

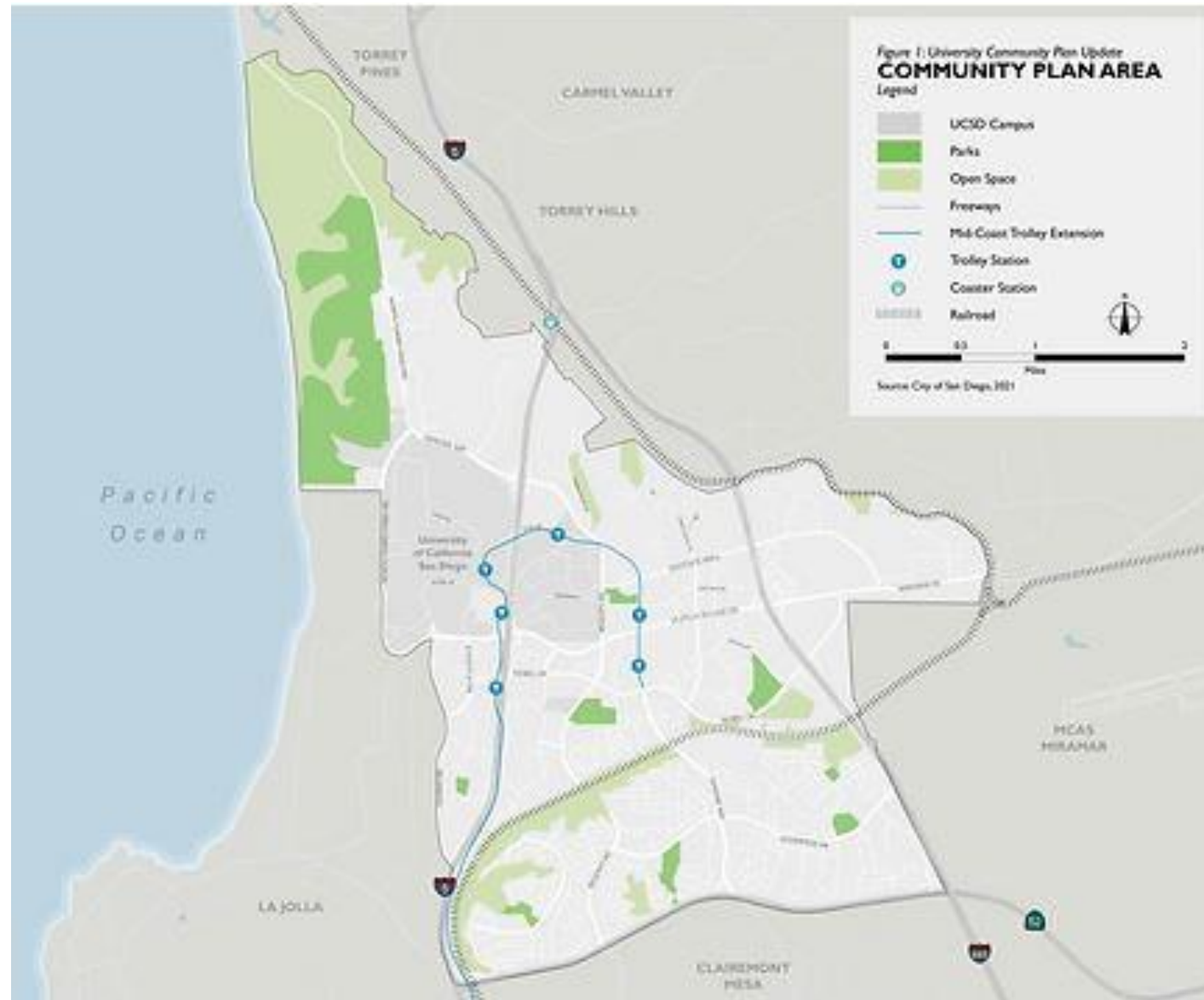
# The University Community Plan Update Progress To-Date and Next Steps

La Jolla Planning Association, Aug 4, 2022

Andrew Wiese, Chair, Plan Update Subcommittee

Chris Nielsen, Chair, UCPG

# University Community Plan Area Map



# University CPU Project Timeline

From April 2022: Note all 2022 and 2023 tasks remain.

2018 - 2019	2020	2021	2022	2023
<b>PLAN UPDATE LAUNCH</b>	<b>DEVELOPMENT OF PLAN ALTERNATIVES</b>	<b>ONLINE COMMUNITY ENGAGEMENT &amp; PLAN ALTERNATIVES</b>	<b>CEQA ENVIRONMENTAL ANALYSIS &amp; DRAFT COMMUNITY PLAN</b>	<b>FINAL DRAFT OF PLAN &amp; PUBLIC HEARING PROCESS BEGINS</b>
Open House	Mobility Vision	Element Goals and Policies	Land Use Alternatives	Final Draft Community Plan
Data Collection	Economic Forum	Mobility Networks & Concepts	Planning Commission Workshop	Final Draft Environmental Impact Report (EIR)
Existing Conditions Documentation	Online Engagement	Online Engagement	Draft Community Plan	Public Hearing Process
Existing Conditions Presentation	CPU Subcommittee Meetings	Community Outreach	Zoning	
Begin Monthly Community Plan Update (CPU) Subcommittee Meetings	Element Goals and Policies	Virtual Workshops	Draft Environmental Impact Report (EIR)	
Website Launch	Adopted Plan Land Use Buildout Report	CPU Subcommittee Meetings	CPU Subcommittee Meetings	
Guiding Principles Development		Land Use and Urban Design Concepts		

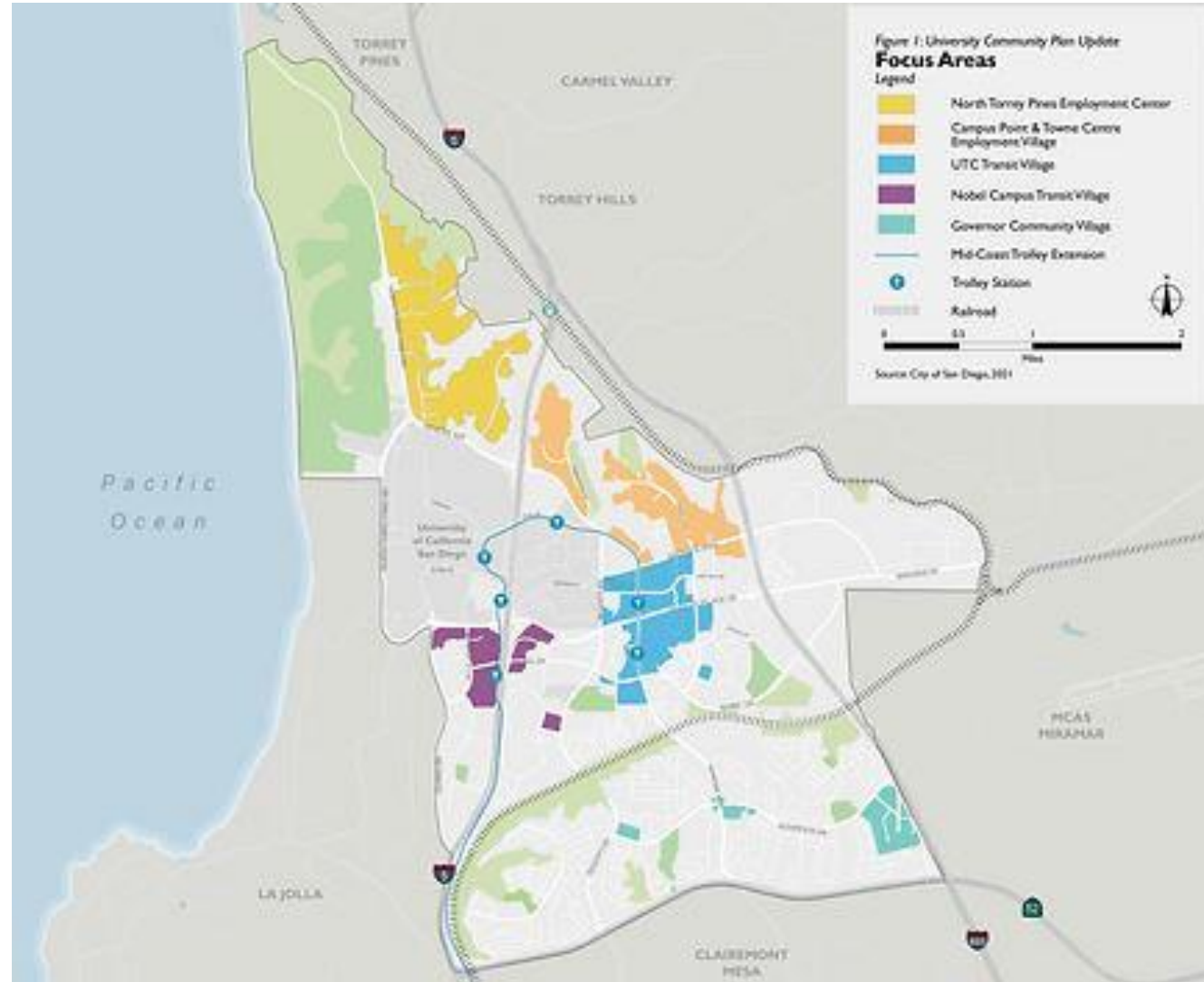


# Preliminary Steps:

- Open House – assess community goals
- Initial data collection:
  - Community Atlas
  - Existing conditions report
  - Economic analysis
  - Economic forum
  - Mobility analysis
  - Parks and Open Space analysis
  - On-line survey #1 (2019)
- [Planuniversity.org](http://Planuniversity.org) contains all plan update materials.

# Methodology: Five Focus Areas Likely to Redevelop

1. N. Torrey Pines
  2. Campus Point
  3. UTC/Executive Dr.
  4. Nobel
  5. South UC Commercial
- Transit Oriented  
Development – Blue Line



# Methodology: Inventory of all Parcels

- Each parcel evaluated:
  - Accuracy
  - Likelihood of redeveloping
  - Includes all commercial parcels
  - Includes all residential apartment parcels
  - Excludes all Condo/Single Family parcels
- Analysis of maximum development potential for each parcel

# Community Surveys

- 2018: Open House – Plan Update Kickoff event
  - Priorities: Open Space, Parks, Affordable Housing, Bikes, Transit
- 2019: On-line survey
  - Priorities: Open Space, Parks, Affordable Housing, Bikes, Transit
- 2021 Community Survey
  - In preparation for Land Use Scenarios
  - Choices were “Dense” and “Denser”, particularly in north UC.
  - “No Change” not included as an option (“Not realistic for a 30-year plan”).
  - 1950 surveys filled out completely, 2500 submitted, 7000 started.
  - Complaints about survey response rate, design, and sampling.
  - Complaints about survey content/choices.

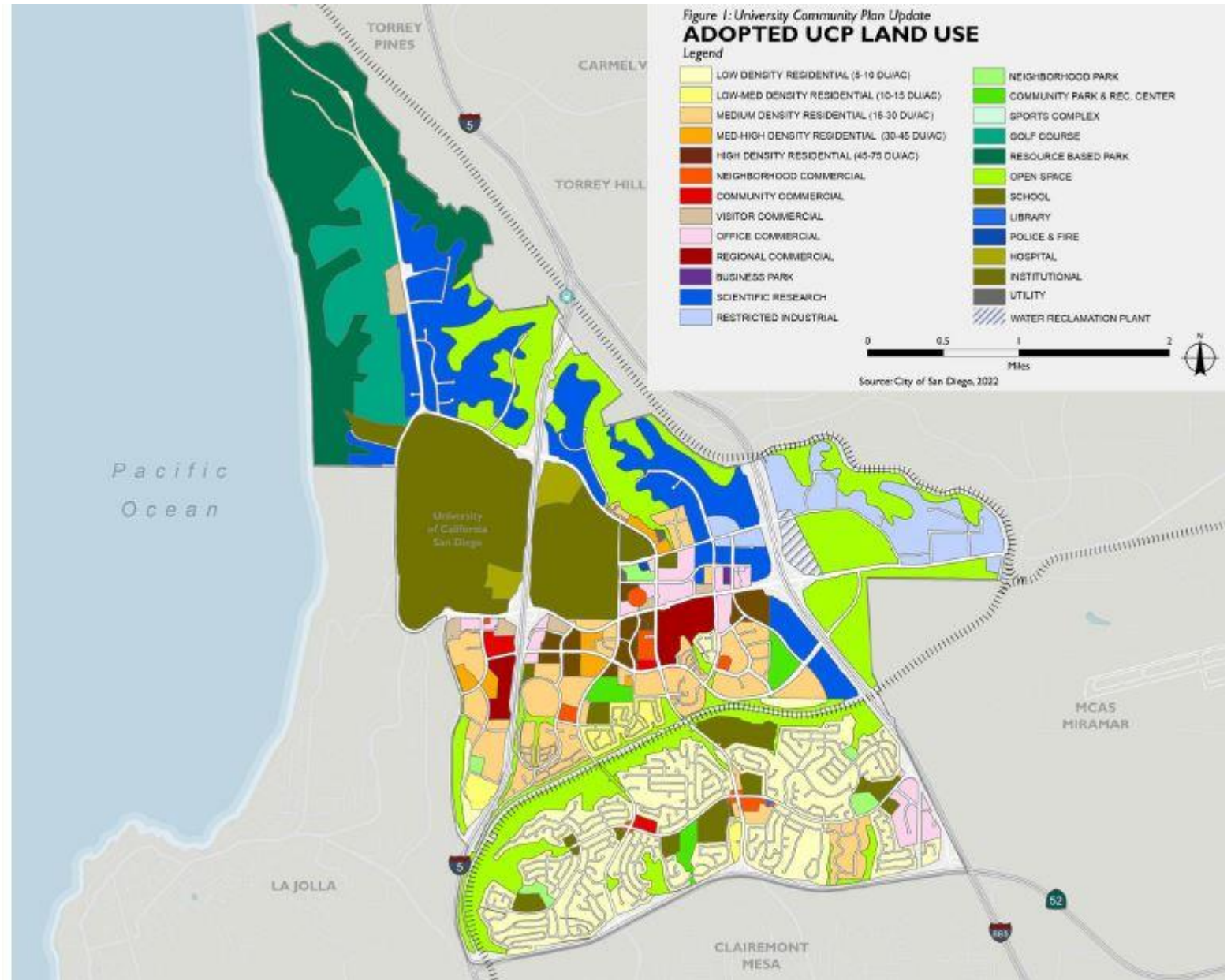
# ADOPTED PLAN LAND USE

The Adopted University Community Plan is completely built out with little-to-no remaining capacity.

## Existing Metrics

<b>Jobs</b>	<b>90,000</b>
<b>Homes</b>	<b>27,000</b>
<b>Jobs to Housing Ratio</b>	<b>3.33</b>

Source: SANDAG 2020 Housing Estimates, OnTheMap, LEHD, 2022



# DRAFT PROPOSED LAND USE SCENARIO 2

## Scenario 2 Metrics \*

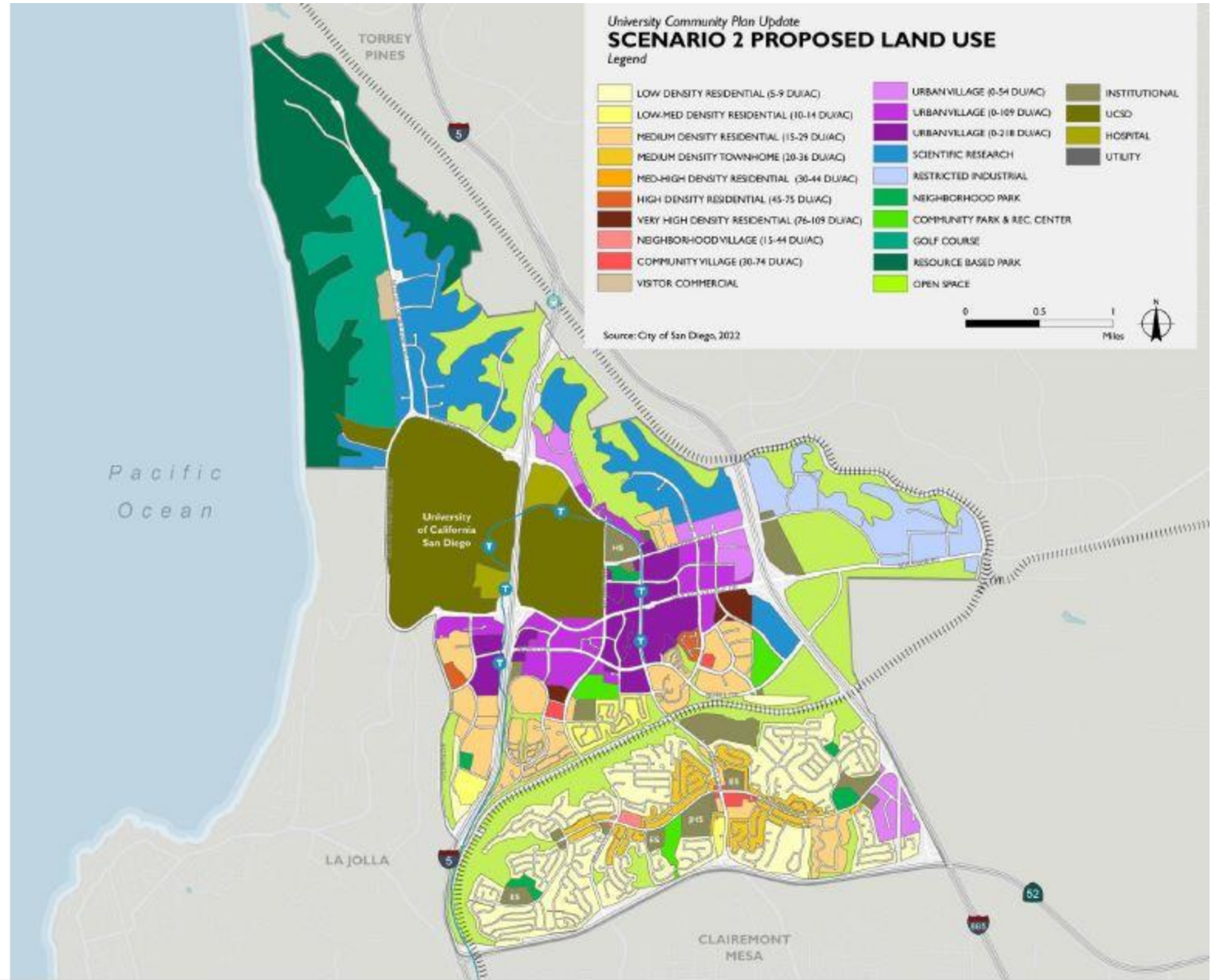
**Jobs**  
140,000

**Homes**  
62,000

**Jobs to Housing Ratio**  
2.26

\*estimated jobs and housing buildout (includes existing)

Renderings and graphics are for illustration purposes only.  
DRAFT land use scenarios are for discussion purposes only  
and are subject to change.



# DRAFT PROPOSED LAND USE SCENARIO 1

## Scenario 1 Metrics\*

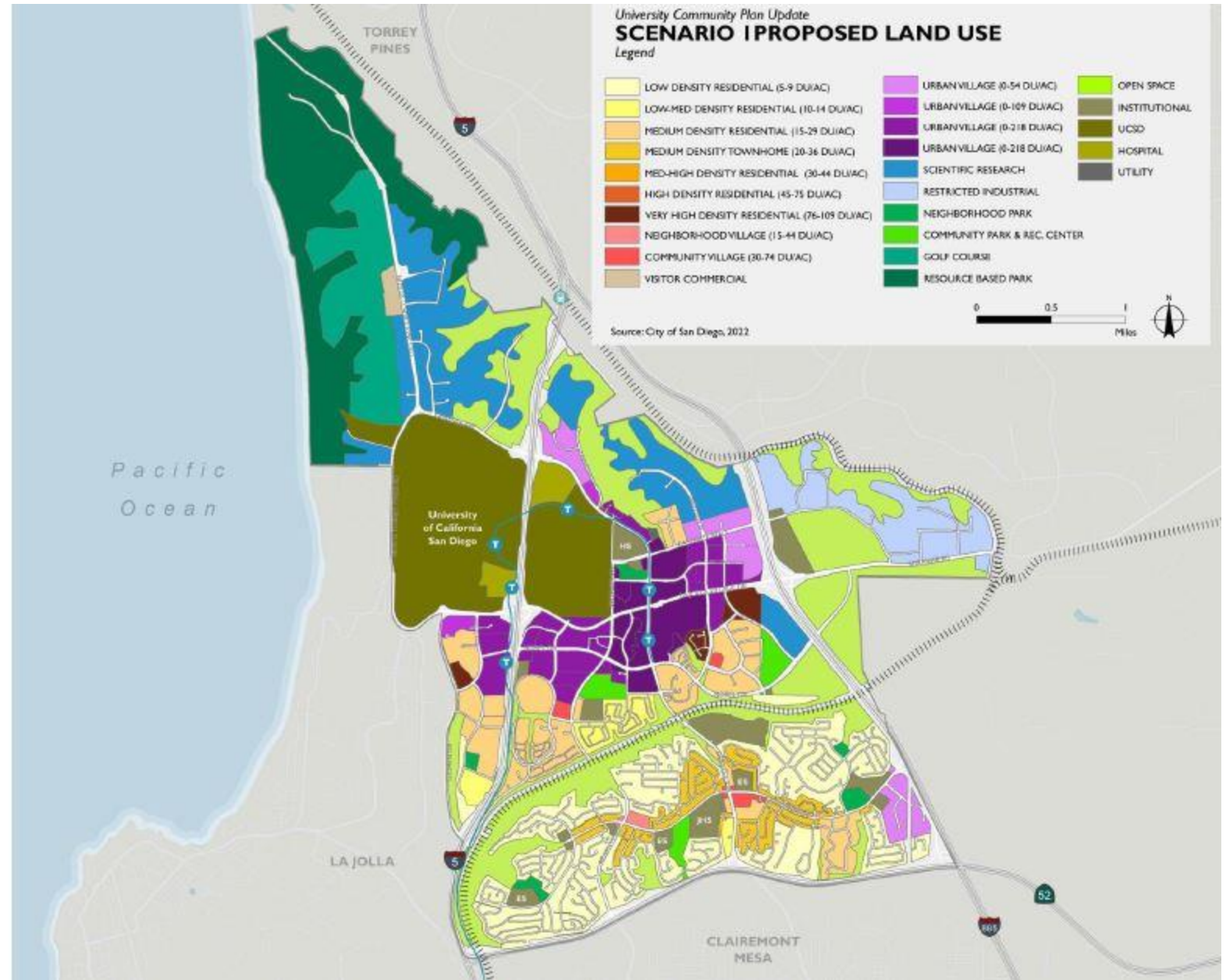
**Jobs**  
150,000

**Homes**  
83,000

**Jobs to Housing Ratio**  
1.81

\*estimated jobs and housing buildout (includes existing)

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# Land Use Scenario Comparison

	Existing Conditions	Scenario 2	Scenario 1
Housing Units	26,500	62,000	83,000
Jobs	90,000	140,000	150,000
Commercial SF	21.9 mil	39 mil	42 mil
Jobs/Hsg ratio	3.33	2.26	1.81
Population	74,500	174,000*	231,000*

\* At current household size, 2.81/household

# SOUTH UNIVERSITY: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

*Base Scenario*



- Neighborhood Commercial
- Community Commercial
- Office Commercial

*Scenario*



- Neighborhood Village (15-44 DU/AC)
- Community Village (30-74 DU/AC)
- Urban Employment Village (0-54 DU/AC)

Wait: After three years, the following proposal is made in February 2022 without warning or preparation for some single-family areas in south University City.

# SOUTH UNIVERSITY: PROPOSED SCENARIOS

## DRAFT LAND USE OPTIONS FOR DISCUSSION

### Scenario

An option for further discussion is to study the implementation of medium-low density, multi-family residential within areas of SB9 Implementation.

This scenario proposes increasing residential densities as depicted to a townhome multi-family use. This is an opportunity to shape how SB9 looks in these SB9 areas within the community.



# SOUTH UNIVERSITY: PROPOSED SCENARIOS

## *DRAFT LAND USE OPTIONS FOR DISCUSSION*

With the State of California's implementation of the bill, SB9 now allows for the lot split and development of new housing in single-family zones with four units allowed across the two new lots.

For more information on the implementation of SB9, please visit:

<https://www.sandiego.gov/planning/programs/housing-action-package>



# Plan Update Paralysis: The last few months

- January: Update Subcommittee cancelled.
- February: Townhome proposal introduced.
- March: Community feedback. No discussion of north UC.
- April: **Change at the Planning Department: Katie Witherspoon resigns, Nancy Graham appointed as Project Manager.**
- April: Angry community feedback. No discussion of north UC.
- May: In person CPU meeting, Open House. No discussion of north UC. City abandons south UC townhome proposal.
- June: Discussion of development benefits. Announcement that new Land Use Scenarios will be presented in September. Planning Commission Workshop in September two days after September CPUS meeting.

# Plan Update Completion Likely Delayed into Mid 2023

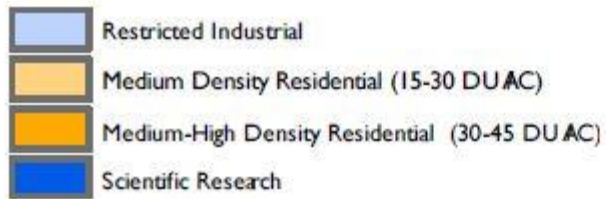
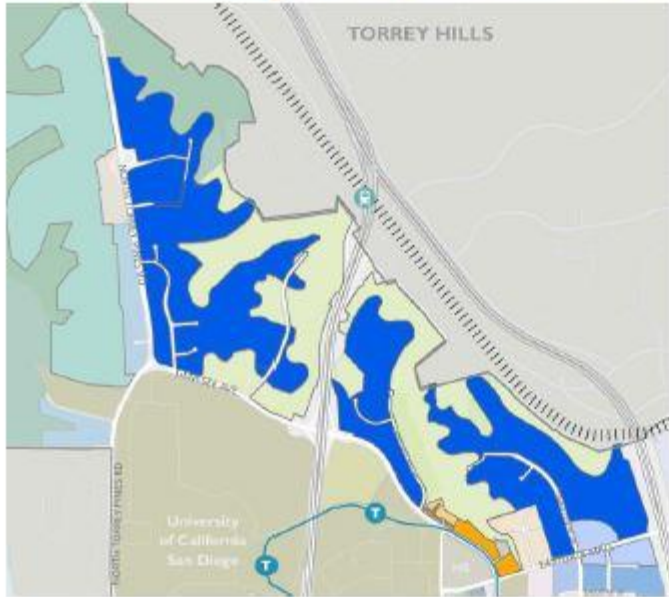
## WORK TO BE COMPLETED

- Traffic Modeling (Vehicle Miles Travelled (VMT) & Level of Service (LOS) analysis will be conducted)
- Environmental Analysis (Will be completed as part of Blueprint SD EIR)
- Analysis and Count of Park System and Future Needs
- Preservation of Open Space Parcels within University Community Area
- Finalization of Proposed Trails within University Community Area
- Discussion of Community Plan Implementation Overlay Zone (CPIOZ)
- Upon Implementation of Build Better SD (<https://www.sandiego.gov/buildbettersd>),  
Understand Infrastructure Needs through Plan Update
- Draft Community Plan for Discussion and Review (Remainder of Draft Policies & Goals)

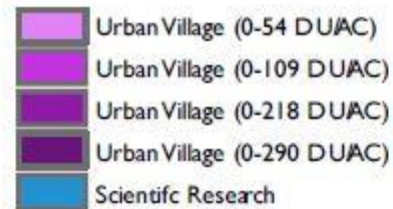
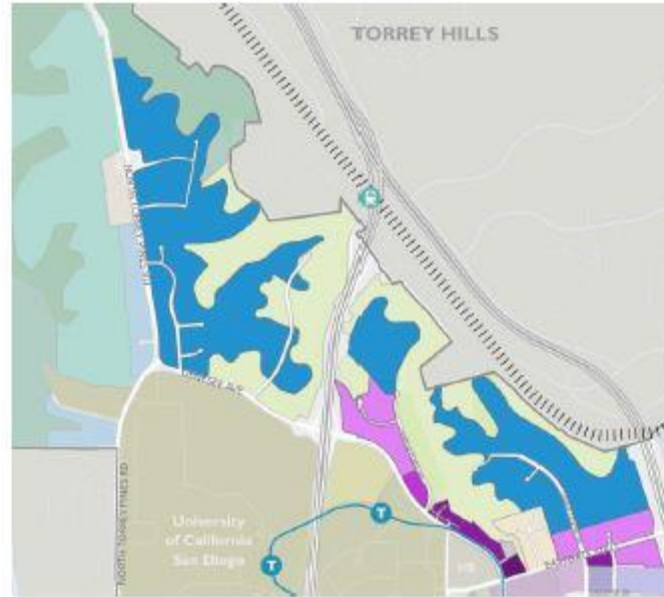
# EMPLOYMENT CENTERS: PROPOSED SCENARIOS

DRAFT LAND USE OPTIONS FOR DISCUSSION

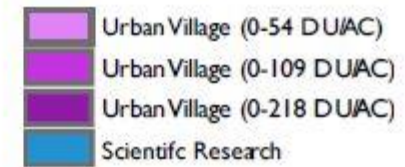
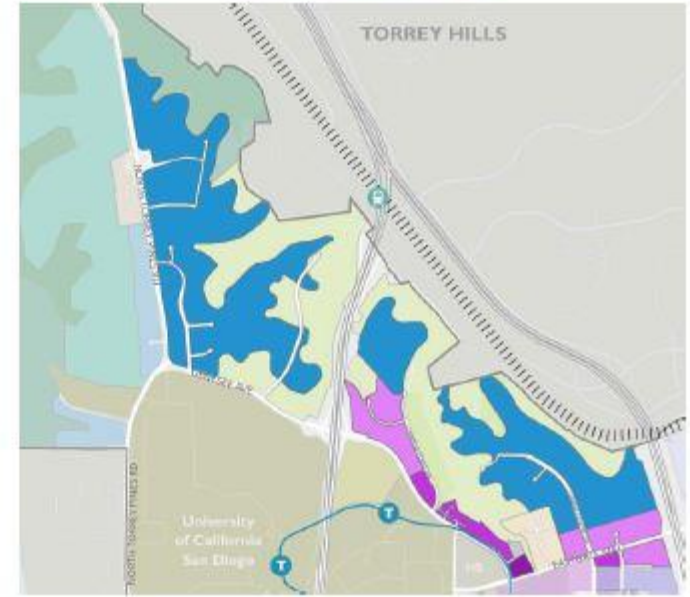
## Base (Adopted) Scenario



## Scenario 1



## Scenario 2



## North Torrey Pines Employment Area

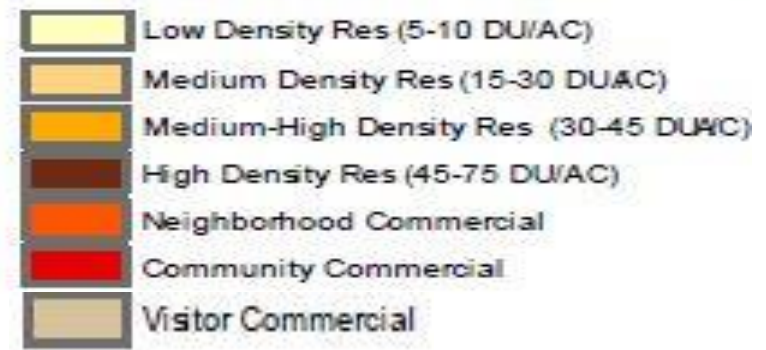
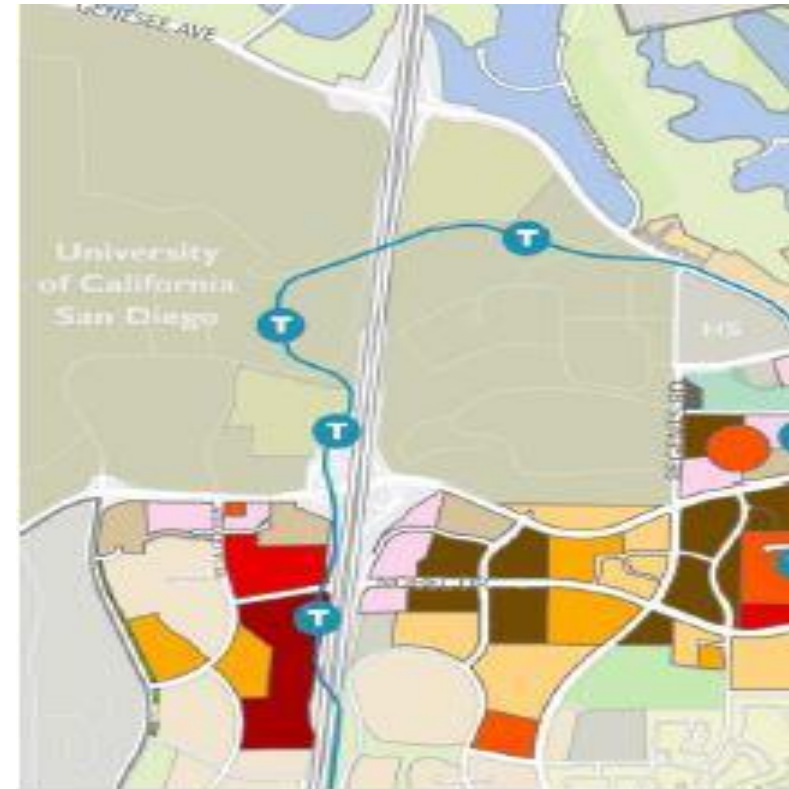
- 30' California height limit will likely not change
- Institutional/Golf/Hospitality west of N. Torrey Pines will stay.
- Scientific Research east of N. Torrey Pines
- Significant number of new jobs in either Scenario 1 or 2

# Gilman Corridor Adopted Land Use

## Uses:

- Hospitality
- Office
- Medium Density condos
- Medium-High Density Apts.
- Neighborhood Commercial
- Community Commercial
- Remains in District 1

30' Height Limit in effect x UCSD

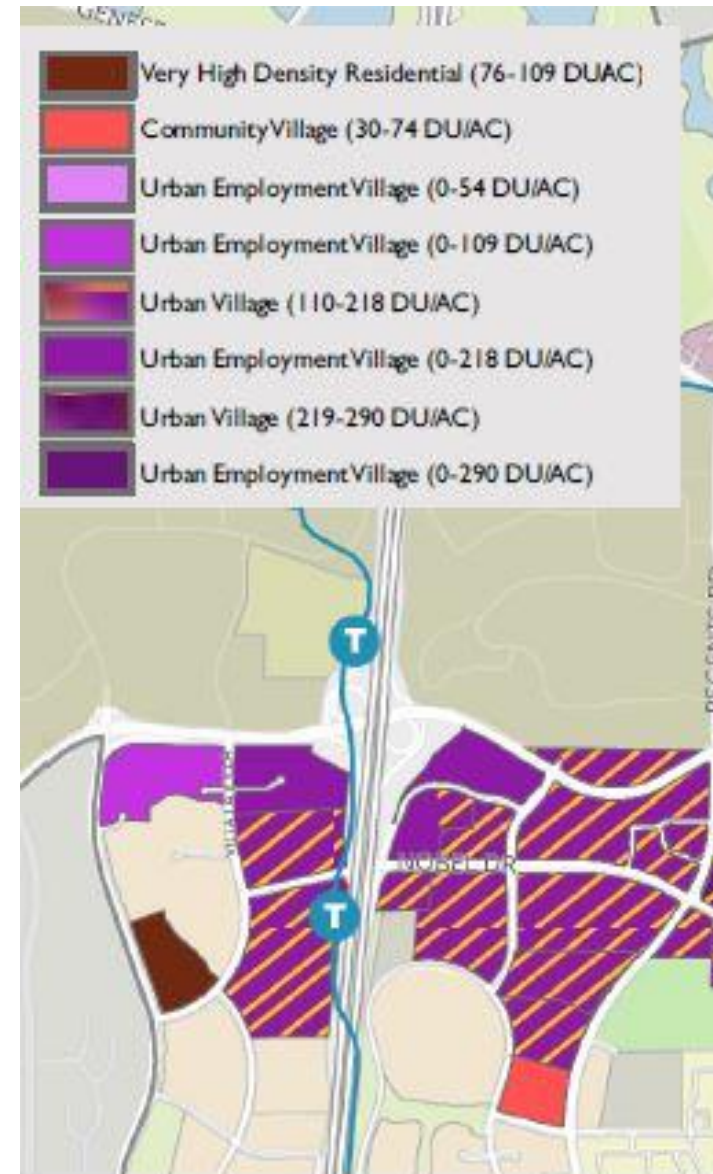


# Gilman Corridor Very High-Density Land Use Scenario 1

## Uses:

- Medium Density condos N/C
- LJVDr Urban Employment Village Comm. Mixed-Use
- Very High-Density Apts.
- Urban Village Res. Mixed Use: 50%+ housing plus any commercial use (R&D, HQ).

ASSUMES NO 30' HEIGHT LIMIT

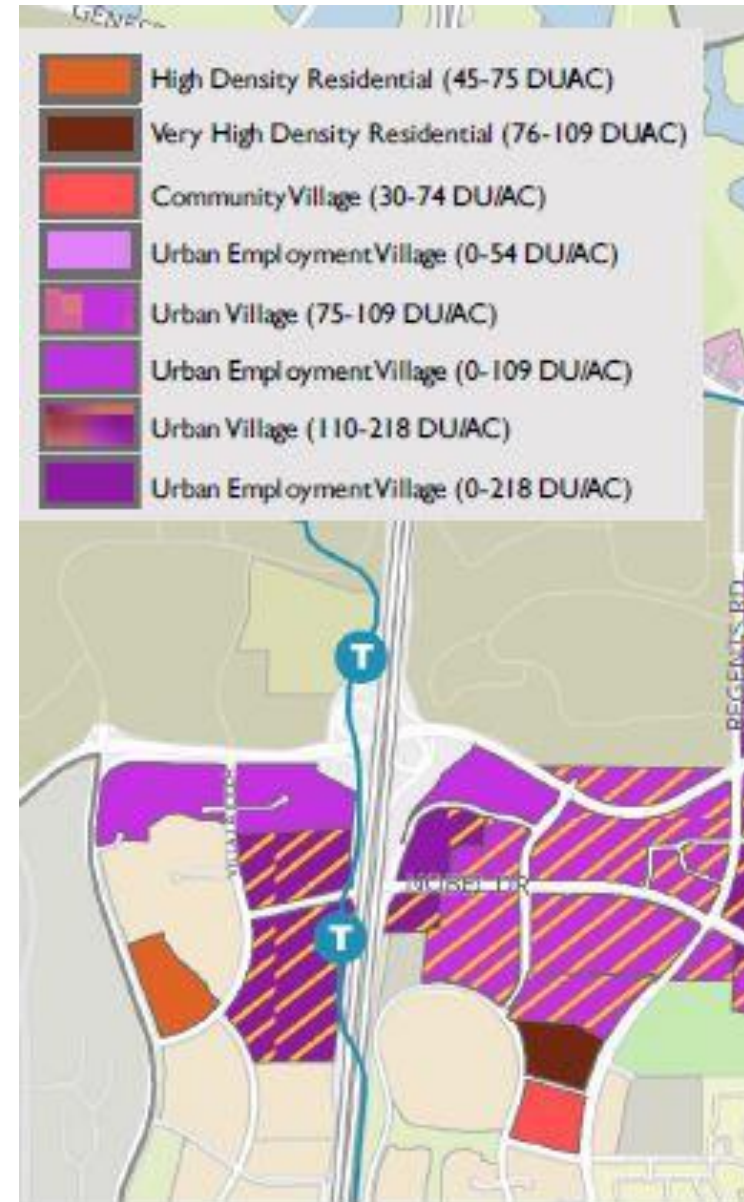


# Gilman Corridor High-Density Land Use Scenario 2

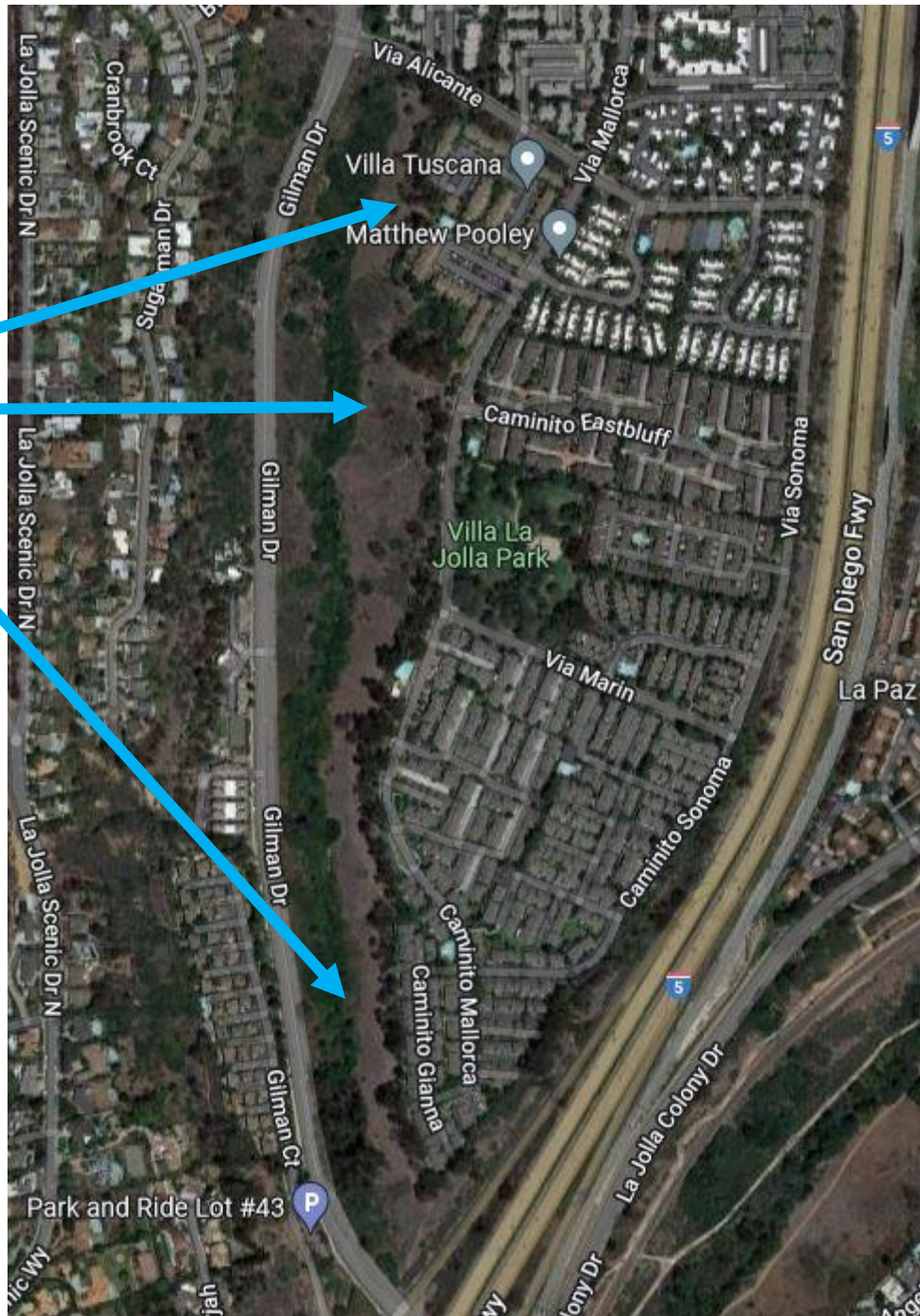
## Uses:

- Medium Density condos N/C
- LJVDr Urban Employment Village Comm. Mixed-Use
- High-Density Apts.
- Urban Village Res. Mixed Use: 50%+ housing plus any commercial use (R&D, HQ).
- Like Scenario 1 but less dense

ASSUMES NO 30' HEIGHT LIMIT



Gilman Open  
Space  
Lot 2  
Map 7174



31.06 Acre Site is  
owned by the  
Robinson Wood  
Revocable Trust

# Open Space Easement and MSCP

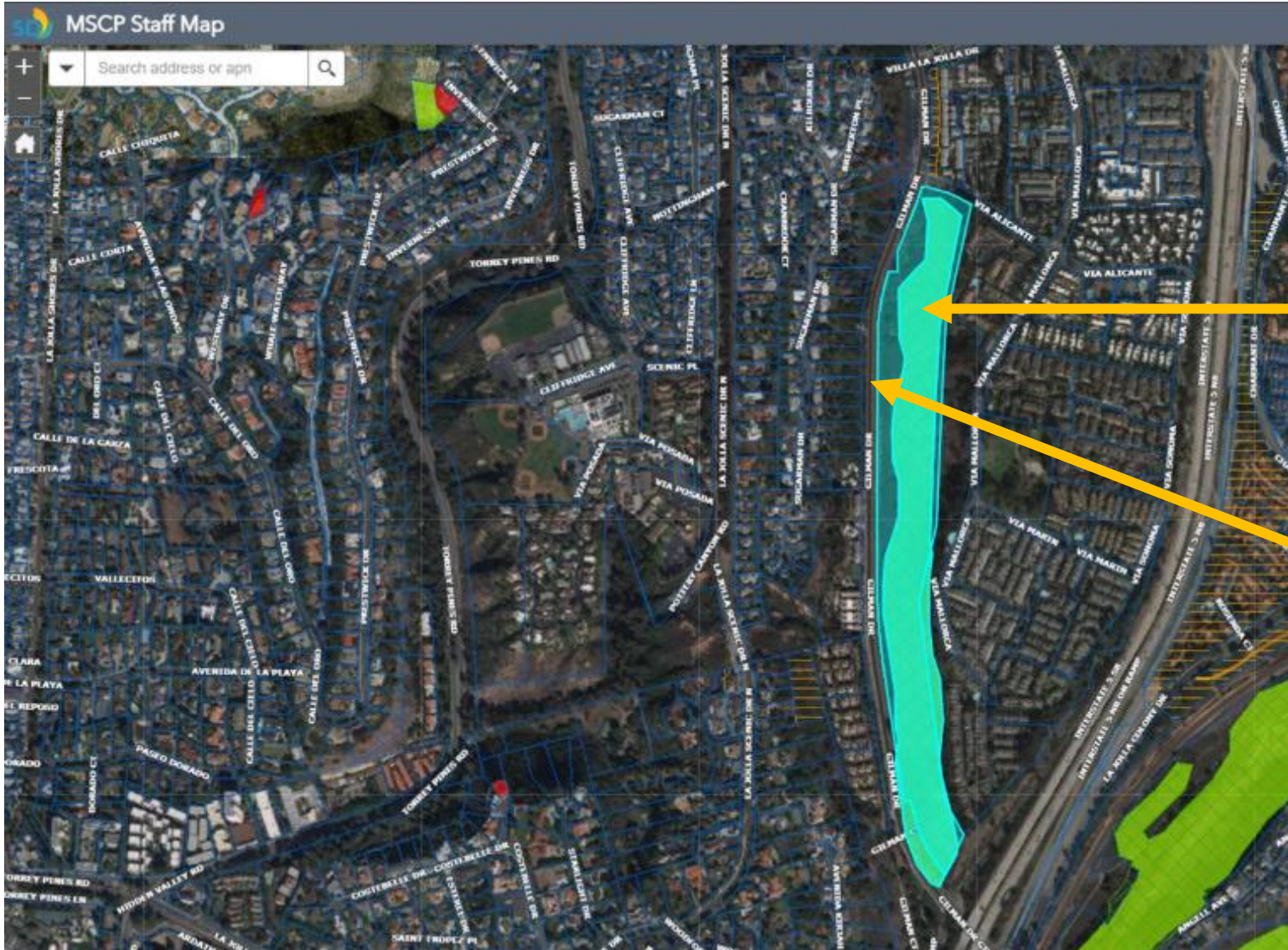
The property (“Lot 2”) has an Open Space Easement granted in 1970 on the entire 31.06 acres when the condos on the mesa top were developed.

In 1997 ~23.5 acres within the 31.06 acres were added to the MHPA and 100% conserved.

This is “core” MSCP.

The Planning Dept. opposes removal of the Open Space Easement.

# Open Space Easement and MSCP



MSCP = 23.5 acres

Open Space = 31.06  
acres (outlined)

## Motion Passed at March 2022 UCPG Meeting

- **Oppose the removal of the Open Space Easement.**
- **Oppose any change of Community Plan land use designation from open space.**
- **Oppose any changes to the MSCP boundaries for ~23.5 acres of MSCP on this site.**
- **Recommend denial of the proposed community plan amendment initiation for this site.**

**All actions were withdrawn by the applicant**

## Subsequent Action on Parcel

- **Applicant filed for removal of the Open Space Easement in April 2022.**
- **DSD released a preliminary Cycle 1 assessment letter highlighting opposition of the Planning Dept. to removal of the Open Space Easement.**
- **The project is pending.**

