

# Final Report to UCPCG - Areas of Consensus and Concern

Community Plan Update Subcommittee

Andy Wiese,

UC Plan Update Subcommittee Chair

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# Community Plan Update Subcommittee [CPUS] Work: 2019-2023

- CPU began with a workshop in October 2018
- Subcommittee formed in January 2019
  - 40+ meetings
  - Stable volunteer membership over 4 ½ years.
  - Many other changes: councilmembers, mayors, planners.
- CPUS to make recommendations to UCPG
  - ***Final Report to the University Community Planning Group on the Community Discussion Draft of the University Community Plan, June 30, 2023***
    - Report areas of consensus and dissenting views
- UCPG to make recommendations to City

# UC Plan Update:

## Vision and Guiding Principles

### **Vision:**

*“A diverse and dynamic community with renowned higher education, healthcare, scientific research and technology institutions and businesses connected through a robust multi-modal transportation network to a vibrant, mixed-use urban core and varied residential neighborhoods, which protects its unique natural habitat and canyon systems.”*

### **Guiding Principles:**

- Renowned Institutions
- A Vibrant Mixed-Use Urban Core
- A Diversified Housing Inventory
- A Center of Economic Activity
- A Complete Mobility System
- A Sustainable Community Integrated with its Natural Environment, Open Space, and Recreational Areas



# Strengths of the UC Plan – Discussion Draft

## **The Subcommittee supports the following features of the Discussion Draft:**

- Robust commercial and residential development
- Housing near transit and jobs
- Support for Climate Action Plan
- Proposed requirements for on-site affordable housing.
- New bike and pedestrian infrastructure, including protected bike lanes on key corridors.
- Improved connection between UC and UCSD.
- Flexibility for development through “Mixed Use” zoning.
- Improved open space protection: proposed dedication of four parcels of city land in Rose Canyon/Sorrento Valley - supported by UCPG
- Canyon Adjacent Development regulations: Supplemental Development Regulations
- Three new Linear Parks and a Pedestrian Promenade: Regents Road, Governor Drive, Executive Drive.
- On-site Park Requirements for residential development
- On site Urban Public Space requirements for commercial developments
- Shopping centers revitalized but not replaced.
- Two alternative land use scenarios - Staff Preferred Scenario and a Community Planning Group Subcommittee Input Scenario.
- No rezone of single-family residential areas
- No very high density “Scenario 1”

# CPU Subcommittee Final Report to UCPG:

## Summary of Recommendations:

- Topics of Consensus and Concern
  - Affordable Housing
  - Displacement  
(Housing and Community Serving Retail/Services)
  - Commercial Plazas
  - Density
  - Parks and Sustainability
  - Mobility
  - Implementation



# Community Plan Update Subcommittee

## Summary of Areas of Concern and Recommendations

### I. Housing Affordability:

Potential for new construction

Adopt UC-specific inclusionary housing requirement (Minimum 15% at 60% AMI)

Preserve existing affordable-moderate rate housing

### II. Displacement:

Protect community serving retail/services - zoning and supplemental development regulations

Protect the most affordable housing – zoning and anti-displacement regulations

### III. Intensity:

Follow “Mesa Nueva” model: Support densities to match UCSD East Campus – (~143 du/ac.).

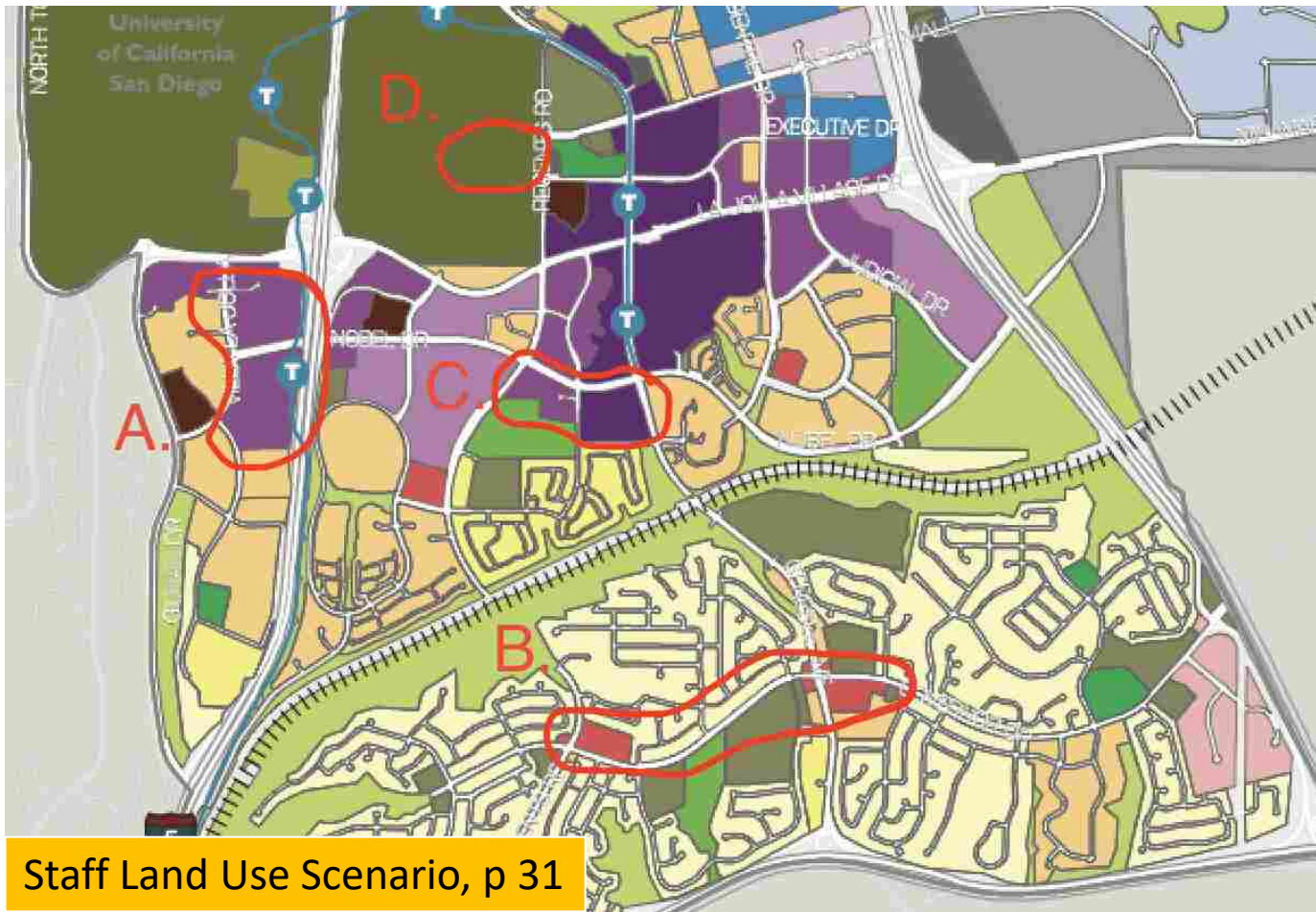
### Locations of Interest / Concern:

**A. Nobel/Campus – Protect community retail and promote affordable housing.** Zone “Community Village.” Revise height limit w/new max.

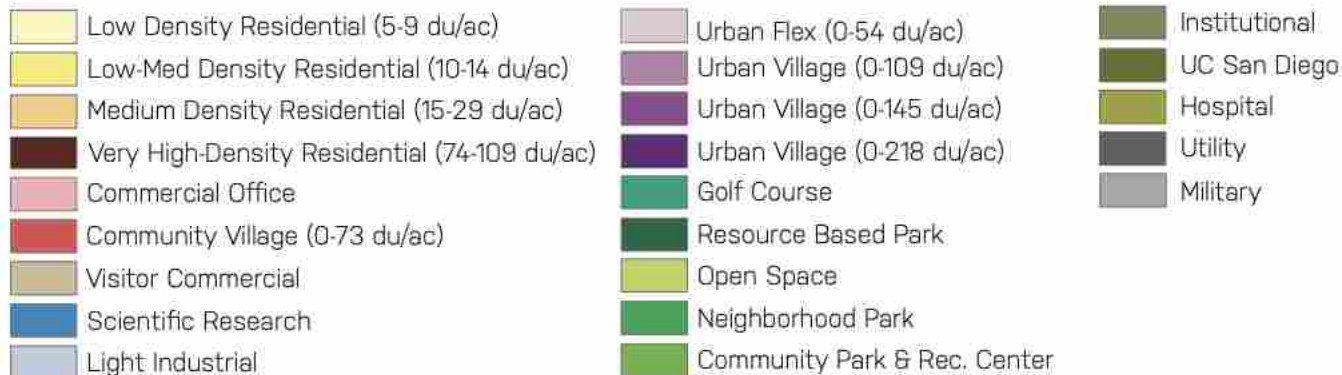
**B. South UC plazas –preserve community retail, integrate with surrounding community – setbacks, building transitions, height limits, on-site parking**

**C. SW corner Nobel/Genesee:** Prevent displacement / preserve affordability. Reduce intensity. Add anti-displacement protection for current residents.

**D. UCSD - “Mesa Nueva,”** Model for future intensity – 143 du/ac Affordable, vibrant, high-density development.



Staff Land Use Scenario, p 31





# Housing: Affordability, Displacement, Density

## Recommendations:

- UC-wide inclusionary affordable housing requirement
  - On-site, no in-lieu fee, inclusionary housing, recommended 15% or more
- Support concept of Keyser + Marston study of specific inclusionary levels for UC Plan
- Avoid displacement of lowest cost housing in plan area
  - e.g., SW corner of Genesee & Nobel
- Support lower density in community alternative rather than staff scenario for SW corner of Genesee and Nobel.
- Study/develop specific displacement protections scaled to affordable/moderate rate housing in UC
- Community Land Use Scenario: lower high-end density for housing – 143 du/ac – corresponding with 6-12 story apartments at Mesa Nueva UCSD East Campus

**Dissenting views:** Different inclusionary housing standard in UC versus city may raise legal concerns. Unfair to single out property owners for zoning restricting future redevelopment potential. Support uniform zoning on neighboring properties.

Support higher densities (up to 290 du/ac) to maximize potential for new housing and jobs in transit rich area; create opportunities for more walkable, mixed-use community, with greater diversity and affordability of housing.

# Commercial Plazas:

Concern with Neighborhood Impacts and Displacement of  
Community Serving Retail and Services

## General Recommendations:

- Reduce densities compared to Discussion Draft
- Protect neighborhood retail / services (groceries / pharmacies, etc.)
  - Require 25% commercial in redevelopment; Replacement of groceries
- Better integrate with adjoining housing
  - Lower height limits
  - Rear/side setbacks and step backs
  - Mass development on major streets
  - Use urban open spaces to minimize impact on adjacent residential uses;
- Provide off-street parking (1 space / DU)
- Guidelines for better circulation w/ pathways between housing / commercial
- Specific policy changes to support



# Commercial Plazas: South UC

## **University Square** - “Vons” plaza (Governor and Genesee)

- Height limit 50 feet
- Density at 54 DU / Acre
- 30-foot side and rear setbacks

## **UC Marketplace** - “Sprouts” plaza (Governor and Regents)

- Height limit 40 feet
- Density at 29 DU / Acre
- 30-foot side and rear setbacks

Specific policy changes to support



**Dissenting views:** Support policy to retain "community serving retail" but not to specify which uses. Support equivalent densities at Sprouts and Vons plazas. Sprouts is the more attractive for residential from a market perspective.



# Commercial Plazas: Nobel Trolley Station

- Shops at La Jolla (Whole Foods)
- La Jolla Village Square (Ralphs)

**Dissenting views:** Proposed densities too high due to lack of access to/from I-5 north of Nobel. Congestion and bike/ped safety at LJ Village Drive/Villa La Jolla/UCSD are bad and will be worse. High rise housing at this site will adversely impact adjoining residents.

- Plan above San Diego “Prop D” 1970 30’ height limit
- New maximum height limit, range of 85’ – 100’
- Zone ‘Community Village’ (not Mixed Use): protect housing and community serving retail; prevent competition with Biotech/HQs.
- Density - 143 DU / Acre (same as Staff Scenario)
- Plan for Neighborhood Scale Park with redevelopment
- Same General Recommendations for UC Commercial Plazas
  - Uniform setbacks and step-backs, use urban open spaces between uses, concentrate development away from Villa La Jolla Dr/Via Mallorca; protect community serving retail; preserve off-street parking for residents/shoppers.
- Improve bike / pedestrian infrastructure and safety: Protected bike lanes to campus; Pedestrian bridge over Nobel; Remove parking on Villa La Jolla Dr. and Nobel Dr.

# Parks and Recreation

- Support for new linear parks & promenade
- Support for on-site parks and urban public spaces (5Ps)

## Concerns and Recommendations:

- Planned park point deficit, (4,900=49,000 people)
- Planned recreation center/aquatic center deficit
- **Plan must show how PMP standards will be met in UC**
- Score parks accurately and transparently – share scoring.
- Maximize new and joint use potentials  
(see specific policy recommendations)
- Adopt one standard for Urban Public Spaces - count recreational values
- Develop strategy to create new Neighborhood-Scale Parks
- Incorporate strategies to finance future park and recreation infrastructure (e.g., Supplemental Fund for Parks, SDRs to scale parks to size of development, etc.)

**Alternative Views:** SDR requirements for urban public spaces too detailed and rigid. Recommend better balance between public access and needs of R&D tenants.

## Regents Road North & South



Community Summary	
Figure # Existing and Planned Parks and Recreation Facilities Matrix	
Statistics - 2020 population	
Total Population:	60,950
Recreation Value Points Goal, 100 points per thousand:	6,095
Current Recreation Value Points:	3,432
Current Recreation Value Points:	(2,663)
2050 Population, Planned Facilities Built:	
Projected 2050 population:	144,212
Recreation Value Points Goal, 100 points per thousand:	14,421
Current Recreation Value Points:	3,432
Planned Additional Recreation Value Points:	6,052
Current + Planned Recreation Value Points Total:	9,484
Plan Build-out Recreation Value Points:	(4,937)



# Sustainable Community

## Support open space dedication for 4 parcels

### Recommendations:

- Strengthen policies on protection, restoration and integration of nature.
- Strengthen MHPA protections
- Prioritize native trees and landscaping
  - Urban Forestry: parkways and corridors
  - Native landscaping - esp in employment focus areas, urban greening, parks
- Strengthen canyon adjacent development guidelines
- Protect/enhance watersheds and wildlife corridors, views and overlooks
- Specific policy recommendations to apply these general principles.





# Mobility

The Subcommittee supports robust, multi-modal transportation to help shift transportation mode share, enhance public safety, and meet Climate Action goals.

## Recommendations:

- Independent traffic study to prove feasibility before changes to Governor Drive and other thoroughfares are formalized in revised Plan.
- Complete continuous, protected bike infrastructure along major streets
- Preserve setbacks in private developments to allow construction of future bike lanes
- Prioritize bike infrastructure so that critical segments are built.
- Plan at-grade connection between Campus Point Court and Genesee Ave.
- Plan new bicycle connection btn John J. Hopkins Dr and Science Park Rd
- Connect I-5 bicycle path (Coastal Rail Trail) and the Carmel Valley bike path
- Plan pedestrian bridges over major thoroughfares – e.g., Nobel, Genesee
- Provide clear plan for financing and implementation
  - Assure that proposed infrastructure can be paid for and implemented as a *whole* (not piecemeal).



# Implementation

The Discussion Draft lacks a transparent framework for providing infrastructure and facilities necessary for future growth - and required by city policy.

## **Recommendations:**

- Revised Draft should include clear plans for financing and implementation to assure that proposed infrastructure can be paid for and built as a whole (not piecemeal)
- Study and incorporate additional strategies for building needed infrastructure
  - similar to the Keyser Marston analysis of inclusionary housing.
  - Supplemental strategies may include Supplemental Development Impact fees (“Future Opportunities Fund” for parks and other infrastructure); Enhanced SDR’s for parks, ped/bike lanes, etc.; Other land value capture tools to provide infrastructure.
- **Alternative Views:** Support for supplemental development fees or FBAs, but concern with equity and application of capturing land value increase across property of different types/sizes.
- Support increased density as means to added tax revenues.