

University Community Plan Update Q&A

- 1. Will the Planning Department use the results of the October 2021 survey when presenting any information to the Planning Commission and City Council and share the completion rate?**

The Planning Department will include the results of the University Community Plan Update [Choose Your Future](#) survey as one of several pieces of input collected through our public engagement program. We will also share the completion rate with the results presented, and summarize other input received from the community throughout the entirety of the plan update process, including input received after the October 2021 survey.

- 2. Why is the Planning Department proposing to allow for the potential for up to 35,000 – 56,000 additional homes to be built in the University Community Plan area?**

The community plan is a long-range plan that covers 20 to 30 years. The number of new homes that could be planned is informed by a variety of factors, which includes housing demand and other economic studies, proximity to transit and access to infrastructure, and furtherance of adopted plans and policies such as the [Climate Action Plan](#). The Planning Department will consider all relevant information to recommend a range in capacity of new homes to be added in the community. It is important to note that added capacity in the plan does not equate to the number of new homes that will actually be constructed.

- 3. How does the Planning Department consider the SANDAG Series 14 forecast when determining proposed additional capacity for homes in the Community Plan Update?**

The SANDAG forecasts do not identify total homes needed for a specific community. Rather, the forecast identifies estimated population based on existing adopted community plans. Therefore, while this forecast is informative in determining the total projected growth based on the current plan in effect, it does not fully inform needed capacity for new homes for the community or the City as a whole. As stated above, varying factors, including overall demand for homes and jobs, along with furthering other existing City policies, such as the Climate Action Plan, also inform the plan update. When any community plan is updated, SANDAG includes the new housing capacity in future updates to its forecast model to calculate when

the housing could actually be built, which can be influenced by a variety of factors, such as state and regional economic indicators and demographics trends.

4. How does the Planning Department consider the Regional Housing Needs Assessment when determining the proposed housing units as part of the Community Plan Update?

The [Regional Housing Needs Assessment](#) (RHNA) is used by the State to determine how many new homes a City needs to produce over an eight-year period. The RHNA identified that the City of San Diego needs to identify sites to allow for the construction of approximately 108,000 total new homes over an 8-year period between 2021 and 2029. The community plan update covers a 20- to 30-year period and looks to provide additional opportunities for new homes not just for the current or next RHNA eight-year cycle, but beyond that for the life of 20- to 30-year plan.

5. Why is the Planning Department using a jobs/housing ratio?

To implement the [Climate Action Plan](#), one of the community plan update's goals is to reduce the number of vehicle miles traveled (VMT), which in turn reduces greenhouse gas (GHG) emissions. As the Planning Department developed the initial land use scenarios, the jobs/housing ratio was calculated as a data point to help to identify possible VMT reductions and demonstrate the value of land use changes in meeting GHG reduction goals. Once one or more land use scenarios have been selected, they are entered into the regional transportation model. This happens later during the environmental analysis phase of the plan update process. The General Plan identifies the University community as a subregional area for employment, meaning that a jobs/housing ratio is particularly informative for this community since locating jobs and housing together can result in significant overall GHG emissions reductions.

6. What is a Transportation Priority Area (TPA)?

A 'Transit Priority Area' or 'TPA' is defined in the California Public Resource Code, Section 21099 as an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Improvement Program (4 years) or applicable Regional Transportation Plan. SANDAG adopted the most recent version of the Regional Transportation Plan: [San Diego Forward](#) in December of 2021.

7. Is the intersection of Governor Dr and Genesee Ave in a TPA?

The San Diego Forward plan indicates that the intersection of Governor and Genesee will be within a half mile of a major transit stop, to be served by two major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. All areas that meet the definition of a TPA can be found on the [TPA map](#).

8. Will the Planning Department consider UCSD's proposal to build housing for an additional 20,000 students as part of the evaluation of the Community Plan Update?

The Planning Department will consider all relevant data to the University Community Plan Update process. The ability for UCSD to provide additional student housing is important. However, the focus of the University Plan Update is to increase opportunities for homes near transit investments for all San Diegans, not just students, especially given that increases in housing for students and faculty connected to UCSD does not alleviate the City's state obligations to provide additional opportunities for homes.

9. Why is the Planning Department using recreation value points standard of 100 points per 1,000 people rather than the former standard of 2.8 acres per 1,000 people to plan for determining future parks needs on a community plan area basis?

The change to a point-based standard was studied as part of the Parks Master Plan, which was adopted by the City Council in August 2021. This approach allows the City to identify additional park opportunities to serve our growing City and population, by finding new opportunities to meet the recreational needs of the City's residents. This approach allows the community additional flexibility to identify and recommend parks and new recreational opportunities in newly acquired park areas, as well as within existing public spaces.

10. Will the City evaluate potential impacts to habitat and species within open space canyon areas?

The updated Community Plan will be analyzed for potential environmental impacts to habitat and species within open space areas.

11. Will the Planning Department continue to meet with the University Plan Update Subcommittee to discuss the land use scenarios and consider making refinements?

The Planning Department will continue to discuss proposed/draft land use scenarios with the University Plan Update Subcommittee and continue to receive feedback from all interested parties throughout the plan update process. The University Plan Update Subcommittee may also choose to create and recommend an additional land use scenario. All of this feedback will inform refinements to the plan as the process continues and will be presented to the City Council for consideration.

12. Will the Planning Department consider using an incentive-based approach that allows for increased development in exchange for public space or affordable housing?

The Planning Department will consider using an incentive-based approach that could allow for increased development in exchange for public spaces, affordable housing or other community benefits, and values forthcoming feedback on these details throughout the plan update process, consistent with a similar process used for other community plan updates in the City.