

College Area Community Plan Update

January 27, 2025



Areas of Focus

- **Compare Metrics**
 - San Diego housing capacity
 - 7-Visions, Blueprint SD & 1st Draft CACPPU vs. SANDAG 2050 SD
- **Areas of Concern**
 - Residential Low 4 – Complete Communities Housing Solutions (CC)
 - Unaccounted for impact of ADUs, CC, Bonus Density
- **Lack of College Area infrastructure**
 - Parks deficit
 - Library parking
 - Other
- **Next Steps**
- **Talking Points**

San Diego Housing Capacity

- **San Diego only needs an additional 108,000 housing units by 2050.** SANDAG Series 15
- **Community Plan Updates in 6th Cycle to date average +135% dwelling units 2050 vs. 2020**
 - **Added 90,180 dwelling units (du)**
 - **Have 112,290 du capacity versus 2020 base of 82,745 du (+135% planned increase)**
 - **These numbers don't include State or City Bonus overlay programs: 67.8% of TOTAL 2023 BUILDING PERMITS**
 - ADUs
 - **19.7% 2023 building permits (uncounted)**
 - Complete Communities (beyond underlying base zoning)
 - **11.7% 2023 building permits**
 - Bonus Density Program (beyond underlying base zoning)
 - **36.4% of 2023 building permits**

<https://www.sandiego.gov/sites/default/files/2024-08/2024-annual-report-on-homes-update-8-22-2024.pdf>

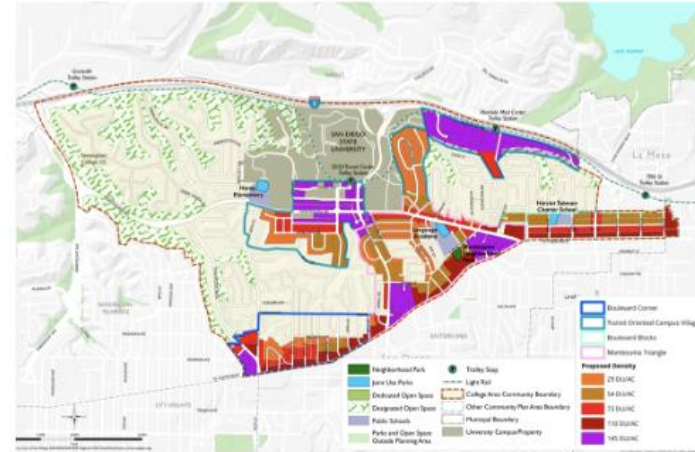
Three College Area Plans:

SCENARIO COMPARISON: 7-Visions



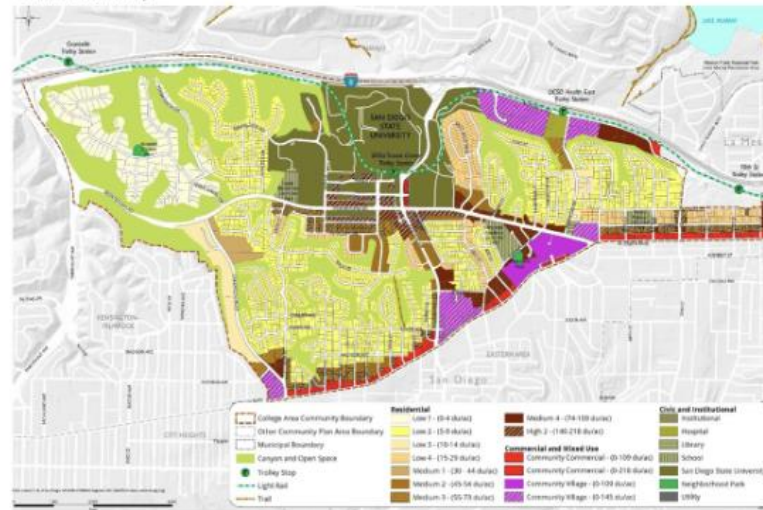
COMMUNITY'S 7-VISIONS

SCENARIO COMPARISON: Blueprint San Diego



BLUEPRINT SAN DIEGO (CITY DRAFT '22)

Figure 2-1
Land Use Map



1ST DRAFT COLLEGE AREA CPU

Significant Differences – 1st Draft CACPU vs. 2022 Blueprint SD Plan

- Overall densities significantly higher – up to 218 du/ac vs 145 du/ac
- Greater densities introduced into some single-family neighborhoods
 - 54th Street
- Some retraction of higher densities leaving SF neighborhoods as RS-1-7
 - South of Madison for a few houses 59th to 55th & portions of Gilbert St. and Berting Dr.
 - East of Rockford almost to 63rd from south side of Mary Lane Drive south to Pontiac St.
- Lower densities in some areas, but **still eligible for Complete Communities**
 - Along Saranac, Catoctin, East Falls View, 63rd St, Dorothy Dr, Cresita Dr
- College backing onto Soria reduced from 73 du/ac to 55-73 du/ac

College Area Proposed CPUs - Comparisons vs. 2020 Baseline

College Area Community Plan Update targets are sky-high and unjustified by SANDAG projections

- **First Draft Proposed CACPU plans for:**
 - **Almost all the population growth expected for entire City of San Diego by 2050**
 - **62,000 of 66,000**
 - **One quarter of all the additional housing the entire city of San Diego needs by 2050**
 - **27,000 of 108,000**
 - **College Area only represented 1.8% of San Diego’s population in 2020**

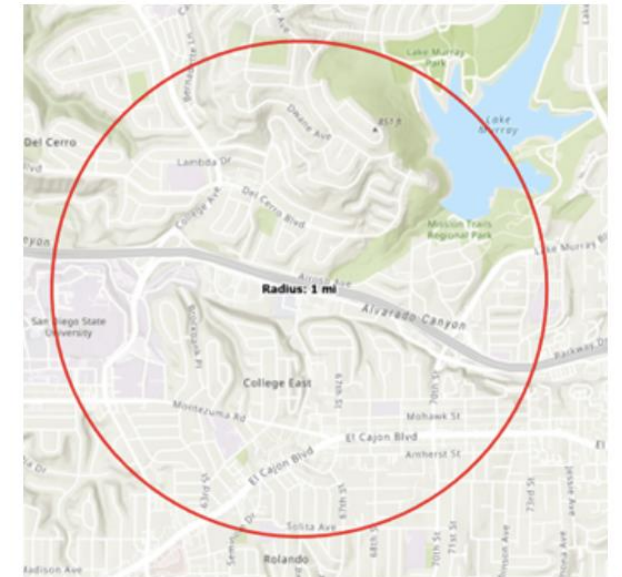
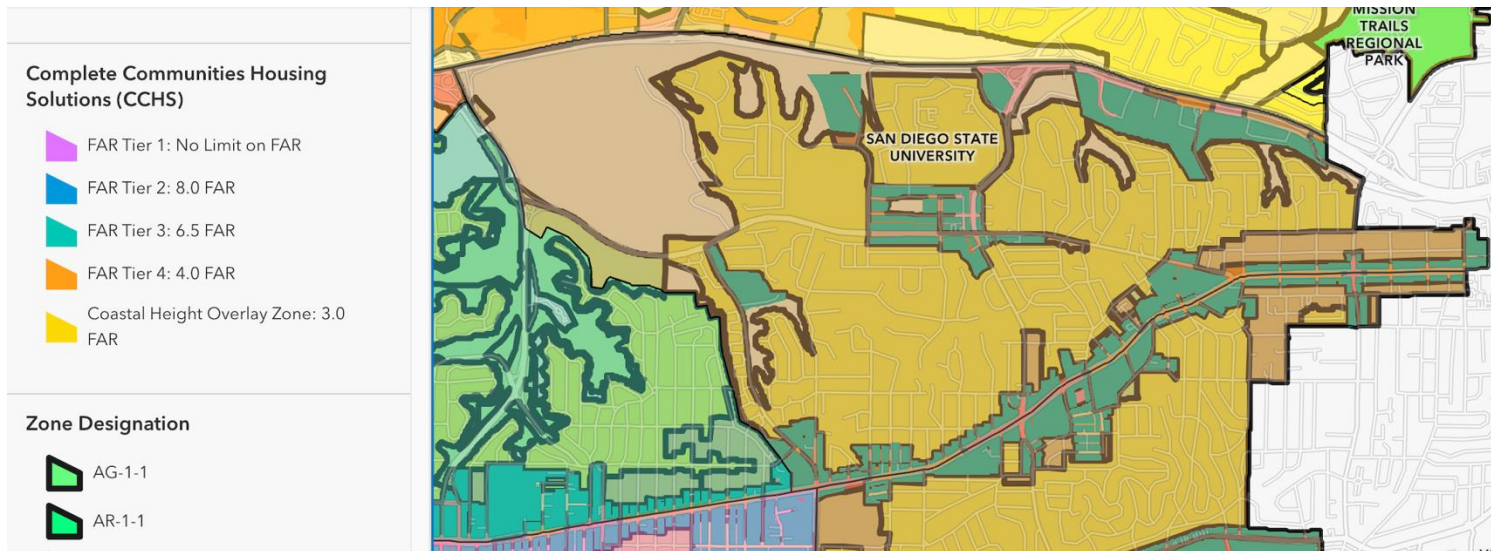
	2020 BASELINE (EXISTING)	7-VISIONS PLAN BUILDOUT 2050 (11/22)	BLUEBRINT SD PLAN BUILDOUT 2050 (11/22)	FIRST DRAFT SAN DIEGO BUILDOUT COLLEGE AREA COMMUNITY PLAN UPDATE (1/25)	CITY OF SAN DIEGO 2050 (VS 2022) SANDAG SERIES 15 ³
POPULATION	24,968 ²	47,419	85,371	87,300	1,441,419
POP INCREASE VS. 2020		22,451	60,403	62,332	+66,359 (vs 2022)
% POP INCREASE VS. 2020		+90%	+242%	+250%	+4.8%
HOUSING UNITS	8,200 ¹	19,434	34,988	35,000	661,699
UNIT INCREASE VS. 2020		+11,234	+26,788	+26,800	+107,778 (vs 2022)
% UNIT INCREASE VS. 2020		+137%	+327%	+327%	+19.5%

College Area Housing Targets

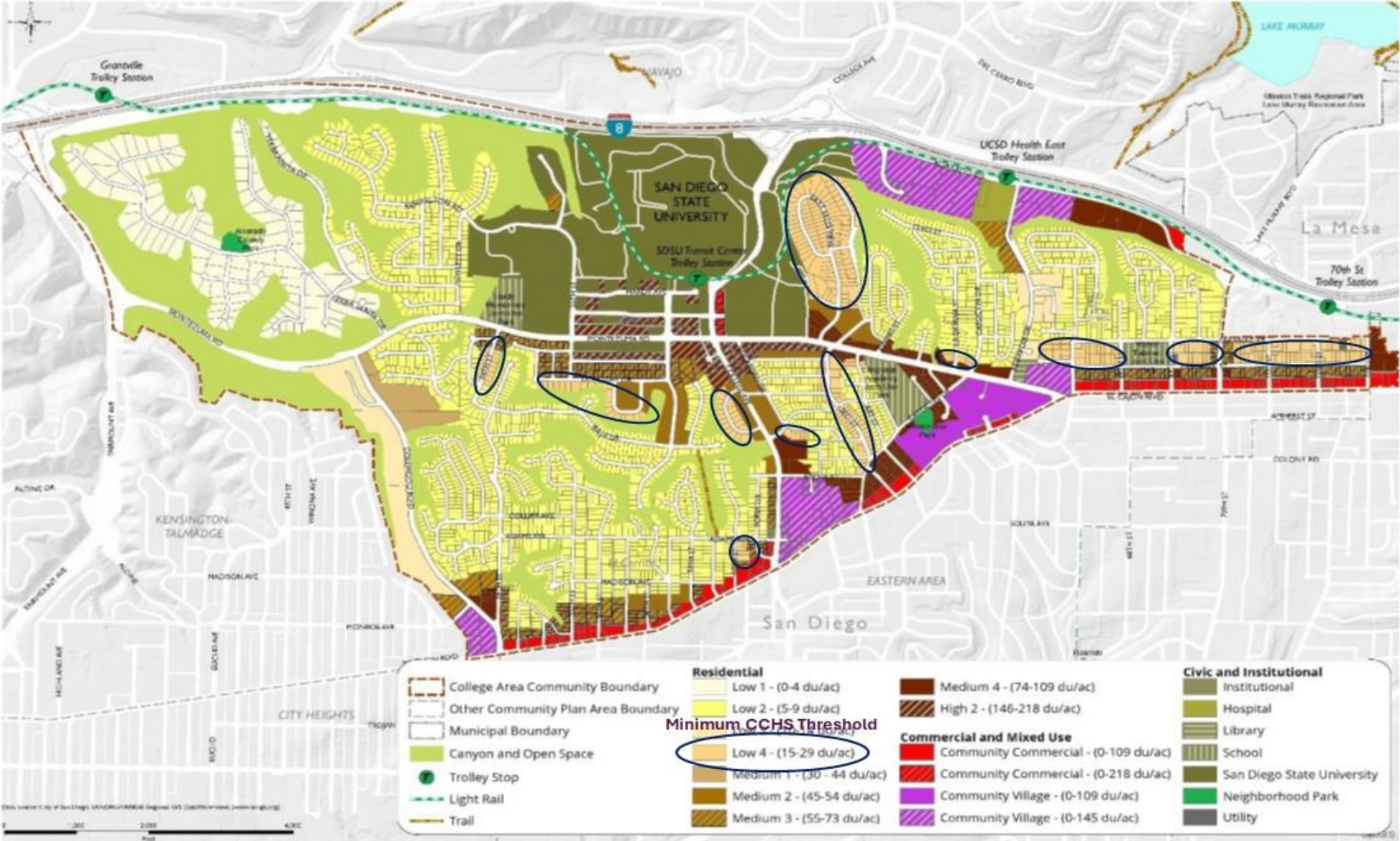
- College Area Plan doesn't include density bonus programs
 - **70% of building permits 2021-2023 were for bonus programs (only underlying base units counted)**
 - 20% ADUs
 - 23% Complete Communities
 - 27% Affordable Bonus Density Program

The sale of Alvarado Hospital to UCSD as a Medical Campus bumps up Complete Communities (CC) from Tier 3 to Tier 2.

- Makes CC even more attractive to developers
- Increases allowed floor area ratio (FAR – how many times the lot size one can build on the lot) from 6.5 FAR to 8.0.
- Turquoise areas currently eligible for CC.
- The 1-mile radius circle on the map shows where the UCSD Medical Campus now bumps that 6.5 FAR up to 8.0 (not counting other available bonuses).
- If the CC projects include a certain number 2 and 3-bedroom units, they get another 1.5 FAR bonus to 9.5 FAR!



Proposed College Area CPU includes many areas of Residential Low 4 zoning (15-29 dwelling units/acre). See circled areas below:



Complete Communities Example using Residential Low 4 Zones in Proposed in College Area CPU

- Upzoning these lots to Residential Low 4 (15-29 du/acre) with RM-1-3 or RM-2-4 zoning could increase FAR to 57,000 sf – over 16 times higher per 6,000 sf lot!
- None of this increased development potential is counted in the potential housing forecast by the City for the Community Plan Update. It is all additional capacity on top of the zoning.

ZONING	DWELLING UNITS PER ACRE	ELIGIBLE FOR COMPLETE COMMUNITIES	FLOOR AREA RATIO	TOTAL FAR SQUARE FEET	TOTAL DWELLING UNITS
RS-1-7 w/o ADUs	9	NO	.59	3,540	1
RS-1-7 with ADUs	9	NO	.59	3,540	5+? ADUs
RM-1-2	17	NO	1.25	7,500	12
RM-1-3	22	YES	1.25	7,500	12
RM-2-4	25	YES	1.25	7,500	12
CC Tier 3 6.5 FAR	450*	YES	6.5	39,000	63
CC Tier 3 + Family Unit Bonus	560*	YES	8.0	48,000	77
CC Tier 2 8.0 FAR	560*	YES	8.0	48,000	77
CC Tier 2 + Family Unit Bonus	660*	YES	9.5	57,000	92

Assumptions:

- 6,000 SF lot
- 20% of square footage consumed by common areas – 80% available for livable space units
- 500 sf units (avoids school fees and development impact fees under Complete Communities)
- Based on 500 sf units. Densities could be three times this if minimum 10 sf units are built

Residential Low 4 (15-29 DU/Acre) Exceeds 20 DU/AC Threshold for Complete Communities

- **Instead of being built low density transition zones, Complete Communities will produce out-of-scale high-density projects that**

- **Ignore underlying density/zoning limitations**
- **Are approved ministerially – no public notice or input**
- **Allow towers of unlimited heights with an additional floor area ratio (FAR) of 8.25 vs. underlying zoning**
- **Have no maximum densities on a lot**
- **Are not accounted for in Community Plan Update housing projections**

Previous Blueprint San Diego-based plan allowed approximately an additional **43,000 units NOT COUNTED IN THE PROJECTED UPZONED HOUSING CAPACITY!** This takes it one step further.

Complete Communities Housing Solutions

- **NFABSD recommends Complete Communities be suspended in communities with plan updates through a minimum of the next full planning cycle to allow the CPU to take effect.**
- **Complete Communities:**
 - Pulls density away from high traffic transit corridors
 - Makes it impossible to plan transition zones
 - Produces lower amounts of affordable housing as developers find parcels with the lowest underlying zoning and highest FAR allowances
- **The Community Plan Update does not analyze, let alone mitigate the impacts of Complete Communities – its units are not even considered a possibility in housing projections**
- **NFABSD further recommends that if the City doesn't exempt the College Area from the Complete Communities Program following CPU adoption, that the CACPB**
 - **Reject the Residential Low 4 density in existing single-family neighborhoods**
 - **Make all of those areas Residential Low 3 (10-14 dwelling units/acre)**
 - **Or leave them as Low 2 (5-9 dwelling units/acre)**

College Area has a “*current*” park points deficit of 90.7%

- (229 pts of 2467 due per analysis by Parks & Rec 10/24/22)
 - **Includes 3 parks that don’t actually exist on CACPU inventory or in proposals**
 - Church Park
 - Aztec Court
 - Reservoir
- This plan lacks any assurances or commitments by the City to remedy current parks shortfall, let alone future deficits.
- This applies to all College Area infrastructure deficits, including lack of:
 - **Recreation Center (due at our 2020 population of 25,000 people)**
 - **Library Parking (will be only 28 spaces with 6650 Montezuma development when our library deserves 80 spaces based on population)**
 - **Fire Station**
 - **Adequate Police Coverage, etc.**

Next Steps:

- College Area Community Plan Update Committee Zoom Meeting
Recommendation to CACPB on 1st Draft CACPU
January 29, 2025 7-8 p.m.
<https://www.google.com/url?q=https://us02web.zoom.us/j/89346854526?pwd%3DIAsznQ6Bg3klaHRFnOHtZ8eB0wt3xx.1&sa=D&source=calendar&usd=2&usg=AOvVaw3VMOLeMvU2Gna95qF5XWUk>
- Planning Department Q&A Zoom Meeting 1st Draft CACPU
February 6, 2025 7-8 p.m.
https://sandiego.zoomgov.com/w/1606703743?tk=cZV_EHXgQngos4sSvRi-j-zQuahrYnsEUpu9uuKEYDM.DQcAAAAAX8RafxZEEVRQcEcwSIRyV2RZNk9IVmVoXzVBAAAAA&uuid=WN_I7Jx2u4RTwyJMmloBcll4Q
- February 14, 2025 – DEADLINE COMMUNITY COMMENTS
1st Draft CACPU

Thank you!

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NFABSD.org

