



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 10, 2023

TO: Sandra Carlson, Associate Engineer – Civil, Public Utilities Department

FROM: Edgar Ramirez Manriquez, Associate Planner, City Planning Department

SUBJECT: Request for the preparation of a Water Supply Assessment for the Hillcrest Focused Plan Amendment (IO #21005507)

The Environmental Review section of the City Planning Department has determined that the above referenced project is required to complete a water supply assessment in conformance with Senate Bill (SB) 610. The determination of whether SB 610 and/or SB 221 apply was made by reviewing Water Code Section 10912 and Government Code Section 65867.5 in consultation with the Public Utilities Department. We would appreciate Public Utilities Department review of the project regarding conformance with SB 610 and SB 221. The following information is provided to aid in the assessment process:

PROJECT DESCRIPTION

The Hillcrest Focused Plan Amendment (project) is a comprehensive amendment to the Uptown Community Plan that aims to increase housing capacity, identify opportunities for public spaces, strengthen mobility connections, support local business, and celebrate the LGBTQ+ culture and history of the community, focusing within the Hillcrest and Medical Complex areas of the Uptown Community Plan.

PROJECT LOCATION

The Hillcrest Focused Plan Amendment area (Attachment 1) encompasses approximately 350 acres of the Hillcrest and Medical Complex neighborhoods within the Uptown Community Plan Area. Hillcrest is a vibrant pedestrian-oriented commercial and entertainment center, and contains a diverse mix of retail, office, and mixed-use buildings as well as a varied residential character. Hillcrest serves as the primary commercial core for Uptown, which is concentrated around the intersection of Fifth Avenue and University Avenue, and extends several blocks east, west, and south. University Avenue is the primary spine of Hillcrest, with commercial development extending along University Avenue east of State Route (SR) 163, and west until it converges with Mission Hills.

The Medical Complex includes the Scripps Mercy Hospital and Medical Center and the University of California San Diego (UCSD) Hillcrest Medical Campus, which occupy over forty percent of the Medical Complex neighborhood. The remaining portion of the Medical

Complex area is occupied primarily by multifamily residential uses. Commercial development, which is mostly auto-oriented, is located on the north side of Washington Street adjacent to the medical centers.

RESIDENTIAL

The 2020 Urban Water Management Plan bases the projected demand for water on the SANDAG Series 14 - Housing, Population and Employment Forecast for the year 2045. The SANDAG Forecast indicates that the Uptown Community could have 30,181 homes by the year 2045. The SANDAG Series 14 Forecast is based on the adopted community land use plan which provides long-term housing capacity.

According to the Series 14 forecast, SANDAG estimated the Uptown Community had 23,183 existing homes in the year 2020, which leaves a capacity of 6,998 homes. For this analysis, due to the increased residential capacity proposed with the amendment to Uptown Community Plan, approximately 400 homes are anticipated annually from 2020 to 2045.

Table 1 highlights by 2045 - including the 2020 Series 14 forecast estimate - the total number of homes is projected to reach 33,183. The remaining homes are expected to be built beyond 2050.

Table 1	Uptown Community Plan Area SANDAG Series 14 Forecast		Draft Community Plan Amendment Buildout	
	2020	2045	2045	Beyond 2050
<i>Multifamily</i>	15,499	22,284	25,286	46,703
<i>Single Family</i>	7,684	7,897	7,897	7,897
<i>Mobile Homes</i>	0	0	0	0
Total Housing Units	23,183	30,181	33,183	54,600

HOUSEHOLD POPULATION

The SANDAG Forecast shows that the Uptown Community could have a household population of 65,435 people by 2050. The draft communities plan buildout estimates that the Uptown Community will have approximately 113,533 people living in an occupied housing unit at full buildout, which is 48,098 people more than the SANDAG Series 14 forecast for the year 2050. The estimated Community Plan buildout assumes a vacancy rate of 8.8 percent for multifamily and a rate of 2.28 persons per household, which is consistent with the SANDAG Forecast.

EMPLOYMENT AND NON-RESIDENTIAL

The SANDAG Forecast shows that the Uptown Community could have 42,976 employees by 2050. As of 2020, the community had approximately 7,149,900 square feet of non-residential floor area. The Draft Community Plan Amendment estimates approximately 8,318,700 square feet of non-residential buildout, which could be built by 2045. This is 1,168,800 more square feet than what is built now due to the proposed expansion of UCSD and Scripps Medical Centers. See Table 2 to view the 2045 non-residential buildout by land use category.

Table 2	Existing Floor Area (Sq Ft)	Adopted Plan Floor Area (Sq Ft)	Proposed Plan Floor Area (Sq Ft)
Land Use Category	2020	2045	2045
Education	413,100	364,200	364,200
Industrial	19,700	-	-
Institutional/Medical	2,147,100	1,883,000	2,920,600
Office Commercial	2,308,400	1,586,000	1,586,000
Recreational	18,000	18,000	18,000
Retail Commercial	1,816,400	3,188,900	3,188,900
Transportation/Utilities	67,100	67,100	67,100
Visitor Commercial	360,100	173,900	173,900
Total Floor Area	7,149,900	7,281,100	8,318,700

NEXT STEPS

We would appreciate your department’s review of the project regarding conformance with SB 610 and SB 221. Please do not hesitate to contact me directly at (858) 573-5077 or at EdgarR@sandiego.gov should you need any additional information and/or have questions.

Sincerely,



Edgar Ramirez Manriquez
 Associate Planner

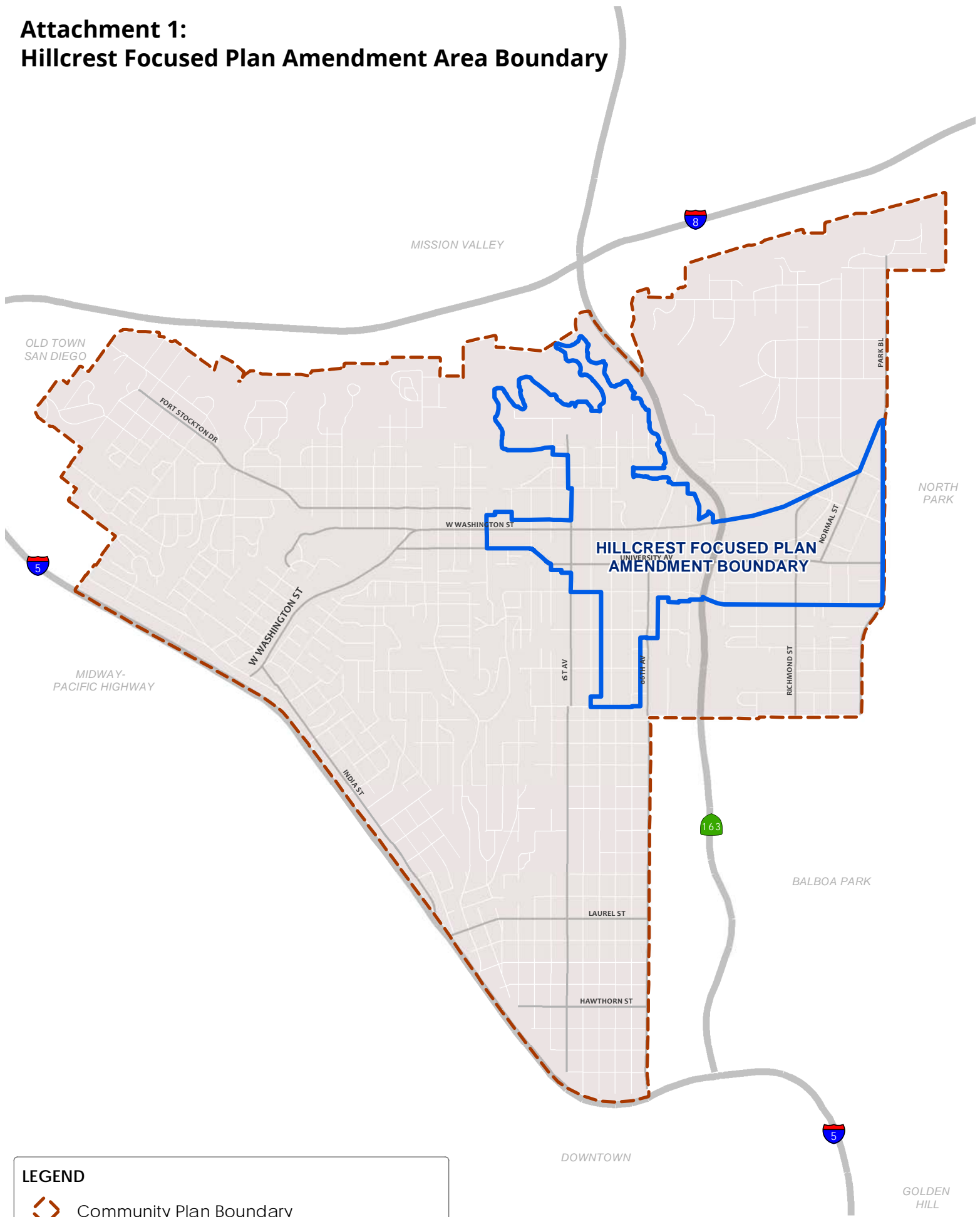
ERM/ep

Attachment:



1. Hillcrest Focused Plan Amendment Area Boundary


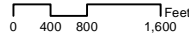


cc: Tait Galloway, Deputy Director, City Planning Department
 Kelley Stanco, Deputy Director, City Planning Department
 Rebecca Malone, AICP, Program Manager, City Planning Department
 Coby Tomlins, Program Manager, City Planning Department
 Alex Frost, Development Project Manager III, City Planning Department
 Elena Pascual, Senior Planner, City Planning Department
 Shannon Corr, Senior Planner, City Planning Department

Attachment 1: Hillcrest Focused Plan Amendment Area Boundary



LEGEND

-  Community Plan Boundary
-  Hillcrest Focused Plan Amendment Boundary

Copyright 2012 SanGIS - All Rights Reserved. Full text of this legal notice can be found at http://www.sangis.org/Legal_Notice.htm