

The following contains a listing of all the changes made to the Community Discussion Draft in the formulation of the Draft Plan. Some items of the plan were rearranged to accommodate requested edits. As such, the page numbers listed here are the page numbers of the original Community Discussion Draft.

Global Updates

- Instances of the name “University” were updated to say “the University Community” and “University Community Planning Area” when referring to the community as a whole.
- Some maps had an incorrect depiction of the Open Space system. All maps now have the correct layer.
- Changed references of trolley stations to include transit stops.
- Changed the term “roadway” to “street”.
- Minor word changes to use more approachable language.
- Removed references to “Blue Line” Trolley (now only as “Trolley”) because line names can change over time.

Acknowledgments

- Updated City staff names.
- Updated member names based on the current roster and corrected the names of Jonathan Arenz and Karen Martien.
- Added Subcommittee member names.
- Added Kayser Marston Associates to the Consultants list.

Contents/Figures/Tables

- Updated page numbers.
- Updated Figure and Table names and numbers based on changes in subsequent chapters.
- All tables were moved to the Appendix section of the plan.

Introduction

- Page 7: Corrected typo on University Towne Centre, added more references to residential uses and added a definition of “transit village.”

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- Page 9: Updated Torrey Pines State Park name to Torrey Pines State Natural Reserve.
- Page 14: Added “State Reserve” to the management area of the San Diego Coastal Park System General Plan.
- Added a new section: “Building from the 1987 Community Plan.”

Land Use

- Page 17: Removed “abound” from the opening sentence. Other minor rephrasing of text.
- Page 17: Revised the last sentence of the second paragraph to add “bike routes” to the connectivity network.
- Page 18: Revised last sentence of the first paragraph to modify health loop with “public.”
- Page 18: Added a sentence to acknowledge the residential community in North University. Clarified the locations of the linear parks.
- Page 19: Minor rephrasing of text.
- Page 21: Added a sentence to the third goal (Creating Community-Centered Urban Villages) to reference support for small businesses and basic services.
- Page 23: Added ‘workers’ to the first priority.
- Page 26: Revised the sentence in the third goal (Dedicating and Celebrating Open Space) to broaden the definition of seniors.
- Page 28: Updated Priority #5 to “Designing Streets for People” to use consistent sentence structure as the other priorities.
- Page 31: Updated Figure 3 to align designations with the new naming convention included in Blueprint SD. Also provided further refinement to distinguish between “Urban Village” and “Urban Employment Village.” Medium Density Residential properties were also updated to reflect areas that currently have a zone with density in that range. Corrected the land use of the current photo for Medium Residential.
- Page 32: Removed mention of SB-9.
- Page 32: Revised descriptions for Low, Low-Medium and Medium Residential (Low 2, 3, & 4) land uses. Added Medium density residential designations (Medium 1 & 3) land uses to reflect existing development in that range consistent with existing zoning. Revised description for Very High Residential (Medium-4).
- Page 33: Revised Community Village to accommodate both horizontal and vertical developments.
- Page 33: Clarified that the zone controls density limitations in commercial designations.

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- Page 34: Modified descriptions to address both “Urban Village” and “Urban Employment Village.” Added Urban Village Floor Area Ratio (FAR) “up to” the stated FAR allowances.
- Page 36: Added two hospitals: Scripps Green Hospital and UC San Diego Medical Center Hospital.
- Page 37: Added sentence on air traffic outside of the City’s jurisdiction.
- Page 38: Revised sentence to reference the California Coastal Commission.
- Page 38: Added sentence to exempt UC San Diego from City coastal permits.
- Page 39: Modified the Coastal Zone layer type for clarity in Figure 4.
- Added a new section: “Planning Horizon.”

Urban Design

- Pages 42-95: The overall section was edited to reflect aspirational guidance, provide flexibility, and encourage creativity and innovation in design.
- Page 42: Changed “Entry to Community” to “Gateway” in Figure 5 legend and added the Coastal Rail Trail. Adjusted the look of dashed lines.
- Page 44: Added reference to Figure 5 in the Wayfinding section. Removed measurements in Figure 8 to not be duplicative of the forthcoming SDR.
- Page 46: Eliminated second-story retail from Figure 9.
- Page 48: Edited for clarity. Removed measurements in Figure 10 to not be duplicative of the forthcoming Supplemental Development Regulation. Also added additional canyon areas in the description.
- Page 49: Minor rephrasing.
- Page 51: Added examples of corridor streets.
- Page 52-53: Added street names to promenade diagram.
- Page 59: Fixed typo.
- Page 62: Removed repeated text and edited for clarity. Also changed instances of “University City” to “University Community.” Fixed typo and did minor rephrasing.
- Page 63: Added tree species references to Figure 12.
- Page 64: Moved detailed tables to the Appendix section of the plan.
- Page 65: Modified the Street Tree Palette to include design direction for primary and secondary trees and clarified the use of native trees.
- Page 68: Corrected Campus Pointe Drive to Executive Drive.
- Page 69: Added more benefits of stormwater design.
- Page: 71: Corrected legend typos.
- Page 70: Updated the Village Areas name to Urban Design Districts for clarity. Removed reference to San Diego National Wildlife Refuge.

- Pages 70-95: Design District pages were revised to focus on opportunities by providing a narrative format. Key ideas were re-structured as policies and moved to the Implementation section.
- Page 72: Removed references to National University.
- Page 76-77: Fixed layering error.
- Pages 85-87: Minor adjustments to diagrams to reflect setbacks from the freeway.
- Page 89-91: Changed golf course label to open space.
- Page 94: Fixed label of “Sorrento Valley.”
- Page 93-95: Removed the “San Diego National Wildlife Refuge” label and all recommendations located on federal property. Added federal property boundary.

Mobility

- Page 102: Added additional text about new facilities.
- Page 103: Moved Table 3 to the Implementation section.
- Page 104: Updated Figure 17 to include:
 - Class III facility on Stressman St
 - Change Science Center Dr to existing Class II
 - Change Charmant Dr to existing Class II
 - Change southbound Nobel Dr to Class IV (one-way)
- Page 105: Added information about Bike Boulevards.
- Page 106: Moved text and graphics before maps for pagination reasons. Also added examples of lightweight transportation devices.
- Page 110: Reduced the size of the graphic and added more information about SMART corridor implementation. Moved before Transit discussion for clarity.
- Page 113: Move Table 4 to the Implementation section.
- Page 115: Added new figure to illustrate connected vehicles, added more information about Transportation Systems Management and Parking.

Parks and Recreation

- Page 117: Added sentence on using native species in relation to “green technology.”
- Page 117: Added the word “restore” to the goal about natural areas.
- Page 118: Added sentence on the critical role of open spaces in the City’s MHPA.
- Page 120: Removed reference to Ellen Browning Scripps National Park.
- Page 123: Swapped the image/rendering of Regents Road North with Governor Drive image/rendering.
- Page 123: Added “Top” to “North” label.
- Page 123: Added “Below” to “South” label.

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- Page 124: Swapped the image/rendering of Governor Drive with Regents Road North image/rendering.
- Page 126: Removed the word “scenic” when describing views.
- Page 128: Rounded numbers for ease of use.
- Page 121: Updated Figure 23 based on revised inventory, including new opportunity for Torrey Pines Neighborhood Park.
- Page 127: Updated map symbology for Figure 24.
- Page 129: Table moved to Appendix. Re-tabulated inventory numbers.

Open Space and Conservation

- Page 140: Clarified Multiple Species Conservation Program Subarea Plan (MSCP) information on core biological areas.
- Page 143: Added a description of the Peñasquitos Watershed.
- Page 144: Removed “crash hazard” and replaced with “safety impacts” in two sentences.
- Page 144: Added information about federal government-owned parcels.
- Page 146: Rephrased for clarity.
- Page 147: Added areas already dedicated as Open Space to the map.

Historic Preservation

- Page 151: Switched the captions on two photos that were incorrectly labeled.
- Page 155: Added information about the Cultural Resources and Sensitivity Analysis results, including a reference to an identified cultural resource (HRB #1450).

Public Facilities, Services, and Safety

- Page 158: Added a paragraph under the list of fire stations to explain growth accommodations.
- Page 158: Revised the first sentence of the “police protection” paragraph to include Northwestern Division at 12592 El Camino Real.
- Page 158: Added sentence on Northwestern Division coverage.
- Page 159: Label changed from “Public Middle/High Schools” to “Public Charter School” in Figure 27.
- Page 160: Edited “six” public schools to “seven.”
- Page 160: Moved the second paragraph to the top of the section.
- Page 160: Replaced “The University community is well-served...” paragraph with the revised text in the comment to describe local schools.
- Page 160: Revised the “Implementing a dense, affordable housing strategy” sentence to mention trolley and Super Loop.

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- Page 160: Replaced final paragraph to describe the development of new school sites.
- Page 160: Revised final sentence of Libraries section to include other uses of recreation centers.
- Page 161: Revised sentence to note sewer service.
- Page 161: Added a sentence on sewer capacity analysis for new development.
- Page 161: Added a sentence in the second paragraph of the Water Distribution section to mention Pure Water Program.
- Page 164: Add paragraph to include additional detail regarding the City's wildfire management resources. Added the term "Mitigating" to the section headers.
- Page 165: Updated Figure 29.

Implementation/CPIOZ

- Pages 170-171: Vision and Land Use Policies have been reorganized and revised for clarity. A new policy has been added to address the importance of grocery stores.
- Pages 172-175: Urban Design policies have been updated to encourage flexibility, creativity, and innovation in design. New policies for each Design District have been added based on previously identified "Key Ideas."
- Pages 176-179: New Mobility policies have been added to address:
 - Traffic calming,
 - Transit connections,
 - Multi-modal improvements,
 - Parking, and
 - The potential for a future Community Parking District.
- Page 180: 4.1: Public Parks and Green Spaces
 - J – Split the policy into two policies and renumbered to be J and K. Renumbered former policy K to be L. There was no policy L in the Community Discussion Draft, so no other policies had to be renumbered.
 - M – Added the words "rain gardens, permeable pavements, and other." Added the sentence, "Protect water quality in coastal watersheds by minimizing storm flow leaving developed areas."
 - O – Added the words "and native shrubs."
 - S – Added the word "coastal" and removed the words "ways" and "an increase in."
 - U – Replaced the words "sensitive to" with "to enhance."
- Page 181: 4.2: Trails, Overlooks and Tailhead Pocket Parks
 - C – Incorporated reference to upcoming Citywide Trails Master Plan process.
 - D – Added the words "and restore."

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- F – Removed the words, “Work cooperatively with property owners to.” Added sentence, “Seek opportunities to restore vernal pools where appropriate, including working cooperatively with property owners.”
- G – Added words, “Natural Resource Management Plans.”
- J – Added the sentence, “Use green infrastructure in developed areas to reduce flows into the stormwater system.” Added the words, “including streambed bioengineering.”
- K – Added the words, “and MHPA Land Use Adjacency Guidelines.”
- L – Added the words, “and prevent habitat fragmentation of,” removed the words “between” and “the.” Added the sentence, “Seek opportunities to enhance wildlife corridors through manmade crossing structures, wildlife-friendly fencing and other best practices.”
- Page 182: 5.1 B – Added “where appropriate and in conformance with MCSP and MHPA guidelines” and updated trail map cross reference.
- Page 183: 5.6 E – Added “in order to reduce,” removed “and prevent.” Added the word “between” after “habitat fragmentation.”
- Page 184 5.12 A – Added “special status species and wildlife corridors.”
- Page 184: 5.13: Area Specific Conservation and Open Space
 - A – Added Roselle canyon.
 - B – Added Sorrento Valley, and Roselle canyon. Removed Marian Bear Memorial Park because it is outside of the planning area.
 - C – Slight text edit to clarify Torrey Pines City Park will be developed in accordance with the existing General Development Plan.
 - H – Modified to say, “Protect and restore Rose Canyon ecosystems and watershed habitats.”
 - I – Added the sentence, “Protect and restore Rose Canyon Open Space Park for education, research, stewardship, and passive recreation.”
 - L – Removed policy because it addresses a location outside of the Community Planning Area. Subsequent policies were renumbered.
 - P (now policy O) – added the words “completion of the Coastal Rail Trail and.”
- Page 185: 5.15 D – Added words “charging stations for electric vehicles.”
- Page 185: 5.16 B – Added the word “native.”
- Page 190: Modified hatching on CPIOZ map to make freeway- and canyon-adjacent development more distinguishable. CPIOZ boundaries have also been updated.
- SDRs 1-3:
 - Created a new scaled system for determining public space that is more tailored to the different site sizes found in the community.

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- Included an in-lieu fee option where development may choose to purchase amenity points, up to a maximum of 25% of the total required amenities.
 - Residential development has the option not to pay the park impact fee if the development provides a park consistent with the Parks Master Plan and Council Policy 600-33.
 - Added more clear language around how urban public space needs to integrate with street frontage requirements.
 - Now SDR-A.
- SDRs 4-6:
 - Updated language to ensure clearer requirements.
 - Now SDR-B.
- SDR 7:
 - Updated language and modified diagram to provide better direction on where the transition is required.
 - Reduced the depth of area affected within the site.
 - Added the requirement applies when adjacent to both single-family and low-scale multi-family.
 - Now SDR-C.
- SDRs 8-11
 - Updated language and removed requirements that area already regulated through zoning and the San Diego Municipal Code.
 - Only University-specific screening requirements are included.
 - Now SDR-D.
- SDR 12
 - Removed.
- SDRs 13-17
 - Replaced with one SDR directing development fronting street segments identified in the Community Plan to provide sufficient public right-of-way for bicycle facilities, flexible lanes, and general-purpose lanes.
 - Now SDR-G.
- SDR-18
 - Simplified requirements
 - Now SDR-F.
- SDR-19
 - Square footage requirements for community-serving retail were increased.
 - Now SDR-H.
- SDR-20
 - Requirements now provided.

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- Requires the physical production of units on-site or within a Sustainable Development Area within the University Community.
- Alternative compliance options are provided depending on the proposed level of affordable housing subsidy.
- Now SDR-H.
- SDR-21
 - Simplified requirements.
 - Now SDR-C.
- SDR-22
 - Simplified requirements.
 - Now SDR-C and SDR-I.