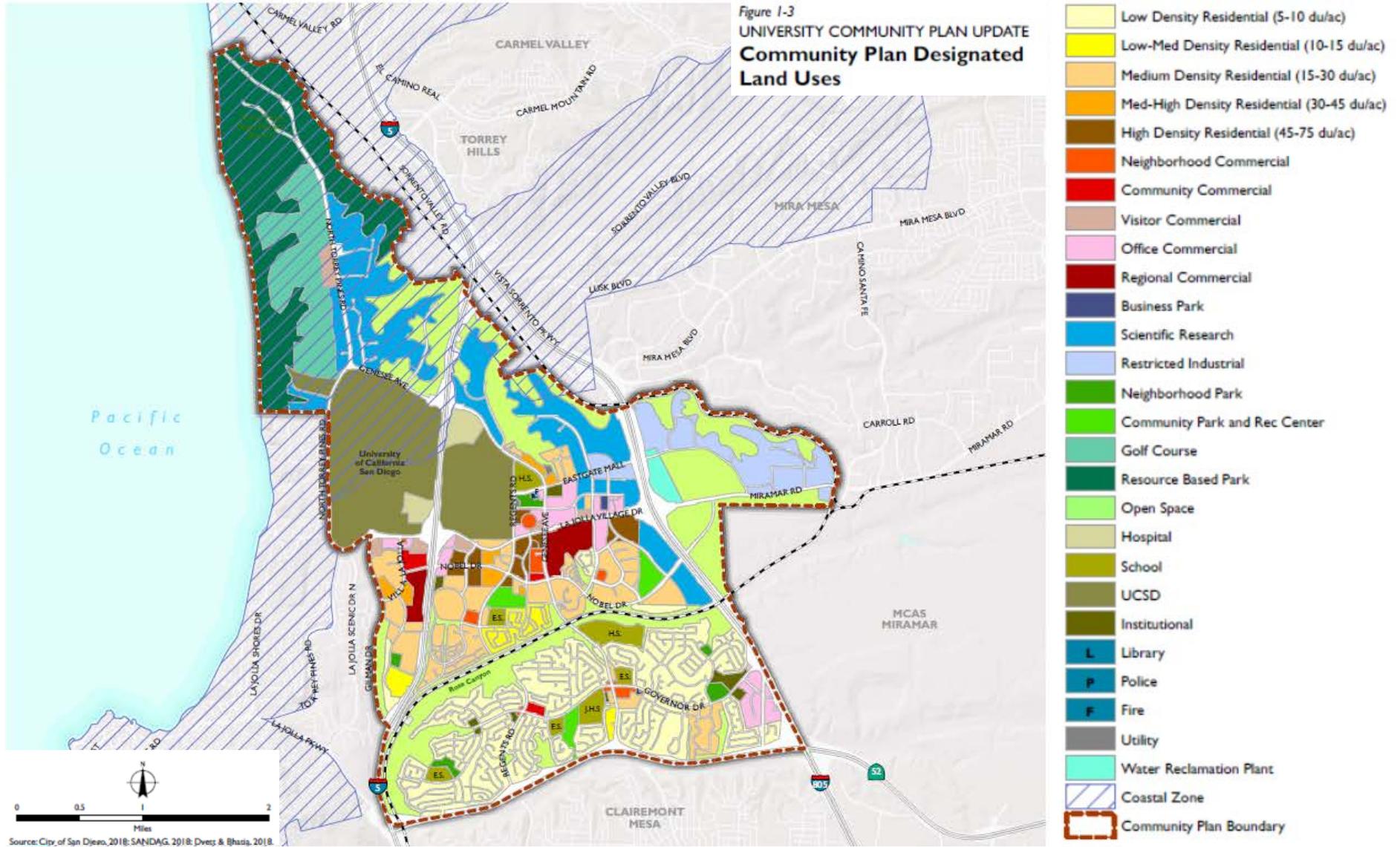
Figure 5-2
UNIVERSITY COMMUNITY PLAN UPDATE
**Existing Transit Routes
and Access**

-  AMTRAK Station
-  Major Transit Center
-  Transit Stops
-  UCSD Transit Routes
-  Local Routes
-  Rapid Routes
-  COASTER Rail
-  Railroad
-  Transit Stops Quarter Mile Service Radius
-  UCSD Campus
-  City Parks and Open Space
-  Community Plan Boundary



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

Existing Community Plan



Development Intensity Element

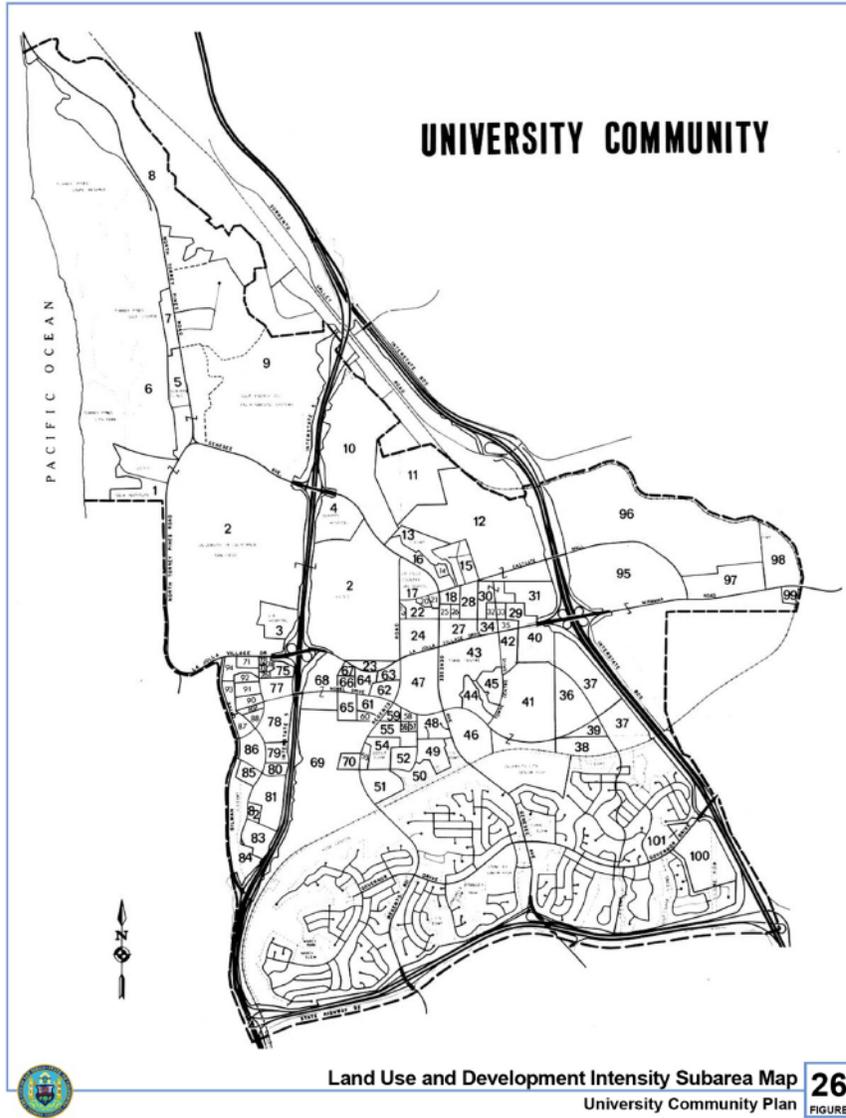


TABLE 3 (continued)
LAND USE AND DEVELOPMENT INTENSITY

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
13. Open Space Easement	26.00	
14. Utility/SDGE	2.89	
15. Condominiums	25.26	365 DU
16. Apartments/Condominiums	17.95	481 DU (PRD required)
17. La Jolla Country Day School	23.98	School ⁽⁵⁾
18. Churches	6.16	2 Institutions ⁽⁵⁾
19. Pacific Telephone	1.66	22,480 SF
20. Fire/Police	3.20	23,400 SF
21. La Jolla Eastgate Office Park	1.97	46,000 SF
22. Neighborhood Park Jewish Community Center (CUP)	10.49	92,700 SF
23. La Jolla Village Tennis Club Condominiums	7.64	120 DU
24. Regents Park (PCD)	27.46	360 Rooms - Hotel 574 DU 30,200 SF - Neighborhood Commercial 754,000 SF - Office
25. La Jolla Bank and Trust	3.63	156,000 SF - Office
26. Park Plaza (PCD)	3.07	69,764 SF - Office
27. The Plaza (PCD)	16.85	841,300 SF - Office 8,700 SF - Restaurant
28. Chancellor Park	16.61	542,000 SF - Office
29. Goodwin/Smith, etc. ^(6,7) (PCD) (La Jolla Commons)	16.85	11.85 AC - Commercial 1,000,000 SF Office
La Jolla Centre III ^(7a) (PDP)	5.00	340,000 SF - Business Park
30. Nexus Specific Plan	22.50	Specific Plan
31. Private Ownership	23.79	20,000 SF/AC - Scientific Research
Biomed Innovation Center	7.07	35,500 SF/AC - Scientific Research
32. Devonshire Woods (PRD)	3.98	95 DU
33. La Jolla Centre II (PCD)	4.67	133,750 SF - Office 4,500 SF - Retail 3,500 SF - Athletic Facility
34. Embassy Suites (PCD)	4.90	335 Suites - Hotel 4,400 SF - Restaurant

Purpose & Opportunities

- Reinforce Role as a Major Employment Center
- Support a Sustainable Pattern of Growth
- Promote a Well Balanced Mobility Network
- Maximize Transit Investment
- Increase Connectivity of Uses
- Foster a Place to Live, Work, and Play

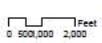


University Community Plan Update



--- Coaster Rail

 Community Plan Boundary
 UCSD Campus



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Pepper Canyon



VA Medical Center



Noble Drive

University Community Plan Update



- Transit Station
- Mid-Coast Trolley Extension
- Coaster Rail

- Community Plan Boundary
- UCSD Campus

Scale: 0, 500, 1000, 2000 Feet
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Voigt Drive



Executive Drive



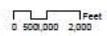
UTC Transit Center

University Community Plan Update



-  Transit Priority Area 2035 (CAP)
-  Transit Station
-  Mid-Coast Trolley Extension
-  Coaster Rail

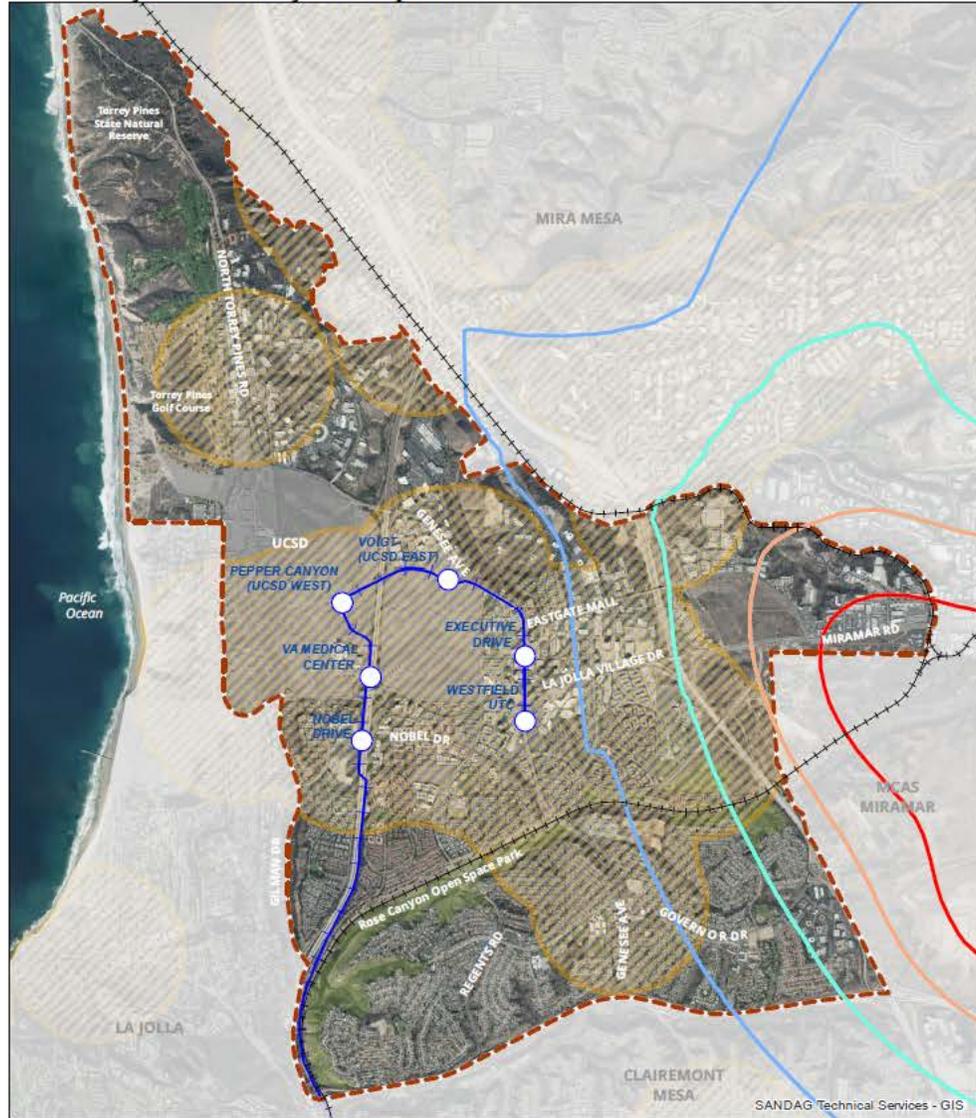
-  Community Plan Boundary
-  UCSD Campus

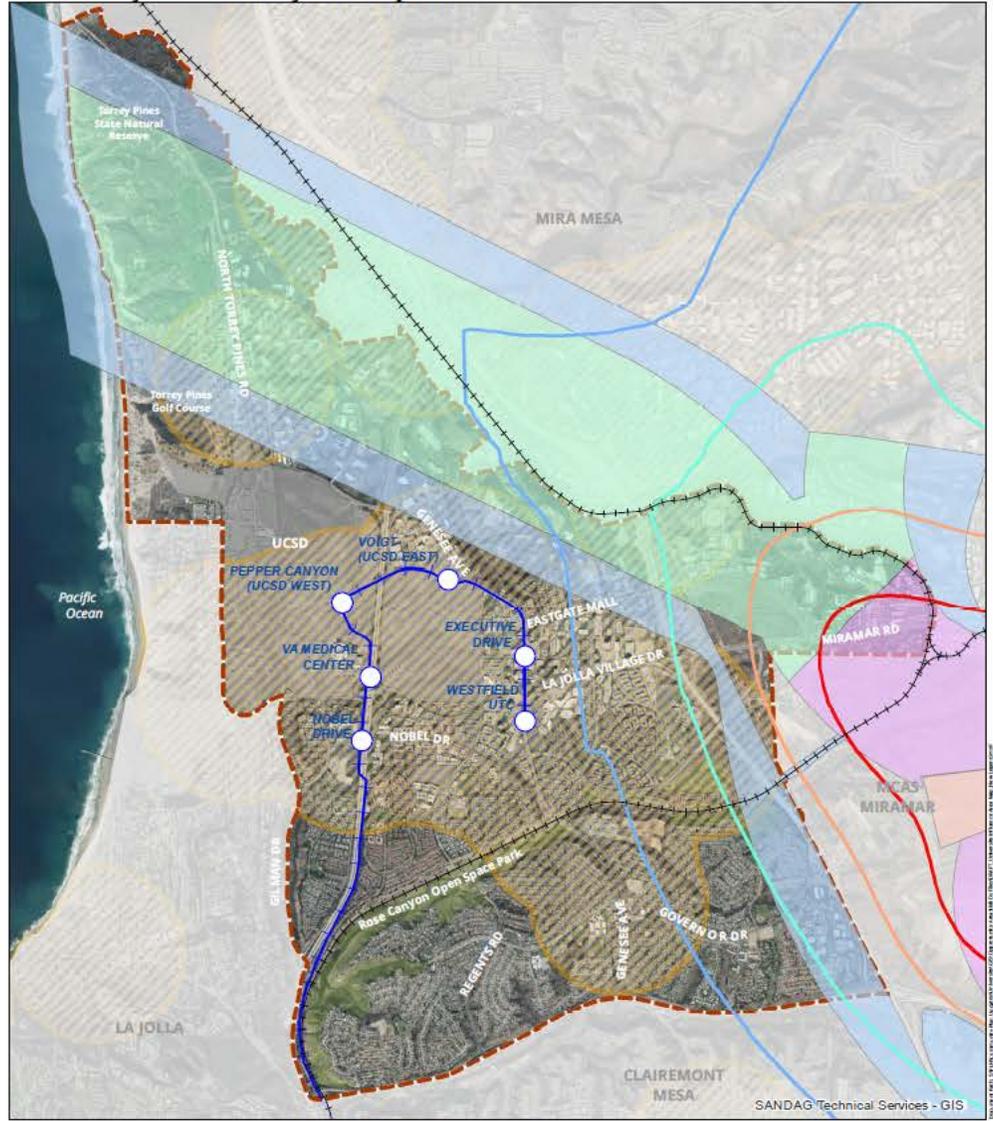


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University Community Plan Update

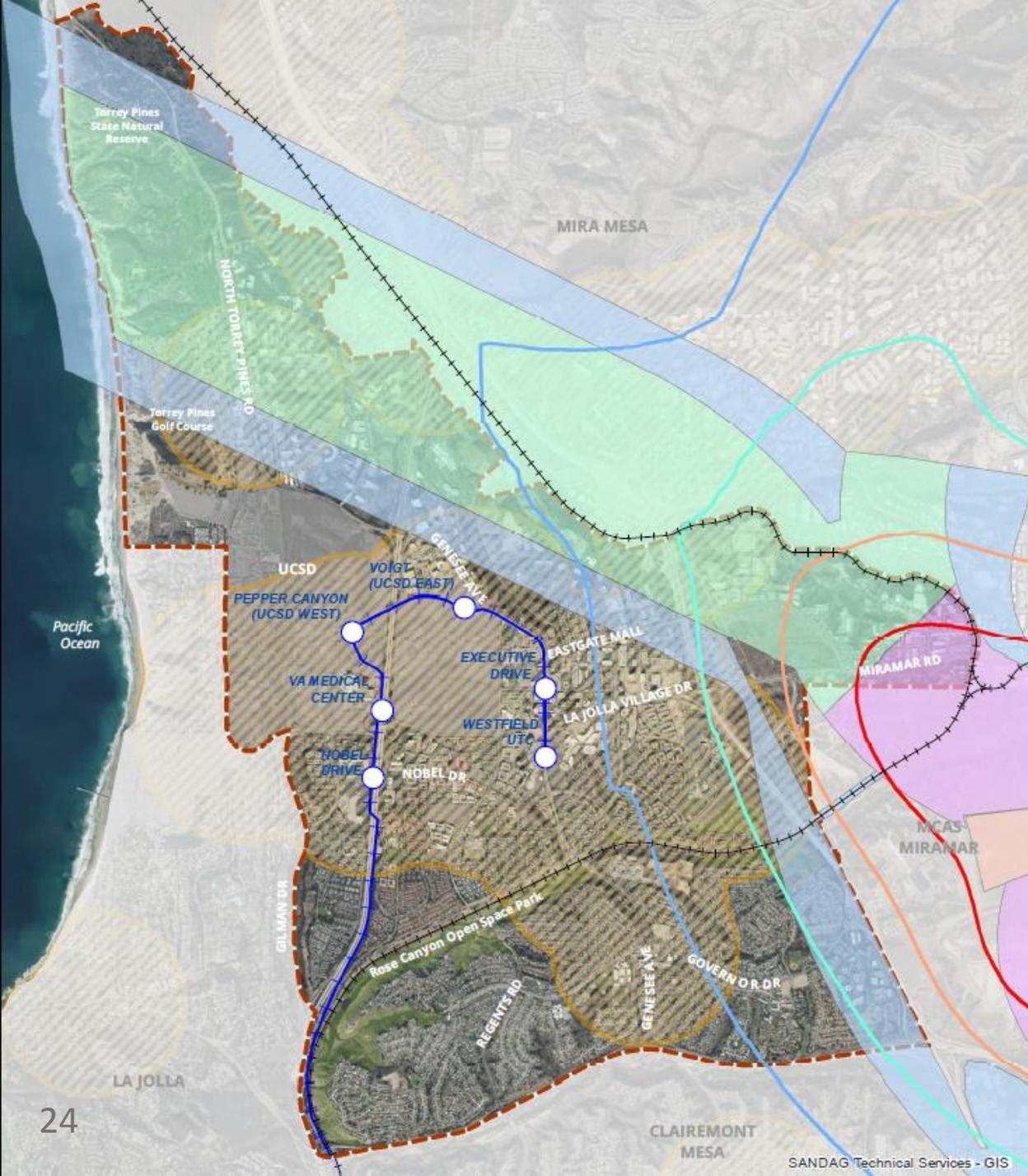


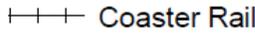
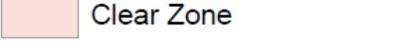
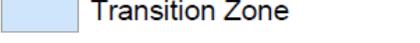
University Community Plan Update



Transit Priority Area 2035 (CAP)	Noise Contours	Safety Zone	Community Plan Boundary
Transit Station	60	Accident Potential Zone 1	UCSD Campus
Mid-Coast Trolley Extension	65	Accident Potential Zone 2	
Coaster Rail	70	Clear Zone	
	75	Transition Zone	

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	Transit Priority Area 2035 (CAP)	Noise Contours	Safety Zone
	Transit Station		 Accident Potential Zone 1
	Mid-Coast Trolley Extension		 Accident Potential Zone 2
	Coaster Rail		 Clear Zone
			 Transition Zone

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



- 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 bicycle, pedestrian and transit connections
- Focus on community beautification
- Preserve and protect community Open Space areas
- Develop canyon overlook park



UNIVERSITY
Community Plan Update

Land Use
 Mobility
 Parks
 Open Space

Housing
 Business
 Sustainability
 Other _____

COMMENT CARD
Please mark a topic to the left and leave your comment below, or Email your comments to Melissa Garcia at MAGarcia@sandiego.gov

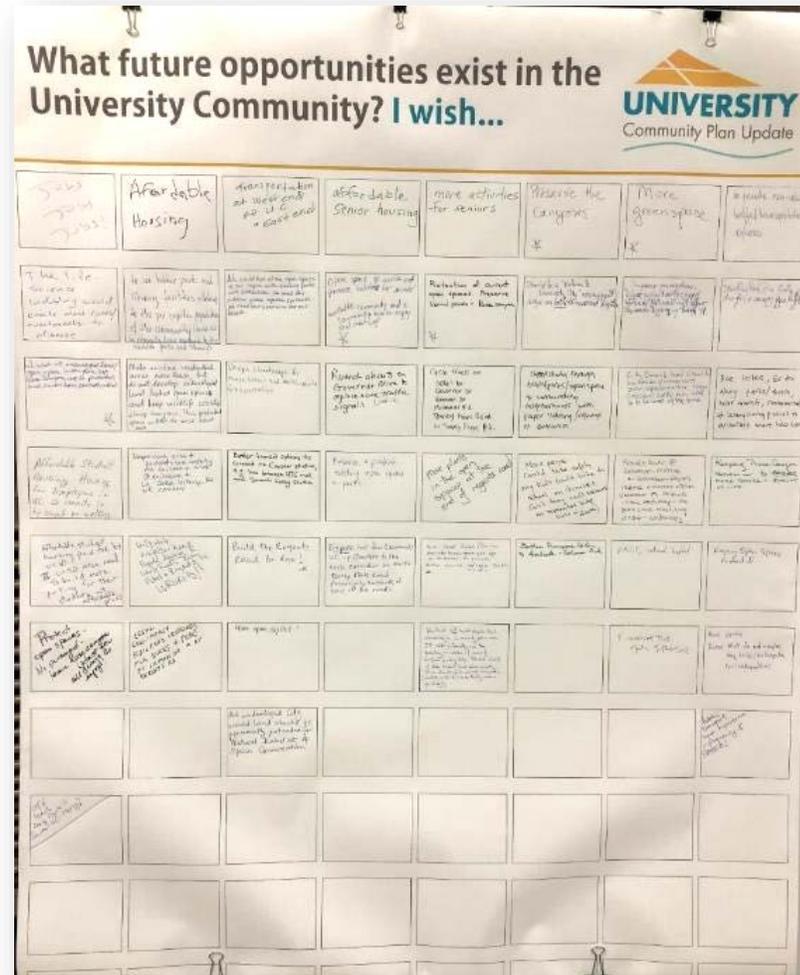
The City of **SAN DIEGO**

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

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 and improved bicycle facilities and connections
- Protection of canyons
- Bus service/station improvements
- Safer crossings



Community Feedback

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



Open House Summary

- Open House Summary Document
- All Open House comments are posted online
- Open House Feedback will be used to inform the process, assist in developing a vision for the community, and identifying priorities



UNIVERSITY
Community Plan Update

Open House Summary

The event provided an overview of the contents of a community plan and included interactive exercises on the subject areas of land-use, mobility, sustainability and more. Opening remarks were given by both District One Councilmember Barbra Bry and Planning Director Mike Hansen. Centered around an inclusive and thoughtful plan update process, the event sought to gather valuable community-based information. Graphics below summarize the themes that emerged from community input provided during the University Community Plan Open House.

WHAT IS A COMMUNITY PLAN UPDATE?
A Community Plan provides direction to guide growth and development within a given area. It describes the community's vision and identifies strategies for enhancing community character and managing change. It includes goals, policies, and implementation strategies. It guides local decision-making and public investment. It plays an important role in regulating land-use.

Opportunities for Improvement

- Address Housing Affordability
- Reinforce the Community as an Employment Center
- Enhance Circulation Systems
- Work Towards Better Cycling Conditions
- Preserve and Connect Rose Canyon

115 Participants

September 2018

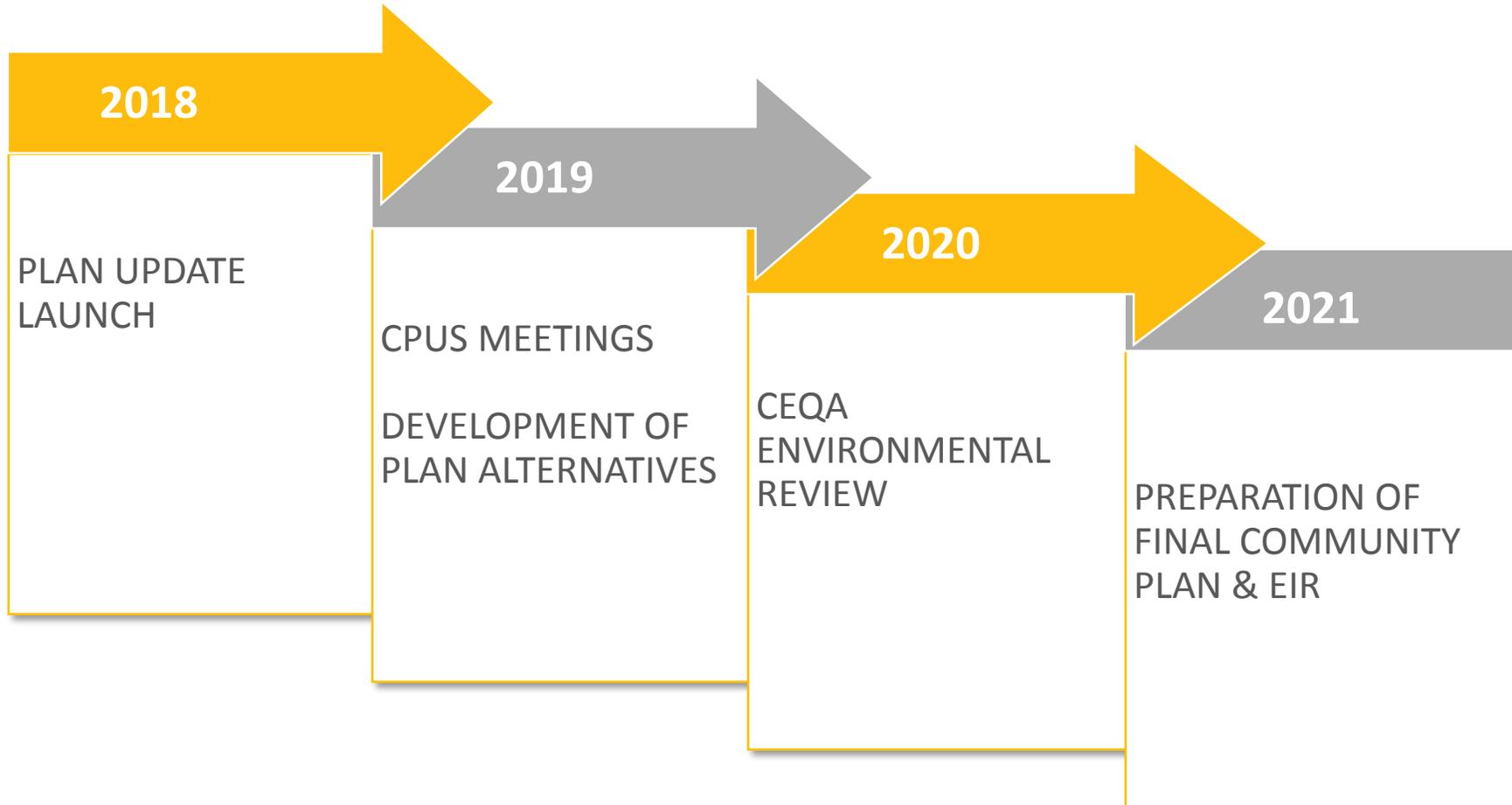
Nobel Recreation Center

Features

Systems, Center, UCSD, Work, Conditions, Towards, Affordability, Preserve, Circulation, Better, Housing, Diversity, Connect, Community, Stop, Near, fic, e, Community, ce, K, added

The City of SAN DIEGO

Timeline



YOUR VOICE COUNTS – STAY UP TO DATE

Visit Us On The Web

<https://www.sandiego.gov/planning/community/cpu/university>



Contact Us:
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Planning Department

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