
HOUSING/RESIDENTIAL ELEMENT

I. INTRODUCTION

This plan element is structured to serve two purposes. As a land use element, it indicates the appropriate location and density of residential development in the community. In addition, it addresses the social and economic concerns associated with the design, production and consumption of housing in a fashion consistent with the citywide policies established by the Housing Element of the General Plan.

II. EXISTING CONDITIONS

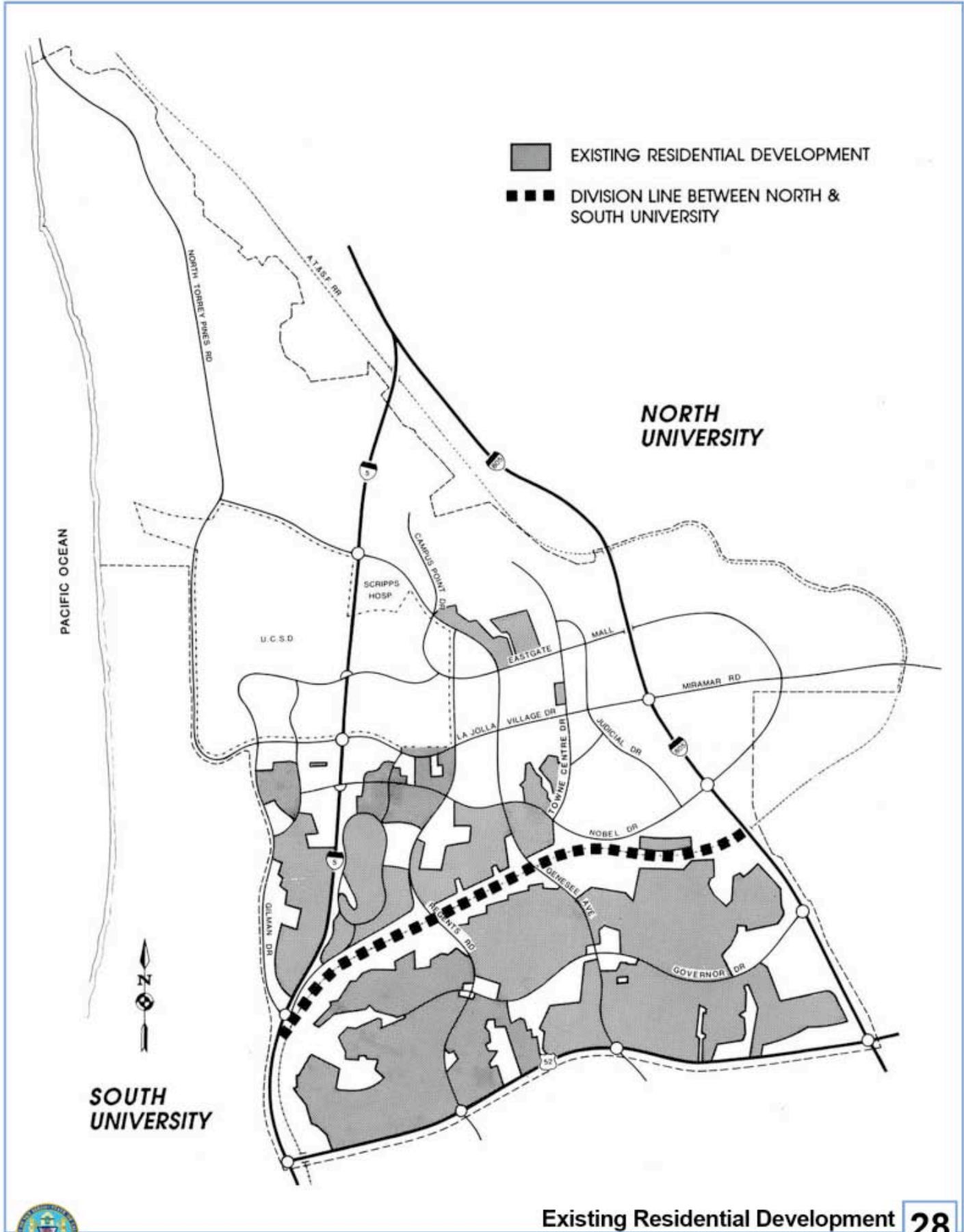
A. Character of Existing Residential Neighborhoods

The existing area extent of residential development in the University community is displayed in **Figure 28**. **Table 5** summarizes the density, number of units, and population of the existing residential areas within the community. As both **Figure 28** and **Table 5** illustrate, there are key differences in the form of residential development between the urbanized South University area and the urbanizing North University area. The predominant development type in South University is the single-family unit on a 5,000-square-foot minimum lot, as provided for in the R-1-5 Zone. Few areas in the South University area remain to be developed. Developments in North University are characterized by townhouse and condominium projects in varying densities of up to 75 dwelling units per acre. The urbanizing nature of this portion of the community is indicated by large amounts of open acreage between existing clusters of residential development.

TABLE 5
EXISTING RESIDENTIAL DENSITIES

ESTIMATED RESIDENTIAL DENSITY/UNITS/POPULATION
(Data generated from 1987 traffic forecast survey)

Density Range	Units			Population		
	North	South	Total	North	South	Total
5 - 10 units per acre	418	5,300	5,718	844	15,741	16,585
10 - 15 units per acre	1,256	161	1,417	2,537	478	3,015
15 - 30 units per acre	8,003	359	8,362	16,166	1,066	17,232
30 - 45 units per acre	1,282	132	1,414	2,590	392	2,982
45 - 75 units per acre	1,513	0	1,513	3,056	0	3,056
	12,472	5,952	18,424	25,193	17,677	42,870



Existing Residential Development
University Community Plan

B. Household Size

Possibly as a function of the character of development discussed above, population averages per dwelling unit (household size) differ substantially between the North and South University areas. In 1985, the average household size in South University was 2.97 persons per unit, whereas North University averaged only 2.02 persons per unit.

C. Social and Economic Factors

Through the Housing Element of the General Plan, the City of San Diego has expressed its intent to balance communities. As a test of the components of balance, the Housing Element contains a matrix identifying economic, ethnic, housing type and housing tenure factors for each of the City's 36 residential communities. **Table 6** compares these factors for the University community with the citywide standards. **Table 6** indicates that the University community is an upper-income community which is predominantly white. Housing in the community is constructed in an attached form at a slightly above-average rate, and the majority of the units are owner-occupied. The Housing Element identified implementation actions as part of the community balance matrix which have been included in the goals and proposals of this element.

The Housing Element also identified the appropriate proportion of citywide lower-income units that should be provided in each community. The calculated share assigned to the University community under the Fair Share Allocation Procedure equals 7.4 percent of the total citywide lower-income units. A potential method of providing low cost housing currently exists in the form of a program administered by the Housing Commission, which allows density bonuses of up to 25 percent for the provision of low-income units.

TABLE 6
COMMUNITY BALANCE INDICATORS
(1975 Census data)

Factor	Citywide Standard	University Standard	Deviation from Citywide	Indicates
Household Income (Median)	\$10,625	\$17,249	+ 62.3%	Upper Income Predominant
Ethnic (% Minority)	23.83%	9.99%	- 58.1%	White Predominant
Housing Type (% Attached)	39.9%	46.7%	+ 17.0%	Balanced/Attached
Housing Tenure (% Renting)	46.3%	32.7%	- 29.4%	Owner Occupants Predominant

Finally, the Housing Element of the General Plan considers the existence of “special populations” which require housing assistance. Among these groups, and of special interest to the University community, is the student population. However, the community should contribute to the student housing needs by providing higher density areas with generally lower rental payments. Where appropriate, density bonus incentives for near campus student housing should be given.

D. Mobile Homes/Manufactured Housing

The Housing Element of the General Plan proposes the use of mobile homes and manufactured housing as a means of stabilizing or reducing the overall cost of housing. No mobile homes or manufactured housing developments currently exist in the University Community Plan area.

III. GOALS

- A. Increase the consumer’s freedom of choice terms of tenure and type of housing available.
- B. Assure the retention and development of housing affordable by low- and moderate-income households, especially students and senior citizens.
- C. Conserve and improve the quality of housing and prevent neighborhood deterioration.
- D. Stabilize, and where possible, reduce housing prices and occupancy costs.
- E. Accommodate the City’s and the community’s fair share of the region’s growth by designating adequate residential land at appropriate densities and locations.
- F. Prohibit commercial uses in designated residential areas.
- G. To protect existing single-family neighborhoods as mandated by the City’s Growth Management Program.

IV. PROPOSALS

A. Land Use Allocation/Residential Population

- 1. **Figure 29** indicates the location and densities of future residential land use for the community. **Table 7** translates **Figure 29** into density ranges, dwelling unit totals and projected residential population for the community excluding UCSD. Total residential population is computed based on projected household sizes for North University (2.02) and South University (2.97).

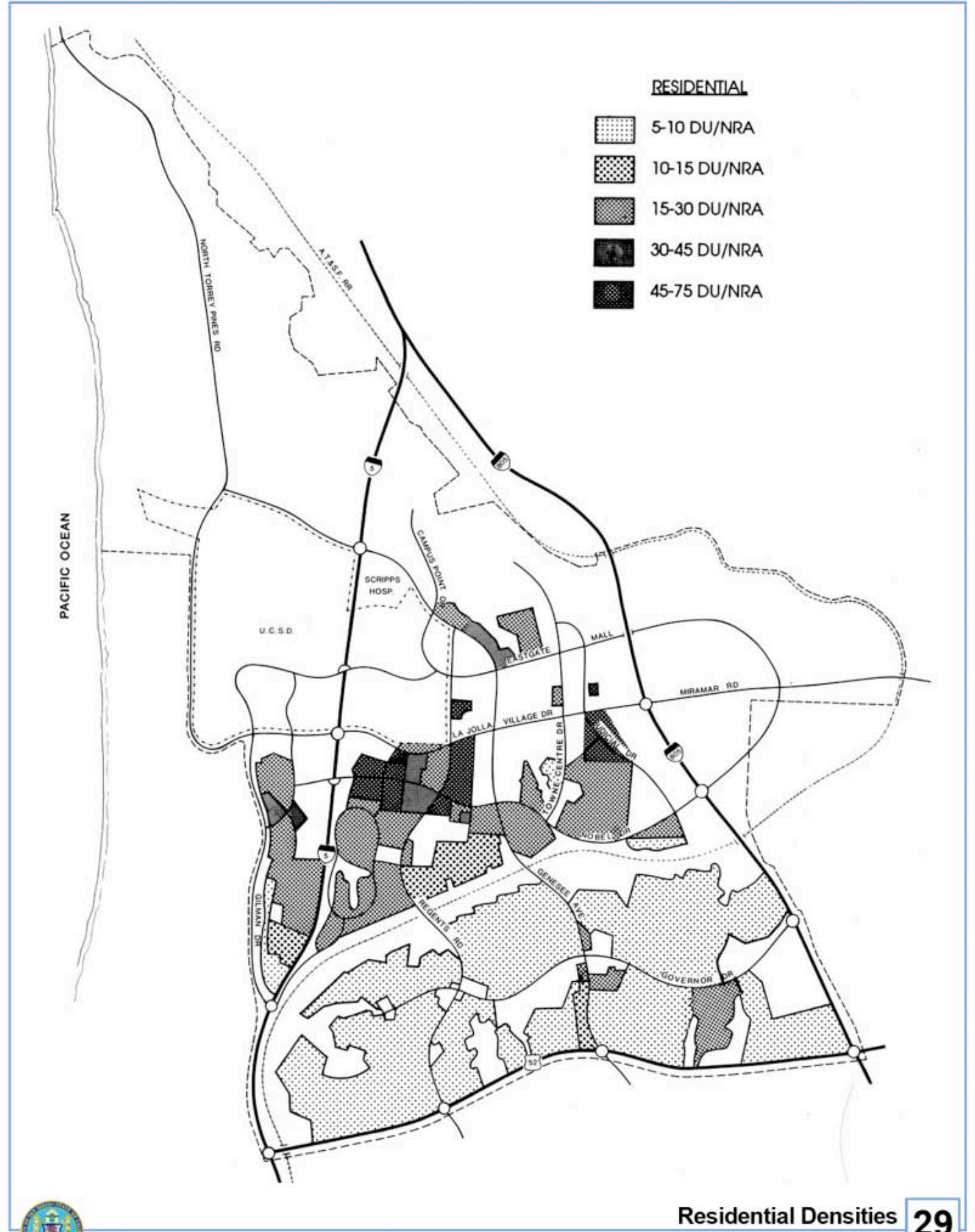
**TABLE 7
PROPOSED RESIDENTIAL DENSITY/UNITS/POPULATION**

	Acres			Units			Population		
	North	South	Total	North	South	Total	North	South	Total
5 - 10 du/ac	54	662	716	418	5,300	5,718	844	15,741	16,585
10 - 15 du/ac	88	12	100	1,285	161	1,446	2,596	478	3,074
15 - 30 du/ac	534	12	546	11,610	359	11,969	23,452	1,066	24,518
30 - 45 du/ac	53	3	56	2,075	132	2,207	4,192	392	4,584
45 - 75 du/ac	61	0	61	4,586	0	4,586	9,264	0	9,264
	790	689	1,479	19,974	5,952	25,926	40,348	17,677	58,025

B. Housing Types

1. The density ranges listed above will be translated into specific product types (i.e., single-family homes, townhouses, etc.) through the operation of the marketplace and development of individual projects. Historically, the densities listed in **Table 7** have resulted in project proposals featuring single-family homes in the five to ten dwelling unit/acre range, townhomes and garden apartments in the ten to 45 dwelling unit/acre ranges and flats and tower development in the ranges above 45 dwelling units/acre. Given the projected unit totals in **Table 7**, it would be expected that approximately 21 percent of the residential units in the community would be single-family, 60 percent would be townhouse and garden apartments and 19 percent would be located in high-density structures.
2. It should be noted that recent trends have seen the mixing of several unit types in the larger Planned Residential Development (PRD) Permit applications. Thus, the actual mix of housing product types in the community may vary significantly from the general predictions given above. This diversity within projects should be encouraged so that projects may appropriately respond to market conditions and changing housing needs. However, the mix should be master planned under the PRD Permit process, and amendments to these PRDs should not be made to homogenize the project in response to short-term market trends.

High-rise development should be compatible in scale to the surrounding areas, particularly to other high-rise structures.



Residential Densities
University Community Plan

29
FIGURE



C. Balanced Community

1. To achieve economic balance: a) provide very low-, low- and moderate-income affordable assisted housing through the development or exchange of City-owned lands (a potential site is that portion of the Pueblo land south of Nobel Drive designated for residential use); b) provide Density Bonus of up to 25 percent for low- and moderate-income housing pursuant to the City's Affordable Housing Density Bonus Program; c) provide affordable housing as part of future development agreements, planned development permits, and other projects requiring discretionary reviews; d) consider the provision of single-room occupancy (SRO) and living units as part of future units targeted to low- or very low-income households; and e) provide rent subsidies pursuant to available state and federal housing programs.
2. To achieve ethnic balance: a) require affirmative marketing program as a condition of tentative map approval; and b) review performance of project developer and associated financial institution, and provide negative reports to regulatory agencies.
3. To achieve balanced housing tenure: a) provide assisted rental housing , opportunities and preserve existing nonprofit senior citizen housing under Conditional Use Permits; and, b) provide a range of housing types which are suitable for rental within large-scale Planned Residential Developments.

D. Special Populations

1. To respond to the needs of students in the community: a) encourage the private development of low-income housing within two miles of the UCSD Campus and the University's plans for development of student housing on campus; b) allow off-street parking ratios of one space for each two bedrooms through implementing Conditional Use Permits and where location appropriate, with respect to the campus, community commercial centers and transit; c) encourage larger residential units providing two or more bedrooms for student housing; and (d) provide bonus density for affordable assisted housing projects.

E. Mobile Homes/Manufactured Housing

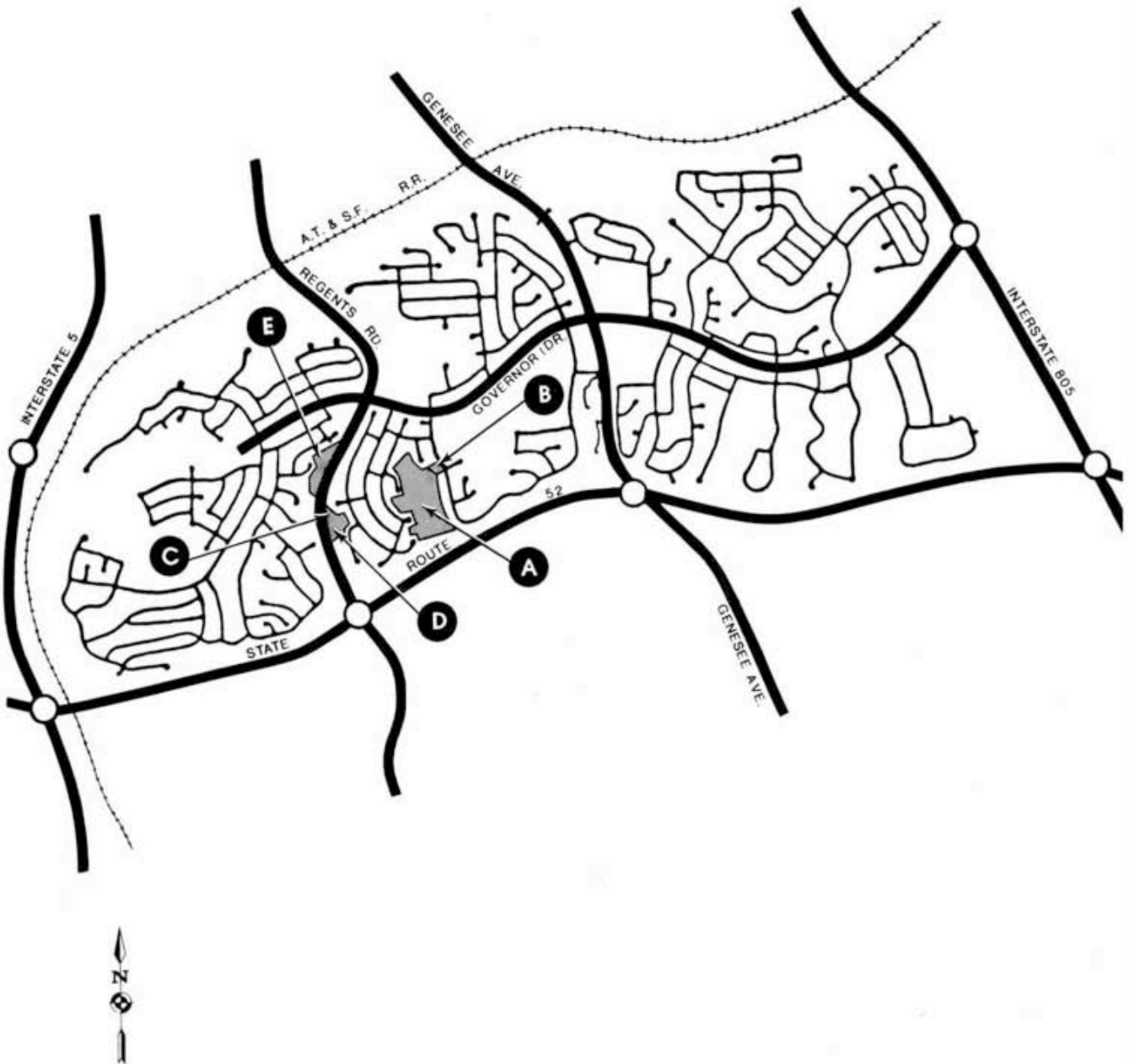
1. The Housing Element recommends that two percent of all new housing in the City be manufactured housing. To meet this goal in the University community would require a total of (566) manufactured units. Such a number of units could be accommodated in the City-owned properties lying outside the 65 CNEL contour of NAS Miramar and north of Nobel Drive.

2. Given the high value of land and the general density of the residential development proposed for the urbanizing portion of the community, it appears to be infeasible to provide for a major mobile home park location in the University community with the exception of City-owned land. However, the commitment to manufactured housing as an implementation of Proposal #1 above, and opportunities to use advanced mobile home designs as a means of providing on-campus student housing at UCSD and City-owned properties sponsored by the Housing Commission may provide a response to the market segment (including UCSD students) which would normally be addressed by private mobile home development.

F. South University Residential

1. Existing senior citizen housing, especially that developed under conditional use permits should be preserved.
2. The City of San Diego owns open space easements over a 19.5 acre canyon located between Stadium and Tulane Streets (Parcel A), and a 6,000-square-foot R1-5000 lot (Parcel B). The open space easement on the single-family lot should be revoked and the parcel developed with not more than one single-family dwelling (**Figure 30**).
3. The canyon located opposite Pennant Way on the east side of Regents Road, should be preserved as open space, contingent upon the establishment of an assessment district by the adjoining property owners to acquire the property. If an assessment district is not initiated by the benefiting property owners, the proposed alternative use is single-family residential not to exceed three dwelling units per net acre in keeping with the character of the surrounding development and with minimal disturbance to the terrain. A PDR shall be required. (Parcels C and D) (**Figure 30**).
4. Single-family residential, not to exceed five dwelling units per net acre, should be developed on the west side of Regents Road between Pennant Way and Governor Drive. Consideration should also be given to the development of housing for the elderly in accordance with the provisions of a conditional use permit. Street design should not permit through traffic between Regents Road and Renault Way. A PRO shall be required. (Parcel E) (**Figure 30**).
5. University City Village is a special senior-only project of independent and assisted living dwelling units. University City Village will not exceed 1189 seniors units. Any change to non-senior housing or additional units will require a community plan amendment.

■ INFILL PARCELS



Residential Infill Parcels - South University
University Community Plan

30
FIGURE


G. Protection of Single-Family Neighborhoods

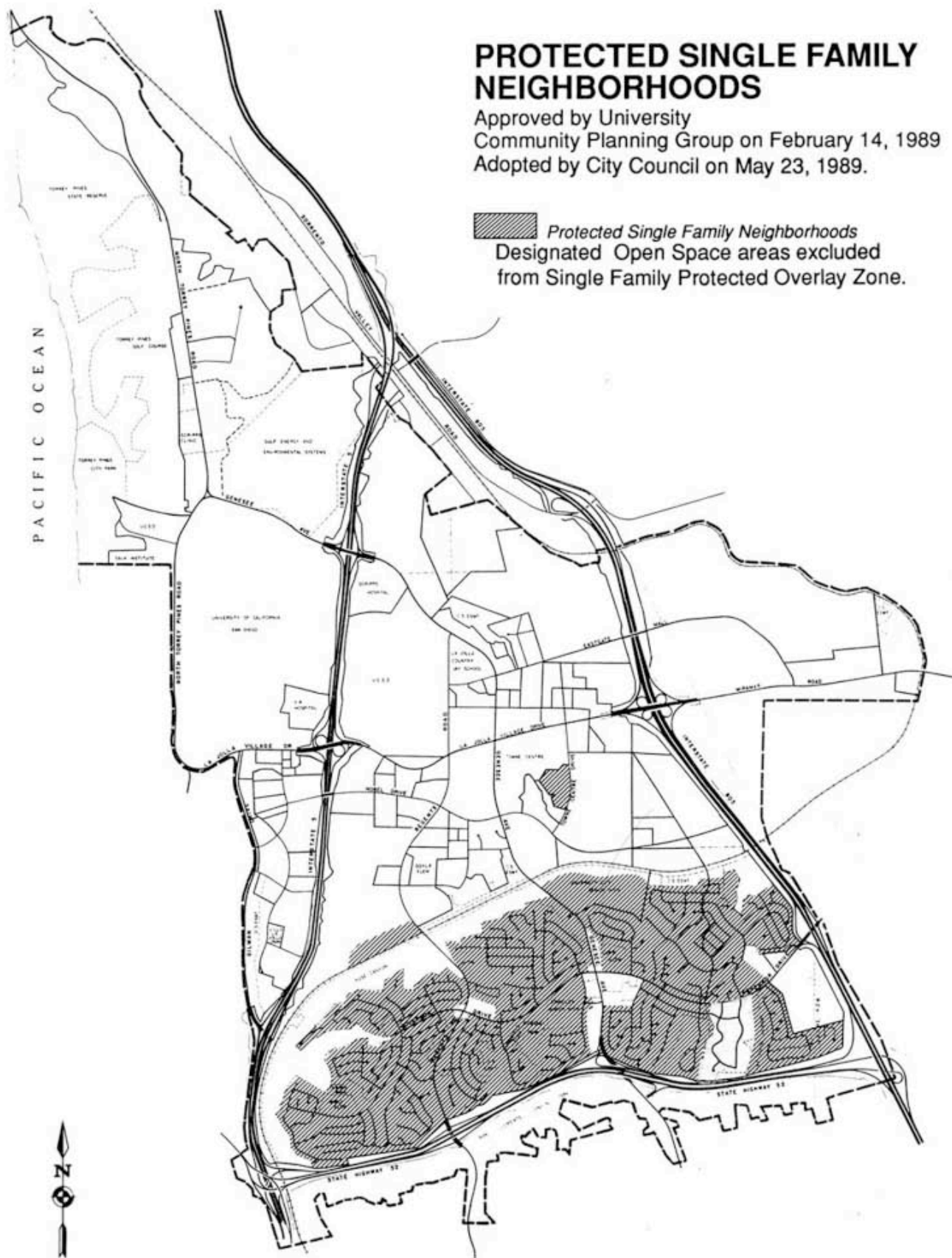
The existing low- and very low-density residential areas shown in **Figure 31** are characterized by traditional single-family development i.e., detached housing units on individual lots. These areas are and should continue to be protected as single-family neighborhoods in the future by single-family zoning such as R1-5000 or by a planned residential development permit. Therefore requests for rezonings or other discretionary actions in these areas which could result in construction of any type of residential structures other than traditional single-family residential dwellings, with one dwelling per lot, should be denied.



PROTECTED SINGLE FAMILY NEIGHBORHOODS

Approved by University
Community Planning Group on February 14, 1989
Adopted by City Council on May 23, 1989.

 Protected Single Family Neighborhoods
Designated Open Space areas excluded
from Single Family Protected Overlay Zone.



Single-Family Protection Map
University Community Plan

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FIGURE