

## ADEQUATE SITES INVENTORY

The [Adequate Housing Sites Inventory](#) is a state-mandated inventory of parcels which, based on the methodology described in Chapter 7 of the [Housing Element](#), have some potential for residential development, based upon existing zoning or community plan land use designation.

The inventory contains a list of the parcels and maps showing their location. The following maps show the adequate sites inventory related to the Clairemont Community. The full list can be accessed by visiting the City's website at: <https://www.sandiego.gov/planning/genplan/heu/adequatesitesmap>.



# *Chapter 7*

## *Adequate Sites*

### *Inventory*

# ADEQUATE SITES INVENTORY

## PURPOSE

The Adequate Housing Sites Inventory is a Housing Element discussion required by state law. The inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City’s housing allocation of 88,096 total units over an eleven -year period between January 2010 and December 2020.

Over this period, the City identified enough sites to accommodate 126,259 potential housing units of which 67,898 could be low- or very low-income units (i.e. either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). The inventory contains a list of the parcels and maps showing their location. Due to the large size of the Detailed Adequate Sites Inventory (Appendix A) and the Adequate Sites Inventory Maps (Appendix B), they are provided under separate cover. They can be accessed by visiting the City’s website at: [www.sandiego.gov/planning/heu/workingdocs.shtml](http://www.sandiego.gov/planning/heu/workingdocs.shtml)

In addition to the detailed inventory and maps, Table 47 provides an overview of the inventory by community planning area. The summary shows units ranging from “Completed” to “Potential Infill” on residentially zoned sites, demonstrating an ability to provide for a range of unit densities and affordability levels within the inventory.



**Table 47: Adequate Housing Sites Inventory Summary by Community Plan Area 2010-2020**

Community Planning Area	1 Units Completed	2 Under Construction	3 Permit Issued Not Complete	4 Review in Process	5 Review in Process With Plan Amendment	6 Vacant - Zoned Residential	7 Vacant - Zoned Residential With a Unit Allocation	8 Potential Future Infill	9 Potential Future Infill - Downtown	10 Potential Future Infill - Community With Plan Update/Amendment	11 Military Housing - Planned	12 Total	Adequate Housing Sites Inventory
Barrio Logan	188	92	0	0	0	105	0	0	0	1,922	0	<b>2,307</b>	Net Units
	173	91	0	0	0	0	0	0	0	0	0	<b>264</b>	Affordable Project Units
	0	0	0	0	0	97	0	0	0	1,352	0	<b>1,449</b>	Infill/Vacant >=30 DU/AC
Black Mountain Ranch	0	0	3,295	300	0	0	0	0	0	0	0	<b>3,595</b>	Net Units
	0	0	106	0	0	0	0	0	0	0	0	<b>106</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Carmel Valley	0	242	95	92	614	17	0	0	0	0	0	<b>1,060</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Clairemont Mesa	198	0	168	0	0	177	0	316	0	0	0	<b>661</b>	Net Units
	198	0	0	0	0	0	0	0	0	0	0	<b>198</b>	Affordable Project Units
	0	0	0	0	0	0	0	263	0	0	0	<b>263</b>	Infill/Vacant >=30 DU/AC
College Area	0	0	697	0	0	130	0	2,436	0	0	0	<b>3,263</b>	Net Units
	0	0	76	0	0	0	0	0	0	0	0	<b>76</b>	Affordable Project Units
	0	0	0	0	0	38	0	2,436	0	0	0	<b>2,474</b>	Infill/Vacant >=30 DU/AC
Del Mar Mesa	0	167	61	0	0	0	0	0	0	0	0	<b>228</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC

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Downtown	787	102	2,016	2,105	0	0	0	0	28,646	0	0	<b>33,656</b>	Net Units
	578	65	64	0	0	0	0	0	0	0	0	<b>707</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	28,646	0	0	<b>28,646</b>	Infill/Vacant >=30 DU/AC
East Elliot	0	0	0	0	297	98	0	0	0	0	0	<b>395</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Encanto Neighborhoods, South	49	0	63	101	0	1,059	0	234	0	0	0	<b>1,506</b>	Net Units
	48	0	52	0	0	0	0	0	0	0	0	<b>100</b>	Affordable Project Units
	0	0	0	0	0	208	0	234	0	0	0	<b>442</b>	Infill/Vacant >=30 DU/AC
Greater Golden Hill	0	0	12	0	0	148	0	762	0	0	0	<b>922</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	762	0	0	0	<b>762</b>	Infill/Vacant >=30 DU/AC
Greater North Park	0	77	315	0	0	79	0	10,491	0	0	0	<b>10,962</b>	Net Units
	0	69	135	0	0	0	0	0	0	0	0	<b>204</b>	Affordable Project Units
	0	0	0	0	0	36	0	10,491	0	0	0	<b>10,527</b>	Infill/Vacant >=30 DU/AC
Kearny Mesa	667	84	360	677	0	39	0	0	0	0	0	<b>1,827</b>	Net Units
	66	0	0	0	0	0	0	0	0	0	0	<b>66</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC

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La Jolla	0	0	27	11	0	142	0	122	0	0	0	<b>302</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	122	0	0	0	<b>122</b>	Infill/Vacant >=30 DU/AC
Linda Vista	0	533	37	9	0	21	0	1,698	0	0	0	<b>2,298</b>	Net Units
	0	30	0	0	0	0	0	0	0	0	0	<b>30</b>	Affordable Project Units
	0	0	0	0	0	0	0	1,698	0	0	0	<b>1,698</b>	Infill/Vacant >=30 DU/AC
Mid-City: City Heights	173	249	0	240	0	353	0	3,369	0	0	0	<b>4,384</b>	Net Units
	171	165	0	87	0	0	0	0	0	0	0	<b>423</b>	Affordable Project Units
	0	0	0	0	0	5	0	3,369	0	0	0	<b>3,374</b>	Infill/Vacant >=30 DU/AC
Mid-City: Eastern Area	0	0	312	0	0	97	0	1,812	0	500	0	<b>2,721</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	1,812	0	0	0	<b>1,812</b>	Infill/Vacant >=30 DU/AC
Mid-City: Kensington-Talmadge	0	0	0	0	0	9	0	1,411	0	0	0	<b>1,420</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	1,411	0	0	0	<b>1,411</b>	Infill/Vacant >=30 DU/AC
Mid-City: Normal Heights	34	0	6	0	0	25	0	1,125	0	0	0	<b>1,190</b>	Net Units
	33	0	0	0	0	0	0	0	0	0	0	<b>33</b>	Affordable Project Units
	0	0	0	0	0	22	0	1,125	0	0	0	<b>1,147</b>	Infill/Vacant >=30 DU/AC

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Midway-Pacific Highway	0	89	0	0	0	0	0	0	0	0	0	<b>89</b>	Net Units
	0	84	0	0	0	0	0	0	0	0	0	<b>84</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Military Facilities	0	0	0	0	0	0	0	0	0	0	1,400	<b>1,400</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Mira Mesa	0	2,451	0	0	4,764	54	3	235	0	0	0	<b>7,507</b>	Net Units
	0	185	0	0	0	0	0	0	0	0	0	<b>185</b>	Affordable Project Units
	0	0	0	0	0	0	0	70	0	0	0	<b>70</b>	Infill/Vacant >=30 DU/AC
Mission Bay Park	0	0	0	0	0	4	0	0	0	0	0	<b>4</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Mission Beach	0	0	17	0	0	1	0	413	0	0	0	<b>431</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	1	0	413	0	0	0	<b>414</b>	Infill/Vacant >=30 DU/AC
Mission Valley	0	544	4,471	0	0	0	0	0	0	0	0	<b>5,015</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC

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Navajo	0	0	1,010	0	3,179	53	0	91	0	0	0	<b>4,323</b>	Net Units
	0	0	126	0	0	0	0	0	0	0	0	<b>126</b>	Affordable Project Units
	0	0	0	0	0	0	0	91	0	0	0	<b>91</b>	Infill/Vacant >=30 DU/AC
NCFUA Subarea II	0	0	10	0	0	0	0	0	0	0	0	<b>10</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Ocean Beach	0	0	12	0	0	19	0	0	0	0	0	<b>31</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Old Town San Diego	0	0	0	0	0	18	0	0	0	0	0	<b>18</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Otay Mesa	0	1,058	1,574	0	0	269	0	0	0	11,114	0	<b>14,015</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	23	0	0	0	0	0	<b>23</b>	Infill/Vacant >=30 DU/AC
Otay Mesa-Nestor	0	50	0	0	0	24	0	17	0	0	0	<b>91</b>	Net Units
	0	49	0	0	0	0	0	0	0	0	0	<b>49</b>	Affordable Project Units
	0	0	0	0	0	0	0	17	0	0	0	<b>17</b>	Infill/Vacant >=30 DU/AC

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Pacific Beach	0	0	23	0	0	234	0	2	0	0	0	<b>259</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	10	0	2	0	0	0	<b>12</b>	Infill/Vacant >=30 DU/AC
Pacific Highlands Ranch	0	0	2,287	0	0	0	720	0	0	0	0	<b>3,007</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Peninsula	0	0	36	30	47	161	0	883	0	0	0	<b>1,157</b>	Net Units
	0	0	0	2	0	0	0	0	0	0	0	<b>2</b>	Affordable Project Units
	0	0	0	0	0	11	0	883	0	0	0	<b>894</b>	Infill/Vacant >=30 DU/AC
Rancho Bernardo	0	0	5	0	0	28	0	0	0	0	0	<b>33</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Rancho Penasquitos	0	368	146	0	0	63	0	0	0	0	0	<b>577</b>	Net Units
	0	31	0	0	0	0	0	0	0	0	0	<b>31</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
San Ysidro	128	49	5	0	65	707	0	9	0	0	0	<b>963</b>	Net Units
	126	0	0	0	0	0	0	0	0	0	0	<b>126</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC

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Scripps Miramar Ranch	0	0	114	0	0	29	0	0	0	0	0	143	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant >=30 DU/AC
Serra Mesa	0	0	0	0	0	12	0	44	0	0	0	56	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	0	44	0	0	0	44	Infill/Vacant >=30 DU/AC
Skyline Paradise Hills	172	0	7	0	0	227	0	6	0	0	0	412	Net Units
	172	0	0	0	0	0	0	0	0	0	0	172	Affordable Project Units
	0	0	0	0	0	0	0	6	0	0	0	6	Infill/Vacant >=30 DU/AC
Southeastern San Diego, South	0	0	217	0	0	480	0	0	0	0	0	697	Net Units
	0	0	196	0	0	0	0	0	0	0	0	196	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant >=30 DU/AC
Tierrasanta	0	0	37	0	0	1	0	0	0	0	0	38	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant >=30 DU/AC
Torrey Highlands	0	126	273	0	0	0	0	0	0	0	0	399	Net Units
	0	20	0	0	0	0	0	0	0	0	0	20	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant >=30 DU/AC

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Torrey Hills	0	0	484	0	0	0	0	0	0	0	0	<b>484</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Torrey Pines	0	0	0	0	0	40	0	0	0	0	0	<b>40</b>	Net Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
University	400	0	1,440	0	472	29	0	0	0	0	0	<b>2,341</b>	Net Units
	0	0	15	0	0	0	0	0	0	0	0	<b>15</b>	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>	Infill/Vacant >=30 DU/AC
Uptown	10	121	158	406	132	373	0	8,812	0	0	0	<b>10,012</b>	Net Units
	10	0	0	0	0	0	0	0	0	0	0	<b>10</b>	Affordable Project Units
	0	0	0	0	0	165	0	8,812	0	0	0	<b>8,977</b>	Infill/Vacant >=30 DU/AC
<b>TOTAL</b>	<b>2,806</b>	<b>6,402</b>	<b>19,790</b>	<b>3,971</b>	<b>9,570</b>	<b>5,325</b>	<b>723</b>	<b>34,288</b>	<b>28,646</b>	<b>13,536</b>	<b>1,400</b>	<b>126,259</b>	Net Units
	<b>1,575</b>	<b>789</b>	<b>770</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,223</b>	Affordable Project Units
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>616</b>	<b>0</b>	<b>34,061</b>	<b>28,646</b>	<b>1,352</b>	<b>0</b>	<b>64,675</b>	Infill/Vacant >=30 DU/AC

## **METHODOLOGY**

In determining the residential development potential of vacant and potential future infill sites, it has been assumed that development will occur at 85 percent of the maximum zone density. This assumption is based on recent experience. The high price of land in San Diego is resulting in increasingly efficient development at higher densities than was typical in the past in areas where zoning allows denser development. Community plans contain density ranges with maximum and minimum units per acre. Community plan maximum allowed densities generally correspond to the maximums allowed by zoning. The City has been enforcing the minimum community plan density, as well as the maximum for discretionary projects, and has been encouraging development to achieve densities as close as possible to the allowed maximums. Given the strong demand for residential development in San Diego, many recent development projects are being submitted with residential densities near the maximum density allowed.

Many sites with residential development potential already contain some units on site. The Adequate Sites Inventory calculates net units as the increased number of units that are possible on these sites. Existing units are not included in this total. This detailed 1,327-page inventory also includes gross unit totals, which include the existing units on these underdeveloped sites as well as the potential new units. The inventory does not contain any previously existing units that were recently replaced on a one-to-one basis.

The timeframe used to calculate the regional housing share for San Diego County was from January 2010 to December 2020. This includes units completed, under construction in and in the permitting process, as well as potential future residential units on vacant or underdeveloped infill sites. The City compiled building permits and building completion permit data from January 2010 to July 2012, using a methodology that precluded double counting.

The Adequate Sites Inventory was compiled using Geographic Information System (GIS) and was based on building permit data, SanGIS parcel data, San Diego Association of Governments (SANDAG) land use data, San Diego Housing Commission data, as well as information compiled by City staff.

### **A. UNITS COMPLETED OR UNDER CONSTRUCTION**

Housing units completed or under construction shown on Table 47 indicate some initial progress toward meeting the City's total housing goal. From January 1, 2010 to July 1, 2012, a total of 2,806 new housing units had been constructed and an additional 6,402 were under construction, yielding a total of 9,208 new housing units produced citywide, so far during the current RHNA cycle.

### **B. PERMITTED UNITS**

The Adequate Sites Inventory also includes 19,790 housing units that had received discretionary development approval, but had not yet started construction. Given the strong regional demand for housing, it is reasonable to assume that the sites with discretionary development permits should be completed prior to 2020.

## **C. REVIEW IN PROCESS**

The Adequate Sites Inventory also includes housing units that were in the process of being reviewed for discretionary development approvals. As shown on Table 47, there were 3,971 units being reviewed that did not require a community plan amendment and 9,570 units that did require an amendment.

## **D. VACANT LAND**

The City has identified potential housing sites on vacant developable land that is designated for and capable of providing new housing units. Table 47 includes vacant sites zoned for residential uses that could provide 5,325 future housing units.

In addition to vacant sites zoned for residential, there were sites that have been allocated a number of units as part of an adopted community, precise, or specific plan. This is done as part of a planned development project with established unit totals for each development area in a plan. There were 723 units that were specifically allocated by a plan.

In total, the inventory contains 6,048 potential new housing units that are on vacant developable sites.

## **E. INFILL OPPORTUNITY**

The City has identified “potential future infill housing opportunity sites” capable of accommodating approximately 76,470 additional units. Staff planners assigned to each of the City’s community planning areas participated in the process of identifying the sites that have potential for infill housing development in the next several years. All of the identified sites are either zoned for multifamily or mixed-use development, or are located within a community currently undergoing a Community Plan Update/Amendment process. Most of the infill sites are zoned for residential densities at or above 30 units per acre and therefore have potential to accommodate affordable housing. Many of these sites are located within Pre World War II communities that have been experiencing recent development activity. They are located predominantly in areas where the General Plan and other City policies encourage additional development such as in “village” areas adjacent to light rail stations or other transit hubs. Although many of the infill opportunity sites are smaller parcels, it is likely, based on recent development trends, that most future residential development projects will involve consolidation of two or more parcels.

## **F. AFFORDABLE HOUSING PROJECTS IN PROCESS SINCE JANUARY 1, 2010**

The Regional Housing Needs Allocation (RHNA) uses January 1, 2010 as the baseline for the Housing Element planning period. Table 48 provides a list of affordable housing projects in process by affordability level. Since January 1, 2010, a total of 3,144 restricted affordable units were either completed, under construction, permitted, or in the review process.

**Table 48: Affordable Housing Projects in Process by Community Since January 1, 2010**

Community Area	Project Name	Total Units	Restricted Units	Very Low AMI 0-50%	Low AMI 51-80%	Mod. AMI 81-120%	Status	Site ID
Barrio Logan	La Entrada Family Apartments	85	84	58	26		Units Completed	BL15646
Barrio Logan	Los Vientos	89	88	18	70		Units Completed	BL15651
Barrio Logan	Estrella del Mercado Apartments	92	91	48	43		Under Construction	BL15653
Barrio Logan	Sigsbee	13	1		1		Units Completed	BL20040
Black Mountain Ranch	Sagewood Estates	265	106	11	95		Permit Issued not Complete	BMR19778
Clairemont Mesa	Sorrento Tower	198	198	20	178		Units Completed	CM20042
College Area	Alvarado Apartments	659	76		76		Permit Issued not Complete	CA15616
Downtown	Cedar Gateway	65	65	65			Under Construction	DT193
Downtown	15th and Commercial	140	64	64			Permit Issued not Complete	DT296
Downtown	Studio 15	275	273	173	100		Units Completed	DT7200
Downtown	Ten Fifty B Mixed Use	229	229	126	100	3	Units Completed	DT20039
Downtown	Parkside Terrace Apartments	77	76	12	64		Units Completed	DT20046
Encanto Neighborhoods, Southeastern	Trolley Residential	52	52		52		Permit Issued not Complete	ENC15689
Encanto Neighborhoods, Southeastern	Vista Grande	49	48	48			Units Completed	ENC20045
Greater North Park	City Scene Apartments	31	31	12	18		Permit Issued not Complete	NP38
Greater North Park	Kalos Apartments aka Florida Street	83	82	26	56		Permit Issued not Complete	NP15617
Greater North Park	Arbor Terrace	71	69	49	20		Under Construction	NP15618
Greater North Park	The Boulevard Apartments	24	23	23			Permit Issued not Complete	NP15683
Kearny Mesa	Sunroad Centrum Apartments	379	38		38		Under Construction	KM15680
Kearny Mesa	Mira Bella Apartments	288	29		29		Units Completed	KM20041
Linda Vista	Pacific Ridge Apartment Homes	533	30			30	Under Construction	LV15690
Mid-City: City Heights	Courtyard Terraces	88	87	62	25		Review in Process	CH15613
Mid-City: City Heights	Auburn Park Apartments	69	67	67			Units Completed	CH15620

Community Area	Project Name	Total Units	Restricted Units	Very Low AMI 0-50%	Low AMI 51-80%	Mod. AMI 81-120%	Status	Site ID
Mid-City: City Heights	Courtyard Apartments	37	37		37		Units Completed	CH13683
Mid-City: City Heights	City Heights Square Mixed-Use	92	14	4	10		Under Construction	CH20048
Mid-City: City Heights	City Heights Square-Seniors	151	150	150			Under Construction	CH20049
Mid-City: Normal Heights	34th Street Apartments	34	33	12	21		Units Completed	NH20043
Midway-Pacific Highway	Mission Apartments	85	84	9	75		Under Construction	MPH15655
Mira Mesa	Casa Mira View	235	185		185		Under Construction	MM15628
Navajo	Archstone Apartments	444	67		44	23	Permit Issued not Complete	NAV15619
Navajo	Centerpointe Apartments	588	47		47		Permit Issued not Complete	NAV15630
Otay Mesa-Nestor	Riverwalk Apartments	50	49	35	14		Under Construction	OMN15675
Peninsula	Markey Mixed-Use	15	2	2			Review in Process	PEN15668
Rancho Penasquitos	Cresta Bella	368	31		31		Under Construction	RP15636
San Ysidro	Verbena	80	79	55	24		Units Completed	SY15695
San Ysidro	El Pedregal	45	44	32	12		Units Completed	SY20047
San Ysidro	Senior Gardens	14	3		3		Under Construction	SY16699
Skyline-Paradise Hills	Mariner's Village Apartments	172	172		172		Units Completed	SPH20044
Southeastern San Diego, Southeastern	Comm22-Senior Housing/Family Housing	200	196	100	96		Under Construction	SE15634
Torrey Highlands	Terramar Apartments	21	20	5	15		Under Construction	THL15682
University	UC Village 14C and 14D	38	15	15			Permit Issued not Complete	UNI188
Uptown	Hillcrest Centre Street Lofts	22	2	2			Units Completed	UPT10809
Uptown	Paseo De Mission Hills	81	8	8			Units Completed	UPT11695
<b>TOTAL</b>		<b>6,932</b>	<b>3,144</b>	<b>1,311</b>	<b>1,777</b>	<b>56</b>		

## **G. SUITABILITY OF NON-VACANT AND SMALLER SITES**

As the City of San Diego is largely built-out, recent development activities and trends indicate that the development of residential uses on non-vacant, underutilized sites is prevalent within urban areas throughout the City. The SANDAG regional land use data indicates that less than four percent of San Diego's land remains vacant and developable. This Housing Element has identified all the vacant residential sites throughout the City that could develop within the current RHNA cycle. Given the limited amount of vacant developable land remaining in the City, future housing will occur primarily on non-vacant sites.

The adequate sites inventory identifies 62,934 total potential housing units on sites categorized as infill residential (excluding those within a community undergoing a plan update/amendment). All of the infill sites are in urban areas, zoned for 30 housing units per acre or greater, and identified as individual parcels. Generally, within older established areas, single parcels tend to be small parcels (less than a half-acre in size). Most of the infill sites are less than a half-acre in area. However, many of these smaller parcels are adjacent to each other and have the potential to be assembled as part of a larger development site. Many of the infill sites are located in large contiguous areas along major transportation corridors. The assembling of parcels to form larger development sites is consistent with recent development trends as indicated by the pipeline sites identified in the inventory.

In order to determine the median project size, staff analyzed multifamily and mixed-use residential sites identified as being in the development pipeline. Completed and pipeline sites are indicative of recent development trends. Sites analyzed were primarily in older urbanized communities because a majority of multifamily and mixed-use housing located in these areas is being constructed on sites smaller than is the housing that is being constructed on vacant land in newer developing communities. This analysis determined that the median parcel size in older urbanized areas for sites completed or in the pipeline is approximately 0.84 acres (20,909 square feet). Although the median project site area is 0.84 acres, many of these sites contain multiple smaller parcels that were assembled to form a larger development site. The median area of these smaller assembled individual parcels is only 0.14 acres (5,227 square feet).

Developers typically assemble development sites by purchasing adjacent parcels. This Housing Element does not attempt to aggregate single parcels infill sites together, since moderate to higher-density projects can range in area from sites less than a half-acre to greater than one acre. Nevertheless, the site inventory findings demonstrate that individual infill sites are often combined with contiguous sites to form larger sites where development is more financially feasible.

A review of the 43 affordable housing projects in process by community since January 1, 2010, as displayed on Table 48, demonstrates that affordable housing is indicative of the overall recent development trend in San Diego, as 37 of the 43 developments took place on non-vacant infill sites and 19 of the 43 developments took place on sites where parcels of less than a half-acre were assembled to form a larger project.

As San Diego's economy continues to diversify, due mainly to its emerging technology sectors, it is experiencing a strong demand for infill housing to meet the needs of the workforce. At the same time, the City is experiencing market factors such as a limited land supply and low housing inventory. Many

landowners of older commercial properties are generally willing to consider converting their land to residential use or intensifying it as a mixed-use development because of the significantly higher market value. In addition to market conditions there are a number of incentives and Land Development Code provisions intended to provide increased flexibility in developing infill residential on non-vacant and/or small sites. The Land Development Code includes the Urban Village Overlay Zone, Small Lot Zone and Townhouse Zone in order to encourage higher-density, transit-oriented development. Multiple-unit developments proposed for a legally-created lot are permitted through a ministerial action to enable an owner to generate the maximum number of units permitted by the designated zoning. The Transit Area Overlay Zone is applied in areas where there is a high level of transit service, with lower parking demand, leading to lower off-street parking requirements. The Residential Tandem Parking Overlay Zone is applied in certain areas where tandem parking may be counted as two parking spaces, increasing efficiency in lot or building area devoted to parking. The Affordable Housing Parking Regulations are applied to regulated rental affordable housing units where the units are affordable to very low income and/or low income households for a term of at least 30 years. The regulations apply parking ratios that are unique to the housing type (family housing, SRO hotel, senior housing, studio & one bedroom, and special needs) and unique to the project location (walkability index and transit index). Additional incentives include both the Affordable Housing and Sustainable Expedite programs, as described previously in this document, as well as the consideration of CEQA infill streamlining, and the processing of the Small Lot Subdivision Ordinance – to provide greater flexibility in creating alternative housing by reducing certain minimum lot size and setback requirements as well as other requirements.

In addition to the City of San Diego’s incentives and Land Development Code provisions, SANDAG also plays an important role in promoting infill, small lot development. A key implementation action of SANDAG’s Regional Comprehensive Plan (RCP) has been the development of a “Smart Growth Concept Map” illustrating the location of existing, planned, and potential smart growth areas. The map serves as the foundation for prioritizing transportation investments and determining eligibility for TransNet Smart Growth Incentive Program (SGIP) funds. TransNet is a voter-approved one-half cent sales tax to fund transportation projects throughout San Diego County through the year 2048. The SGIP awards two percent of the annual TransNet revenues for the next 40 years to local governments through a competitive grant program to support projects that will help better coordinate transportation and land use in the region. The goal of the TransNet SGIP is to fund comprehensive public infrastructure projects and planning activities to facilitate compact, mixed-use development focused around public transit. During the first funding cycle (FY 2009-2010), the City of San Diego was awarded a total of 4 planning grants and 4 capital project grants. The planning grants allow the City to undertake advanced planning and impact analysis of new housing, even before private landowners submit development proposals, in effect pre-approving the opportunity for infill development to occur. The projects funded under the SGIP program serve as models for how modest investments in infrastructure and planning can make smart growth an asset to communities. These investments should help to attract private developers to continue to build successful infill projects that implement the City of Villages strategy.

## **H. COMMUNITIES WITH A PLAN UPDATE/AMENDMENT**

For the purposes of the Adequate Sites Inventory, the City has identified a total of 13,536 potential future housing units that are associated with two communities which are currently in the final stages of a plan update process (Otay Mesa and Barrio Logan) and one community (Mid City: Eastern Area) which is

undergoing a focused plan amendment to redesignate and rezone former industrial land uses to residential. In addition to the Otay Mesa and Barrio Logan Community Plan Updates and the Mid City: Eastern Area Focused Plan Amendment, a number of additional Community Plans were in the process of being updated at the time of the preparation of the Housing Element, as described on page HE-92, however, any proposed increase in residential units from these additional Plan Updates were not included in the Adequate Site Analysis because they were still in the early stages of the update process.

## **I. MILITARY FAMILY HOUSING**

The City has identified housing units for military families in the inventory. Given the strong military presence in both the City and the region, there is a need to provide housing for the families of military personnel stationed in San Diego.

Fourteen-hundred new military family housing units have been planned at Marine Corps Air Station Miramar, but have not yet started construction. These units will be offered to military families at rents below market rate, and thus reduce the need for military families to compete for housing in the San Diego rental market.

## **J. WATER SUPPLY AND SEWER CAPACITY**

Water and sewer facilities are existing or planned to accommodate the ultimate build out of residential and non-residential development designated in the City's many community plans. Planned facilities will be able to accommodate projected growth to 2025 without fundamental changes to the systems. With development in San Diego gradually shifting to be primarily infill, the need to construct additional water and sewer facilities is less of an issue than when development was primarily going in previously undeveloped areas. In the unlikely event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation, consistent with SB 1087.

The City's Urban Water Management Plan serves as a long-range planning document for the City's water supply as required by state law. It addresses the City's water system and includes a description of the water supply sources, historical and projected water use to the year 2035, and water demands during different periods. The City receives approximately 85 to 90 percent of its water from San Diego County Water Authority, which obtains water principally from the Metropolitan Water District of Southern California and transferred water from Imperial Irrigation District. The City has adequate water supply to meet the forecasted water demand.

State law requires information on water supply availability and certain local land-use decisions. Water supply assessments are required for projects with 500 or more residential units subject to the California Environmental Quality Act (CEQA). Water supply verifications are required for large residential subdivisions to ensure water supplies to serve new large subdivisions.

The City has taken actions to maximize water resources and minimize the need to import water. The City developed a Long-Range Water Resources Plan to reduce reliance on water supply imports and develop and maximize the City's water resources. The City is a member of the San Diego Integrated Regional Water Management Planning Group that seeks an integrated regional approach to addressing water

management issues. The City is conducting groundwater basin studies and hydro-geologic investigations to better understand the complex hydrogeology in the coastal San Diego area, the water supply potential of the local groundwater basins and the potential for desalination of local brackish groundwater. The City has prepared a Water Facilities Master Plan and is completing its Recycled Water Study and Recycled Water Master Plan. The City is conducting a Water Purification Demonstration Project to examine the feasibility to use advanced treated recycled water as a future source.









Project status  
as of July 2012

■ Permit issued not complete

■ Potential Future Infill - Downtown

■ Review in process with plan amendment

■ Military Housing - Planned

■ Planning Areas

■ Potential Future Infill

■ Potential Future Infill - Sites with Plan Amendment

■ Under Construction

■ Vacant - zoned residential with a unit allocation

□ Parcels

■ Potential Future Infill - Community with Plan Update

■ Review in process

■ Units completed

■ Vacant - zoned residential

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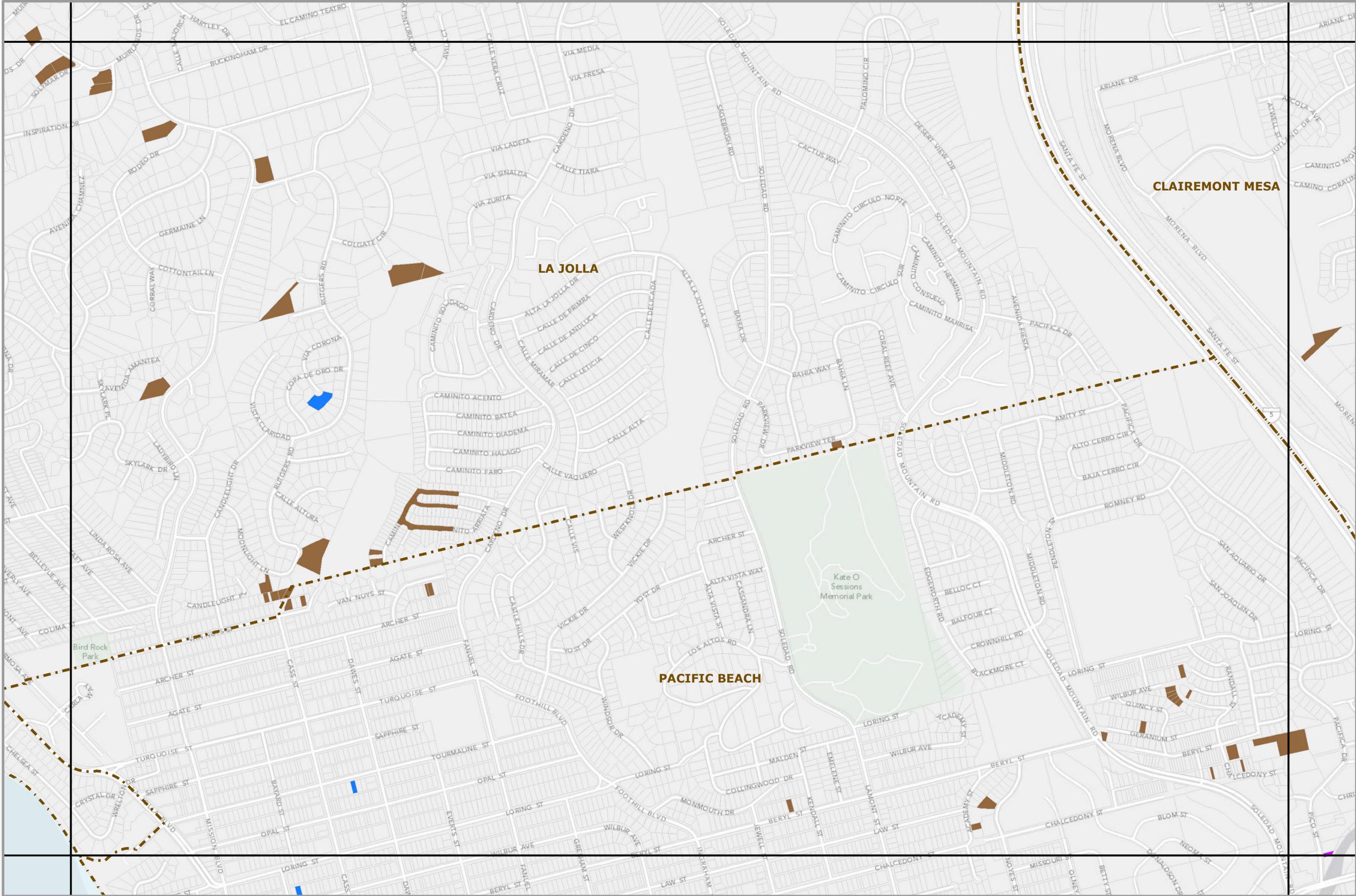
# Housing Element Adequate Sites Inventory (2012)

Index Grid #: 46



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Index Map





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- Vacant - zoned residential
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DEVELOPMENT  
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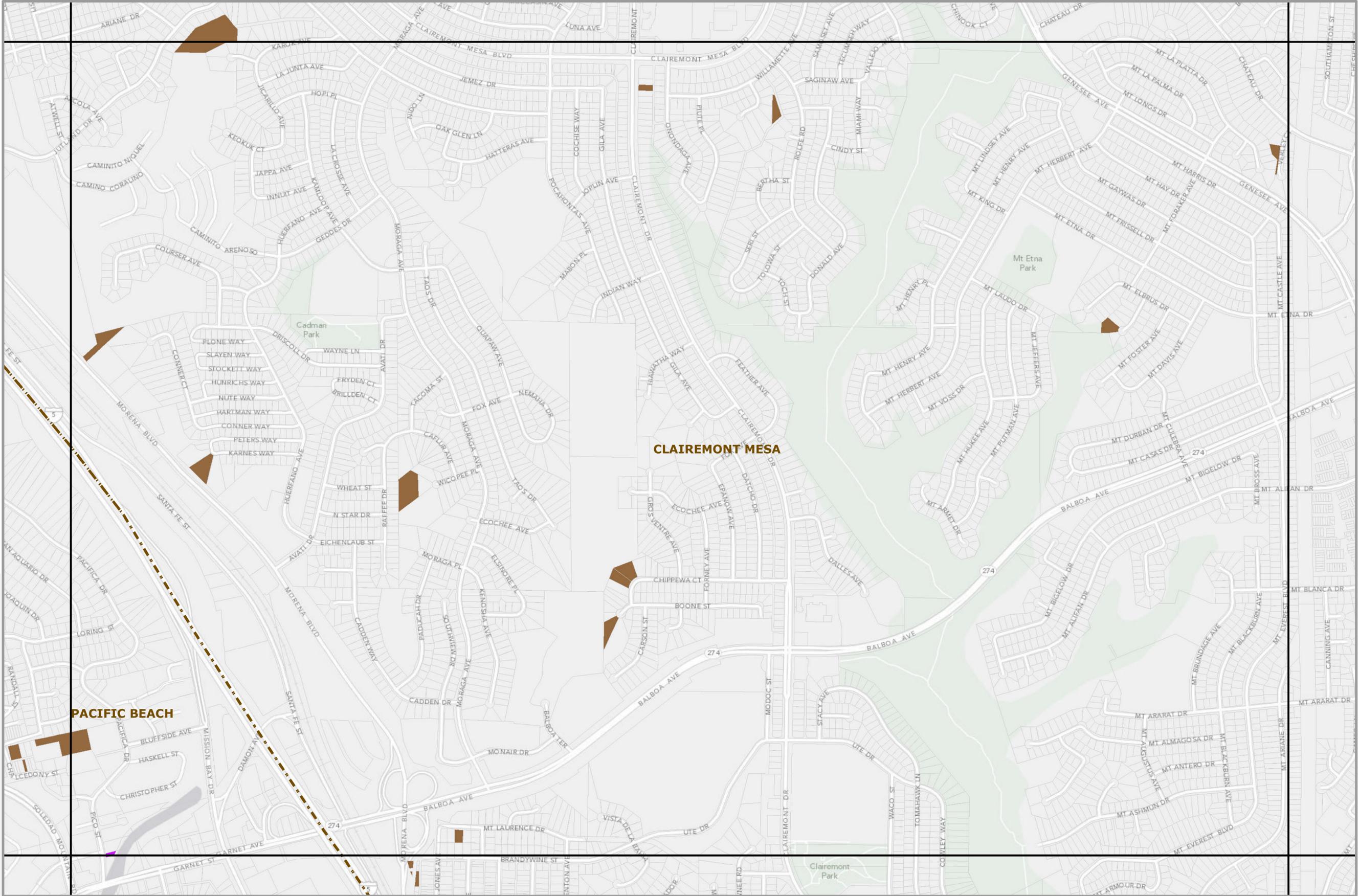
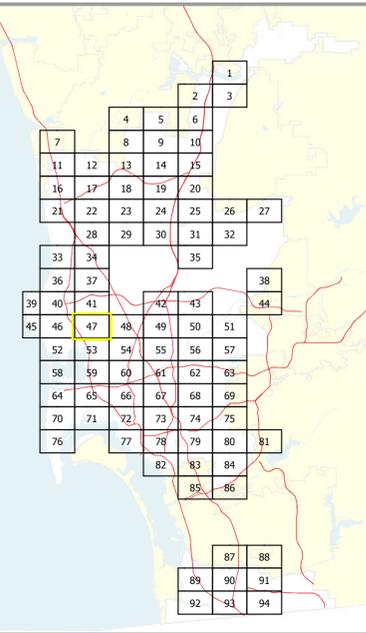
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Index Grid #: 47



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Index Map





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DEVELOPMENT  
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PLANNING DIVISION

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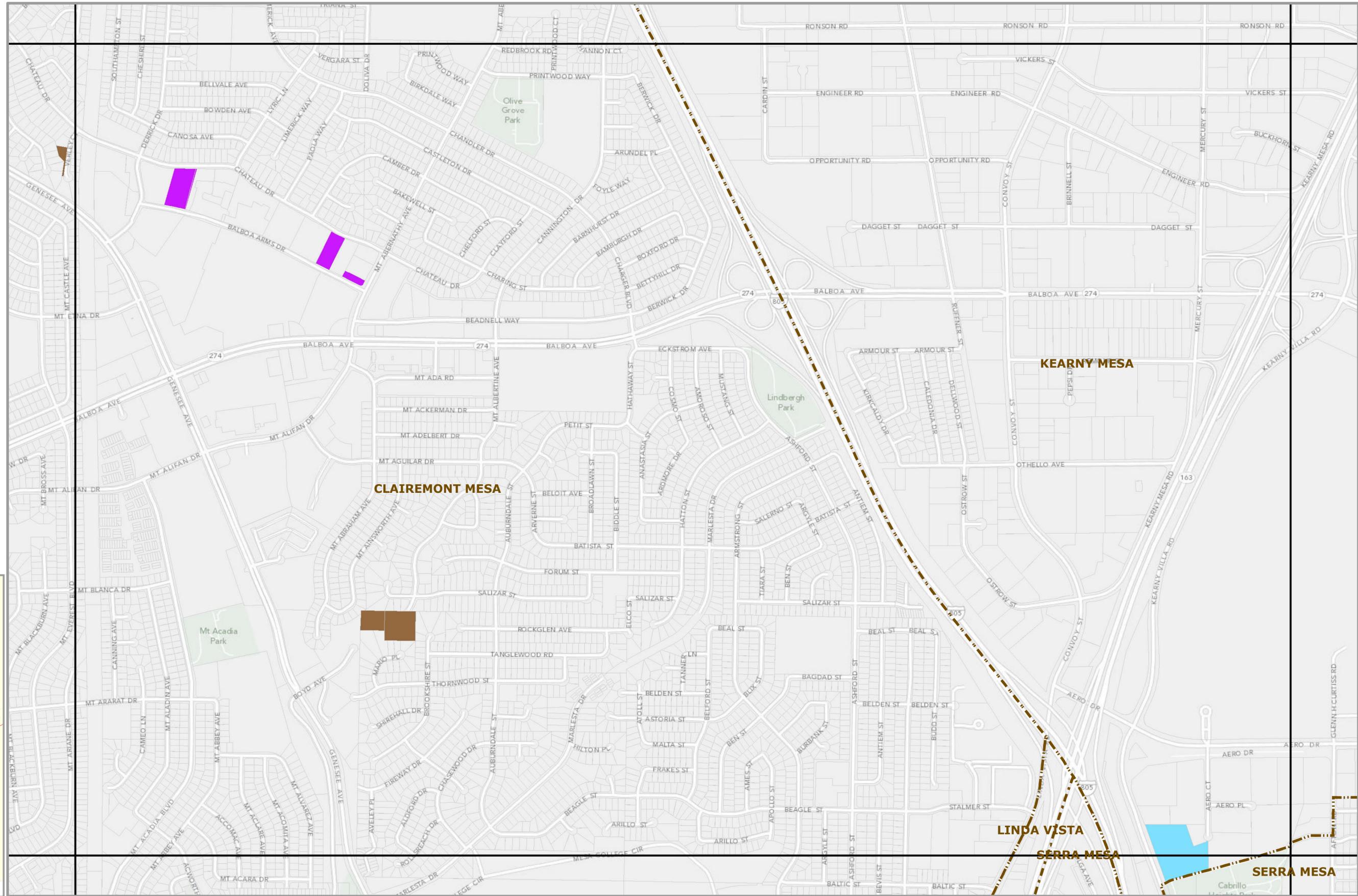
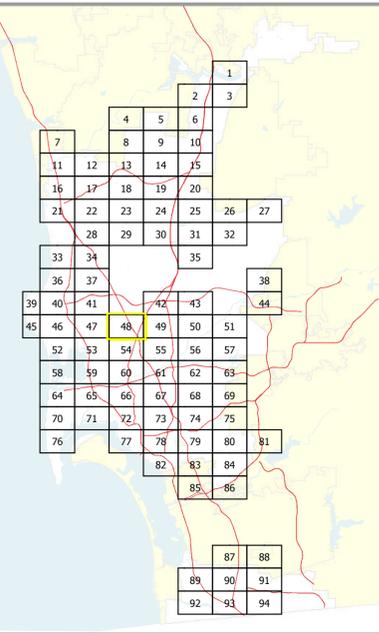
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Index Map







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Potential Future Infill - Downtown

Review in process with plan amendment

Military Housing - Planned

Planning Areas

Potential Future Infill

Potential Future Infill - Sites with Plan Amendment

Under Construction

Vacant - zoned residential with a unit allocation

Parcels

Potential Future Infill - Community with Plan Update

Review in process

Units completed

Vacant - zoned residential

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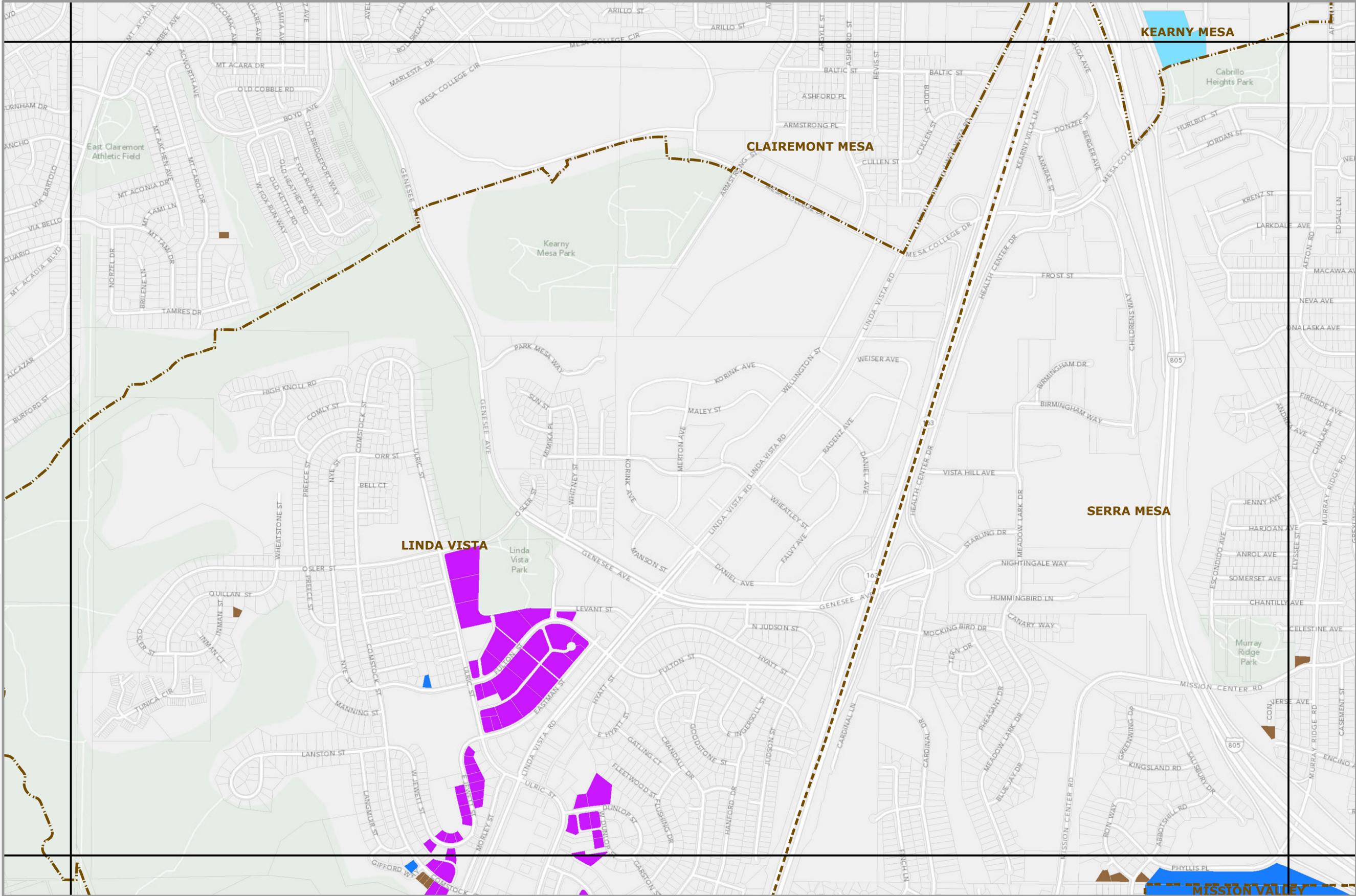
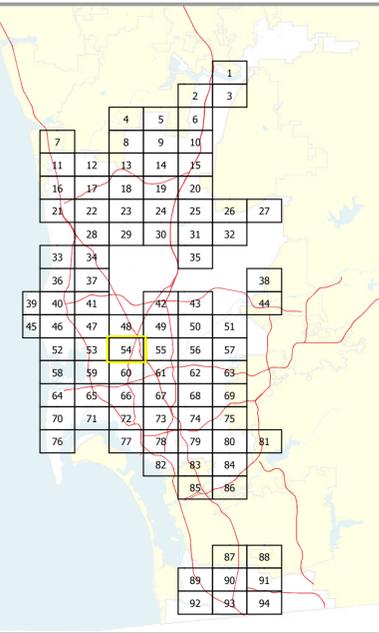
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Index Grid #: 54



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Index Map





Project status  
as of July 2012

- Permit issued not complete
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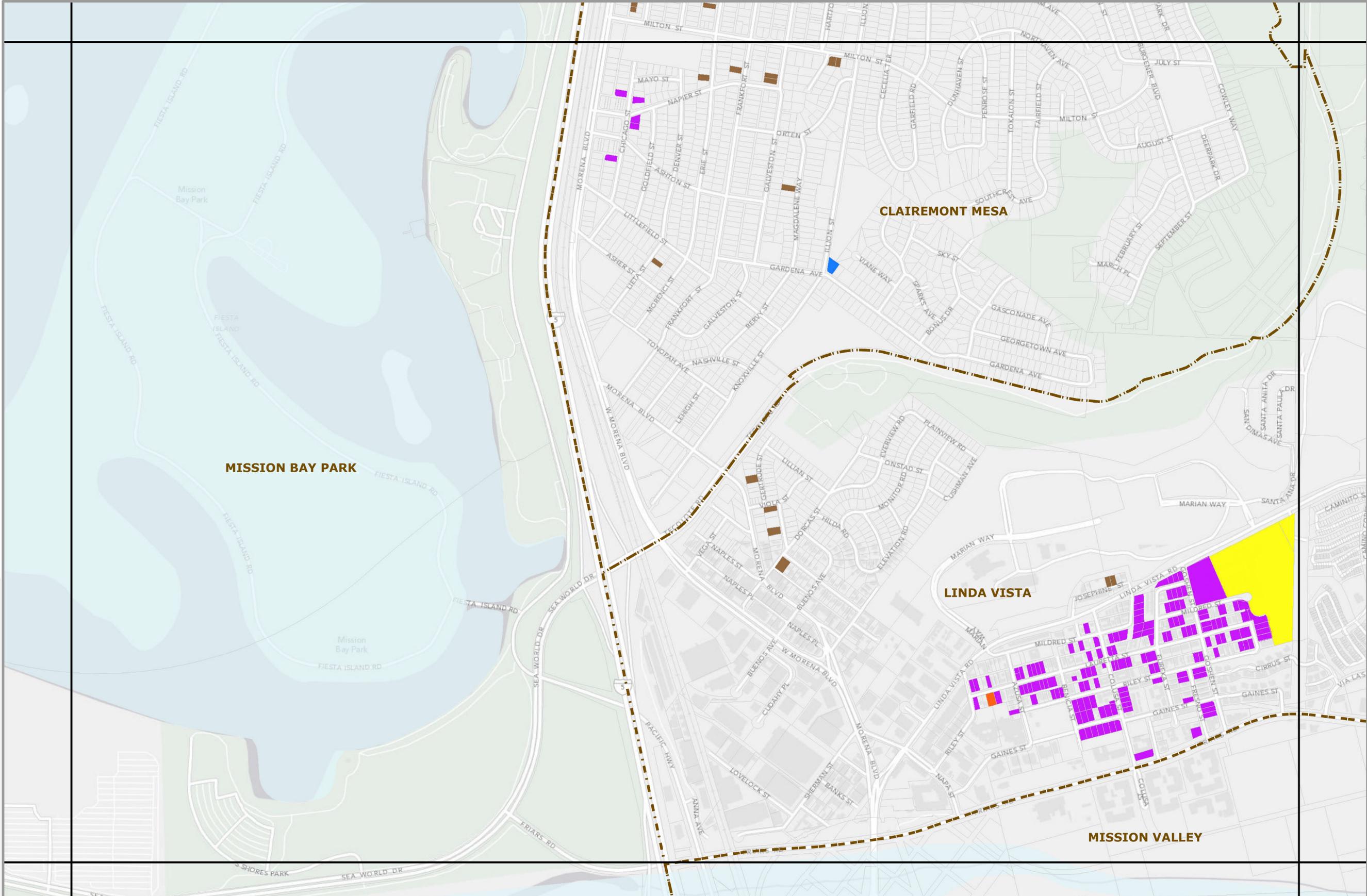
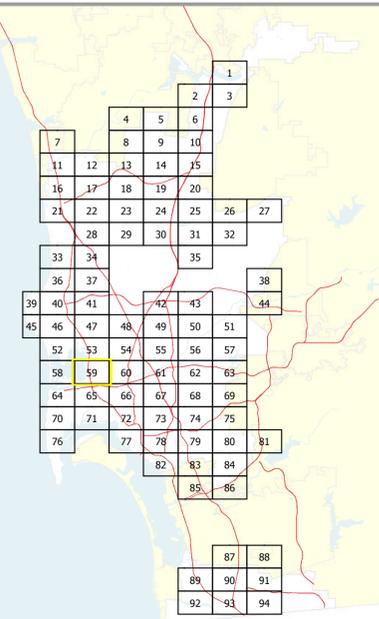
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Index Map





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Potential Future Infill

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Vacant - zoned residential

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Parcels

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# Housing Element Adequate Sites Inventory (2012)

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Index Map

