

# Housing Production & Capacity Portal



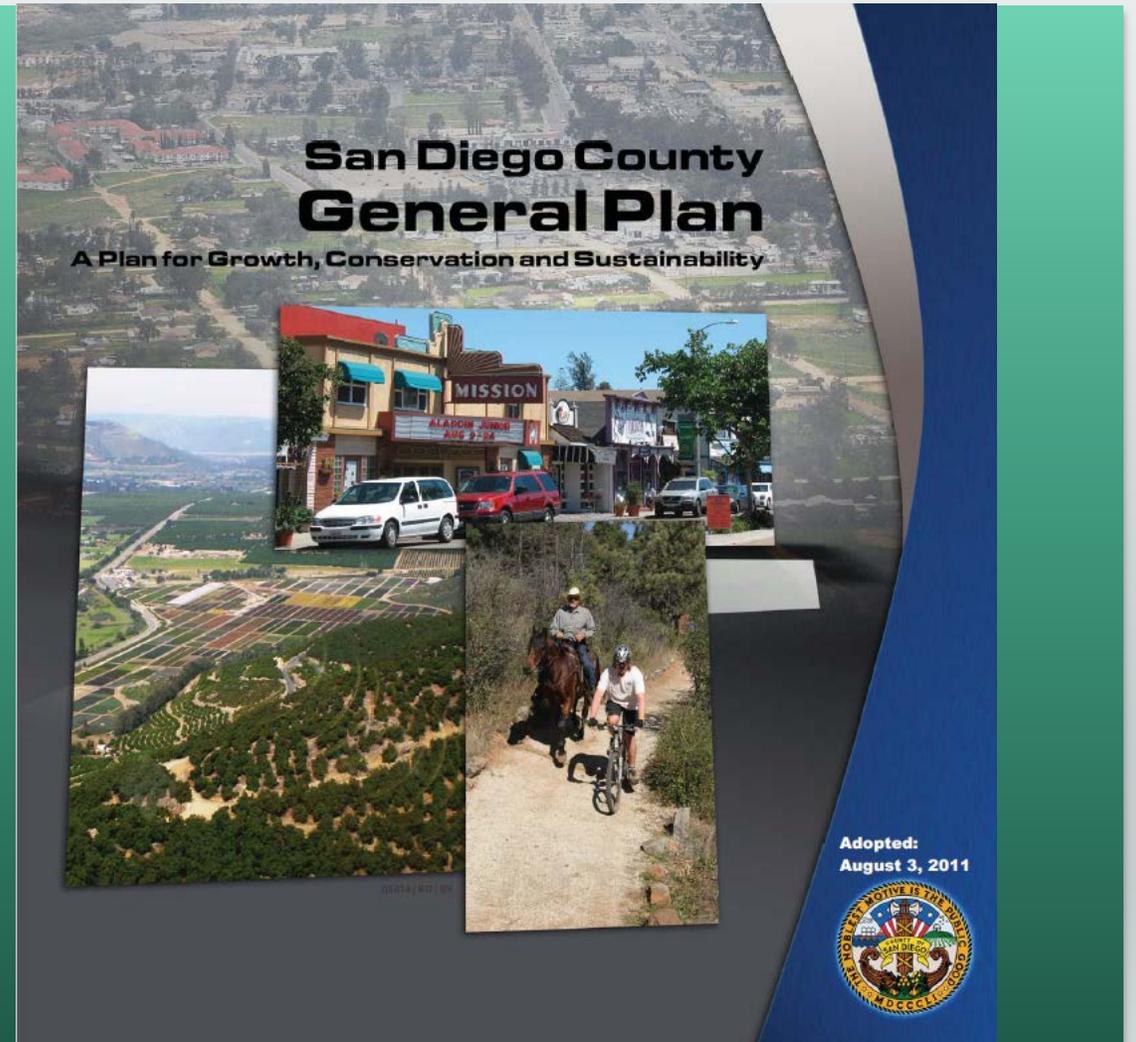
County of San Diego

# What this Presentation Will Cover

- ❖ Overview of the County's General Plan
- ❖ Housing Production and Capacity Portal
- ❖ Where and how much housing production has occurred
- ❖ Introduction to three of the 12 maps generated by the Housing Production and Capacity Portal

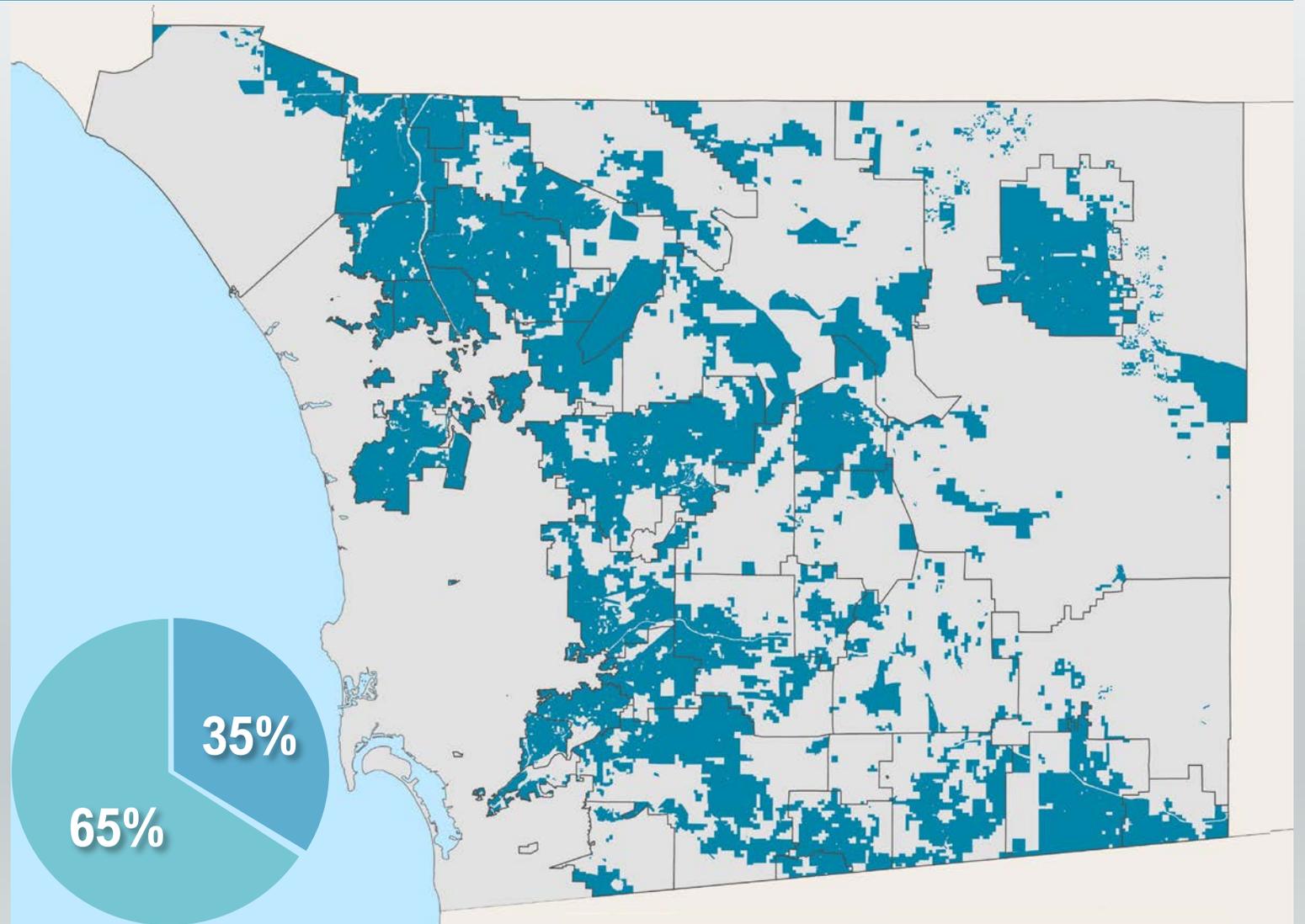
# County of San Diego General Plan

- ❖ Long-range plan for growth, development, and conservation
- ❖ Required by State law
- ❖ Includes Land Use Element
- ❖ Includes implementation plan & ongoing updates



# County of San Diego General Plan

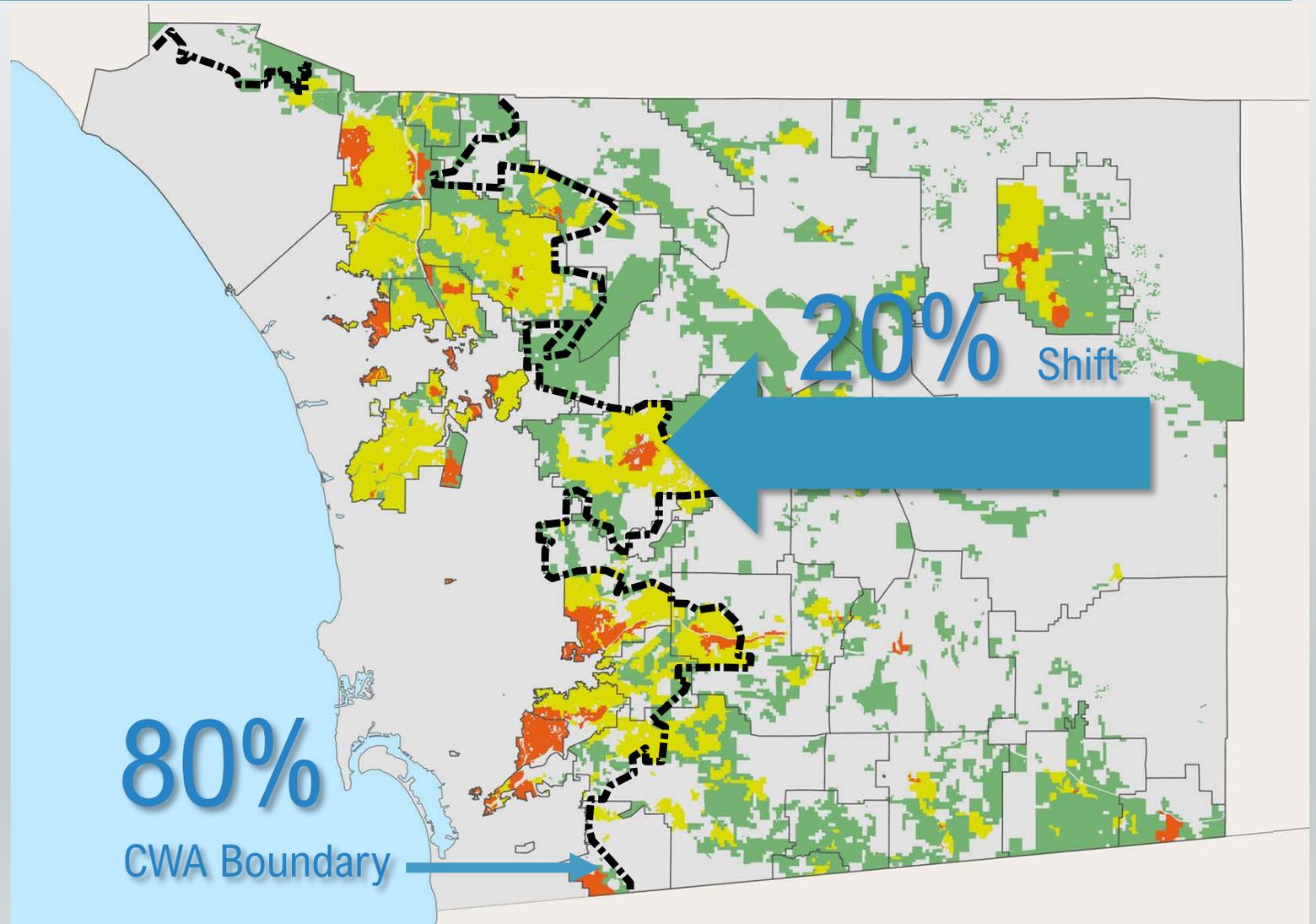
- **County area: 2.9 million acres**
- **Unincorporated area: 2.2 million acres**
- **No land use jurisdiction over:**
  - Tribal lands
  - State and Federal lands
- **County has land use jurisdiction over 772,239 Acres or 35%**



# County of San Diego General Plan

General Plan updated in 2011 and resulted in:

- 46,000-unit reduction
- 239,000 dwelling unit capacity
- Village focus development model
- 20% of future growth shifted to western areas
- 80% of future growth within County Water Authority service area



# Definition of Terms

## ❖ Decision Maker

Person or group of people who decide whether to deny, approve with modifications, or approve a permit (Director, Planning Commission, Board of Supervisors).

## ❖ Discretionary Permit

Decision on a permit or project that requires judgment by the decision-making body. It's discretionary because we have choices on what to do with the project.

## ❖ Ministerial Permit

Permit for which the staff needs to determine only conformity with applicable ordinances. If it does, they must approve the project (opposite of a discretionary permit). For example, a building permit.



# Definition of Terms

## ❖ Dwelling units

Living space consisting of one or more rooms including a kitchen for the purpose of cooking, living and sleeping. A dwelling unit could be any form housing such as detached single-family homes, attached single-family homes like duplexes and triplexes, Granny Flats, and multifamily homes.

## ❖ Land use map & density

The General Plan includes a land use map that defines and applies the different categories of land use within the unincorporated area. Each land category sets a maximum number of dwelling units per acre of land. Dividing the number of allowed dwelling units per acre establishes “land density.”

## ❖ General Plan capacity

Estimated number of dwelling units accommodated by the General Plan. This includes existing and planned dwelling units.

## ❖ Housing production

Number of dwelling units that are in three main stages of the development process since the General Plan was updated in 2011.



# Housing Production & Capacity Portal

Illustrates and assesses housing production and capacity conditions since General Plan including:

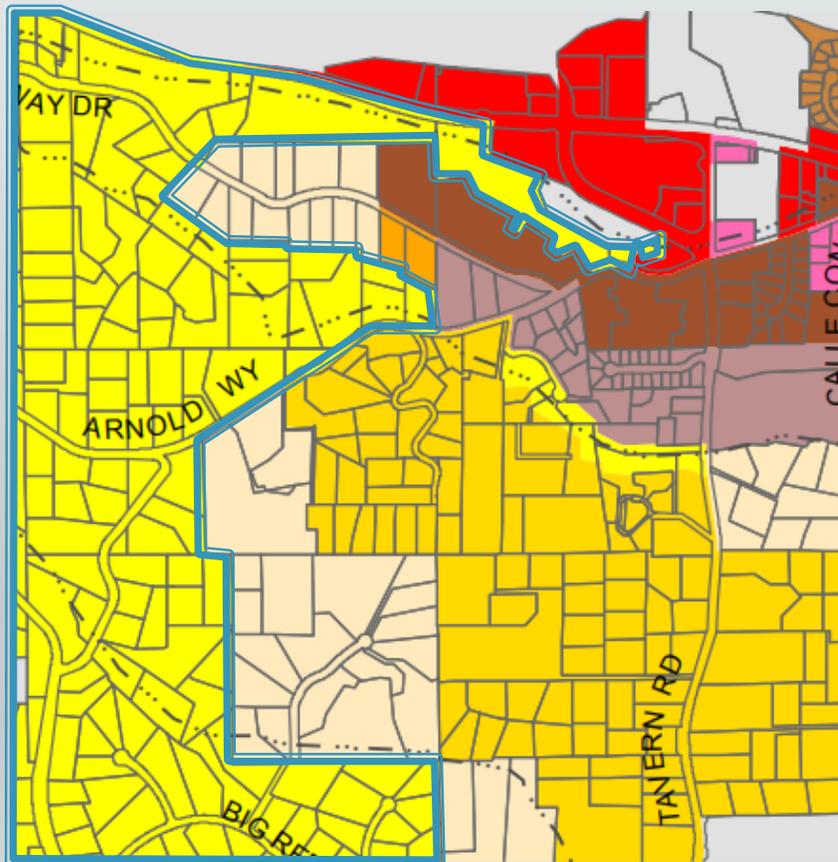
- ❖ Existing number of dwelling units
- ❖ Additions and reductions to General Plan capacity
- ❖ Housing production
- ❖ Remaining General Plan dwelling unit capacity



# Step 1: Number of Units Allowed

## General Plan Capacity

Determine the maximum number of dwelling units planned for in the General Plan



	<i>Village Residential (VR-30)</i>	<i>30 units per gross acre</i>
	<i>Village Residential (VR-24)</i>	<i>24 units per gross acre</i>
	<i>Village Residential (VR-20)</i>	<i>20 units per gross acre</i>
	<i>Village Residential (VR-15)</i>	<i>15 units per gross acre</i>
	<i>Village Residential (VR-10.9)</i>	<i>10.9 units per gross acre</i>
	<i>Village Residential (VR-7.3)</i>	<i>7.3 units per gross acre</i>
	<i>Village Residential (VR-4.3)</i>	<i>4.3 units per gross acre</i>
	<i>Village Residential (VR-2.9)</i>	<i>2.9 units per gross acre</i>
	<i>Village Residential (VR-2)</i>	<i>2 units per gross acre</i>

# Step 2: Adjustments to the General Plan

## Land Acquisitions



## Land Use Changes

Factor in any changes or adjustments that were made to the General Plan



# Step 3: Subtract Built Dwelling Units

## Existing Units

## Units Built since 2011

Subtract out dwelling units that were built at the time the General Plan was updated in 2011 and dwelling units built since 2011



# Step 4: Subtract Approved Discretionary Permits

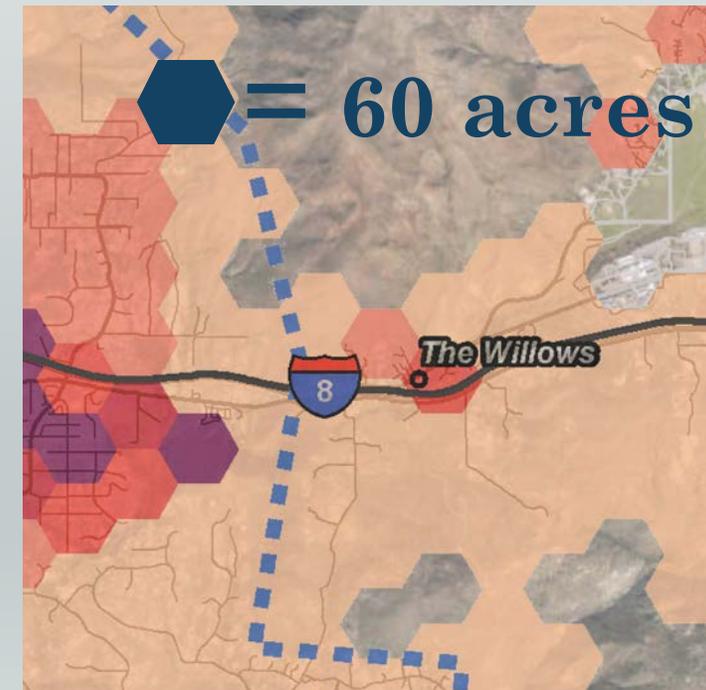
## Discretionary Approvals

Subtracts out dwelling units that have received discretionary permits



## Dwelling Unit Capacity

Collects and aggregates information in a series of 12 heatmaps like the below:



# Map E: Number of Dwelling Units Built since 2011

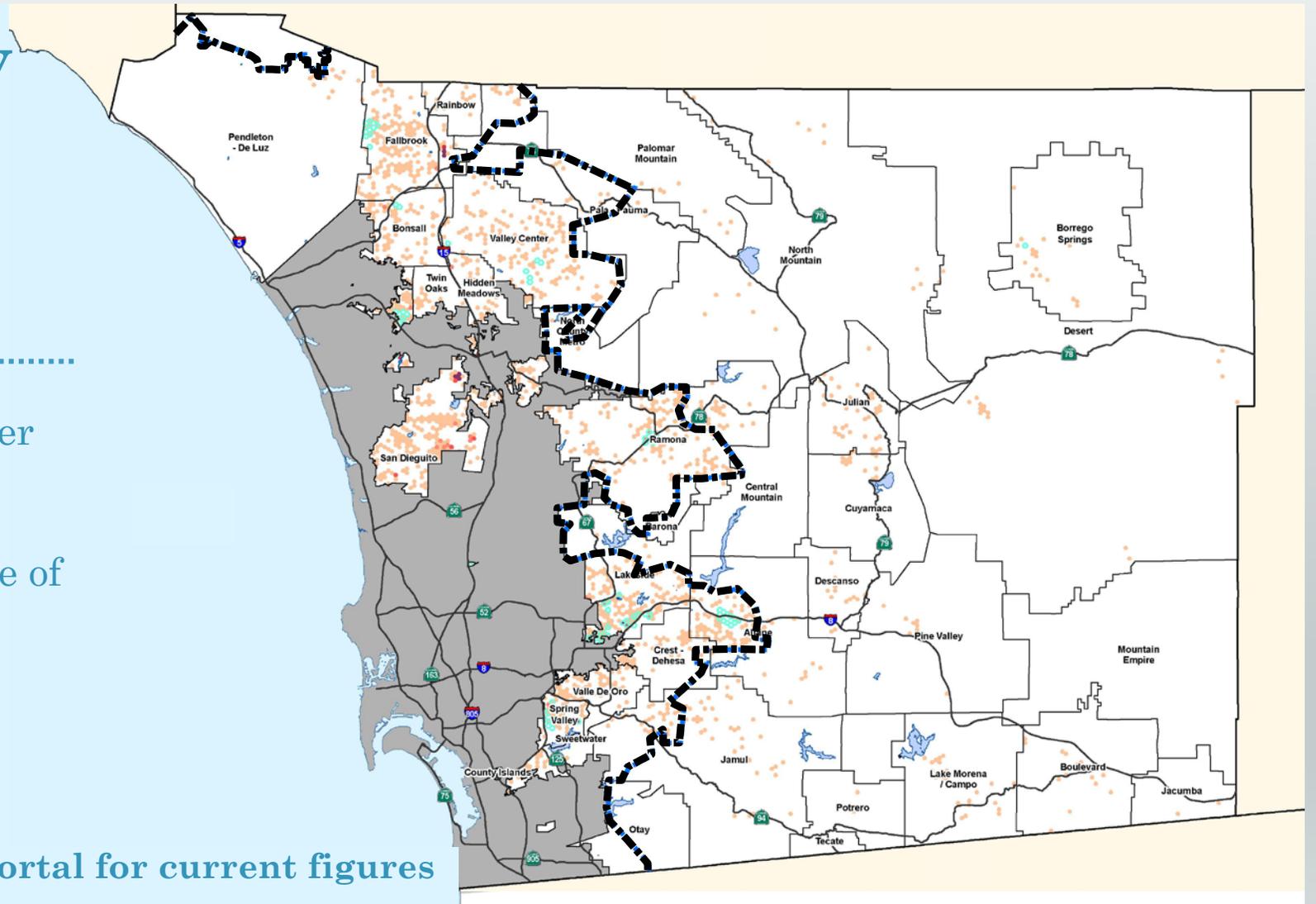
Approximately

5,802\*

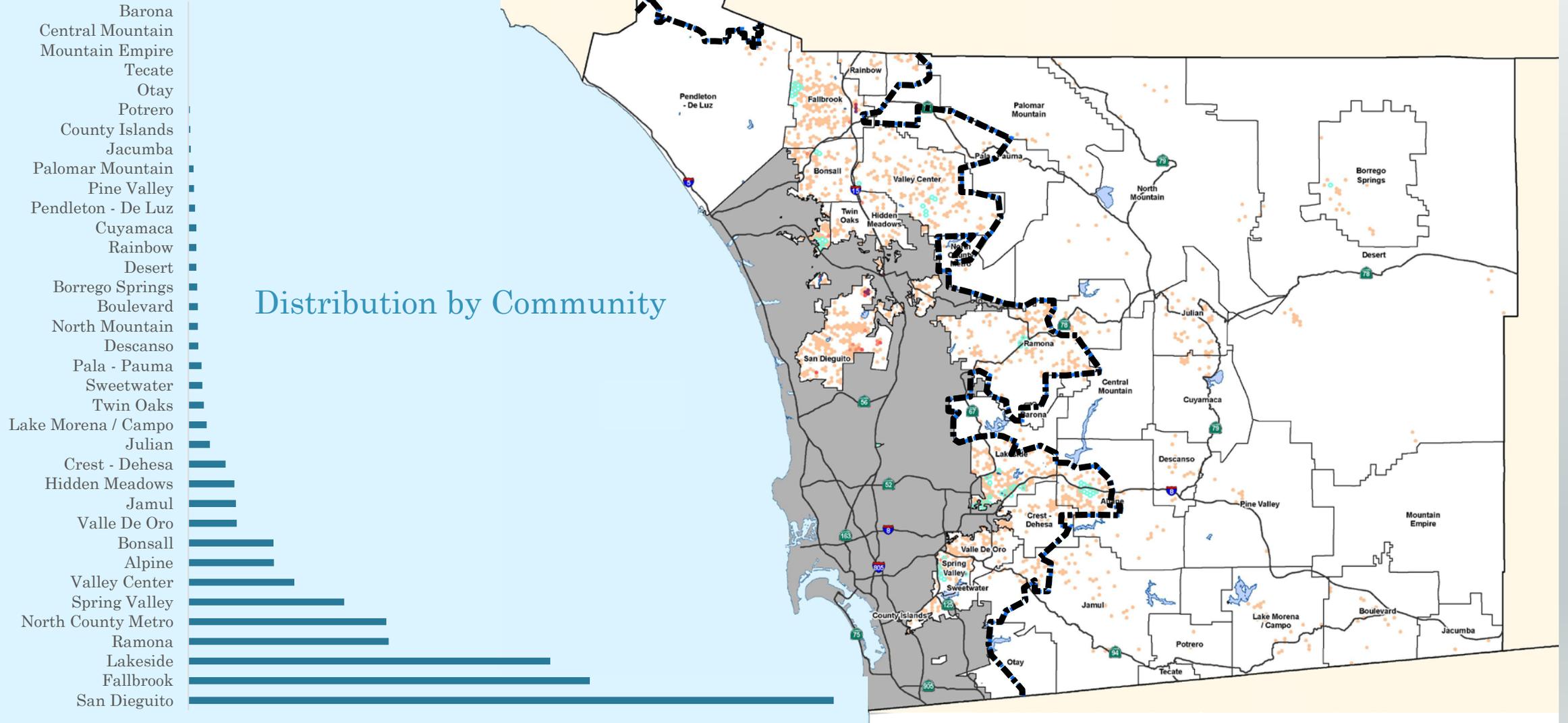
Dwelling Units Built

- Nearly All within County Water Authority Boundary
- Majority closer to western edge of unincorporated area
- Highest concentration within subdivisions

\* As of January 1, 2020, refer to Portal for current figures



# Map F: Number of Dwelling Units Built since 2011

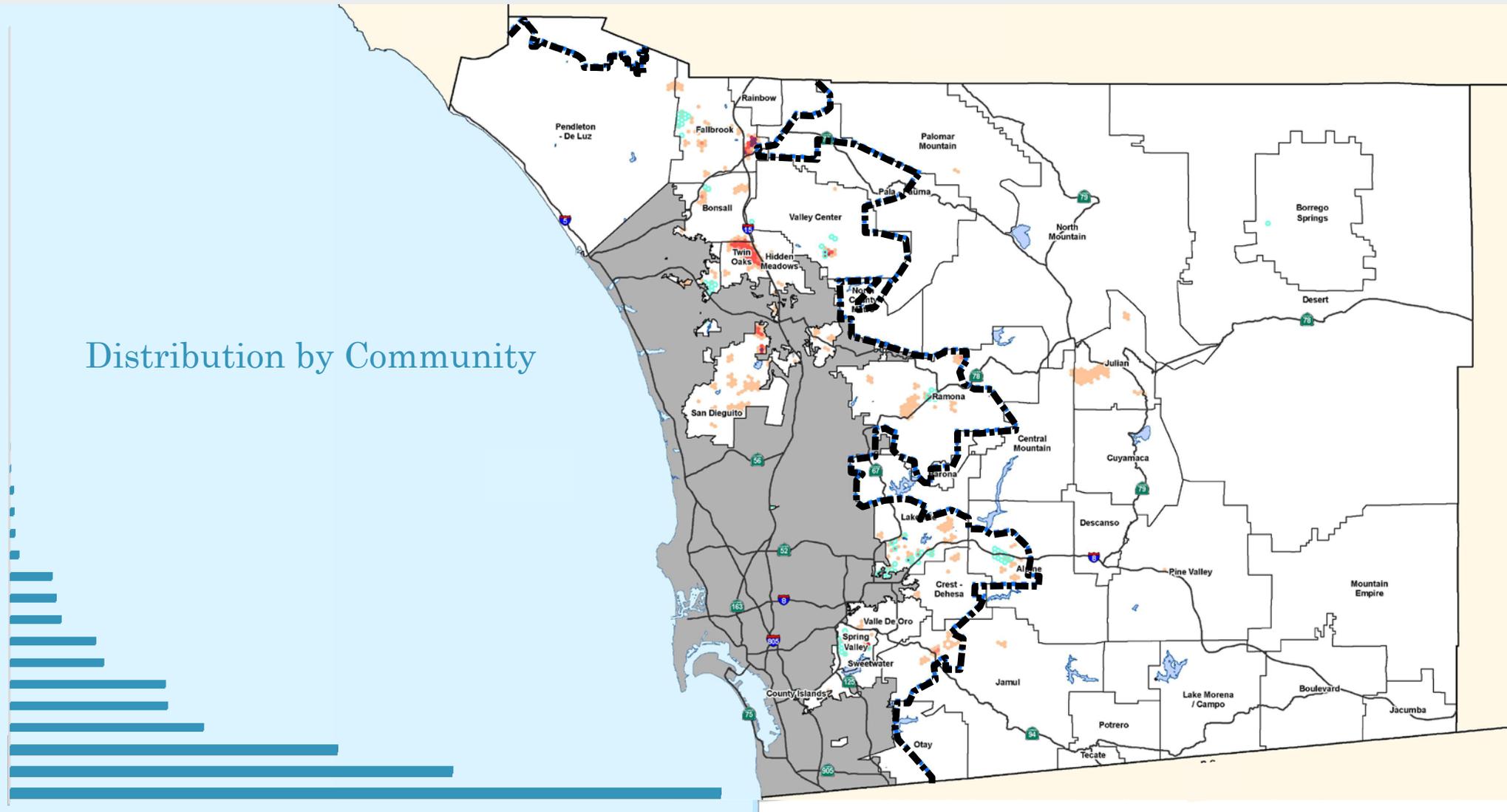




# Map F: Dwelling Units with Discretionary Permits

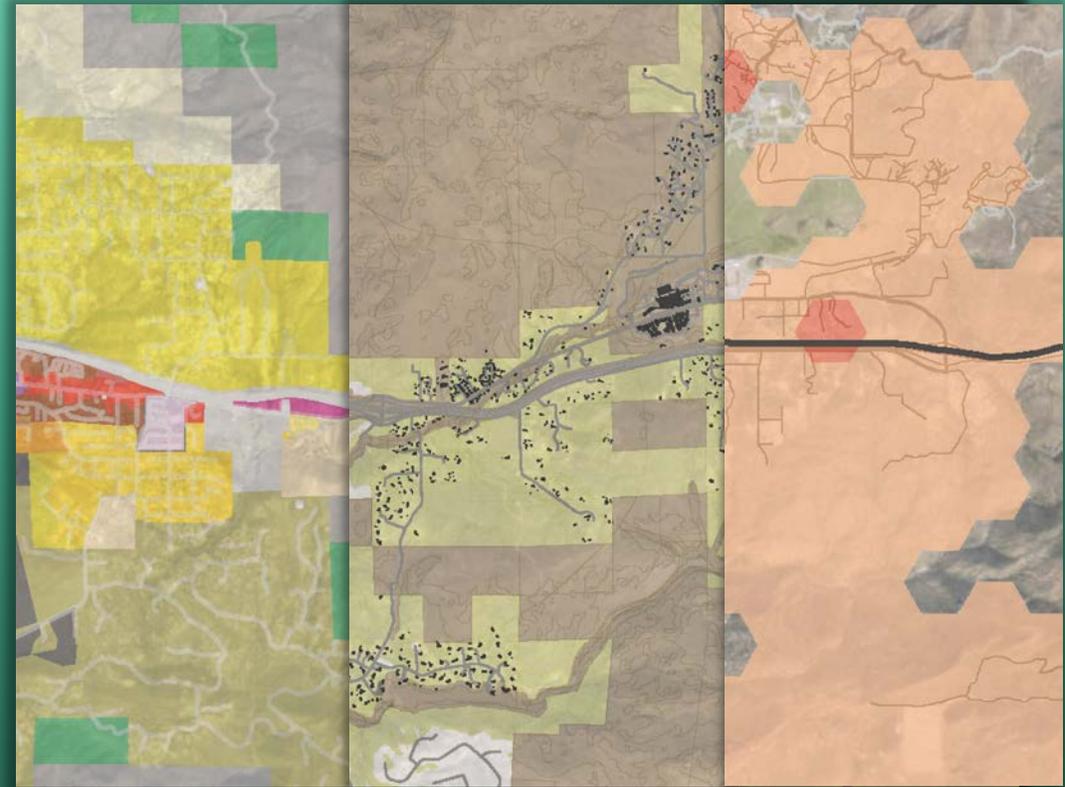
- Tecate
- Rainbow
- Potrero
- Pala - Pauma
- Otay
- North Mountain
- Mountain Empire
- Lake Morena / Campo
- Jacumba
- Desert
- Descanso
- Cuyamaca
- County Islands
- Boulevard
- Borrego Springs
- Barona
- Pendleton - De Luz
- Palomar Mountain
- Central Mountain
- Sweetwater
- Pine Valley
- Valle De Oro
- Crest - Dehesa
- Hidden Meadows
- Julian
- Jamul
- Alpine
- North County Metro
- Bonsall
- Spring Valley
- Ramona
- Valley Center
- Lakeside
- San Dieguito**
- Fallbrook**
- Twin Oaks**

Distribution by Community



# What is Dwelling Capacity?

- Potential number of Dwelling units that could be constructed based on:
  - Land Use Densities
  - Development Constraints
- Not a Pre-Approval
- Timing based on demand, infrastructure, and feasibility



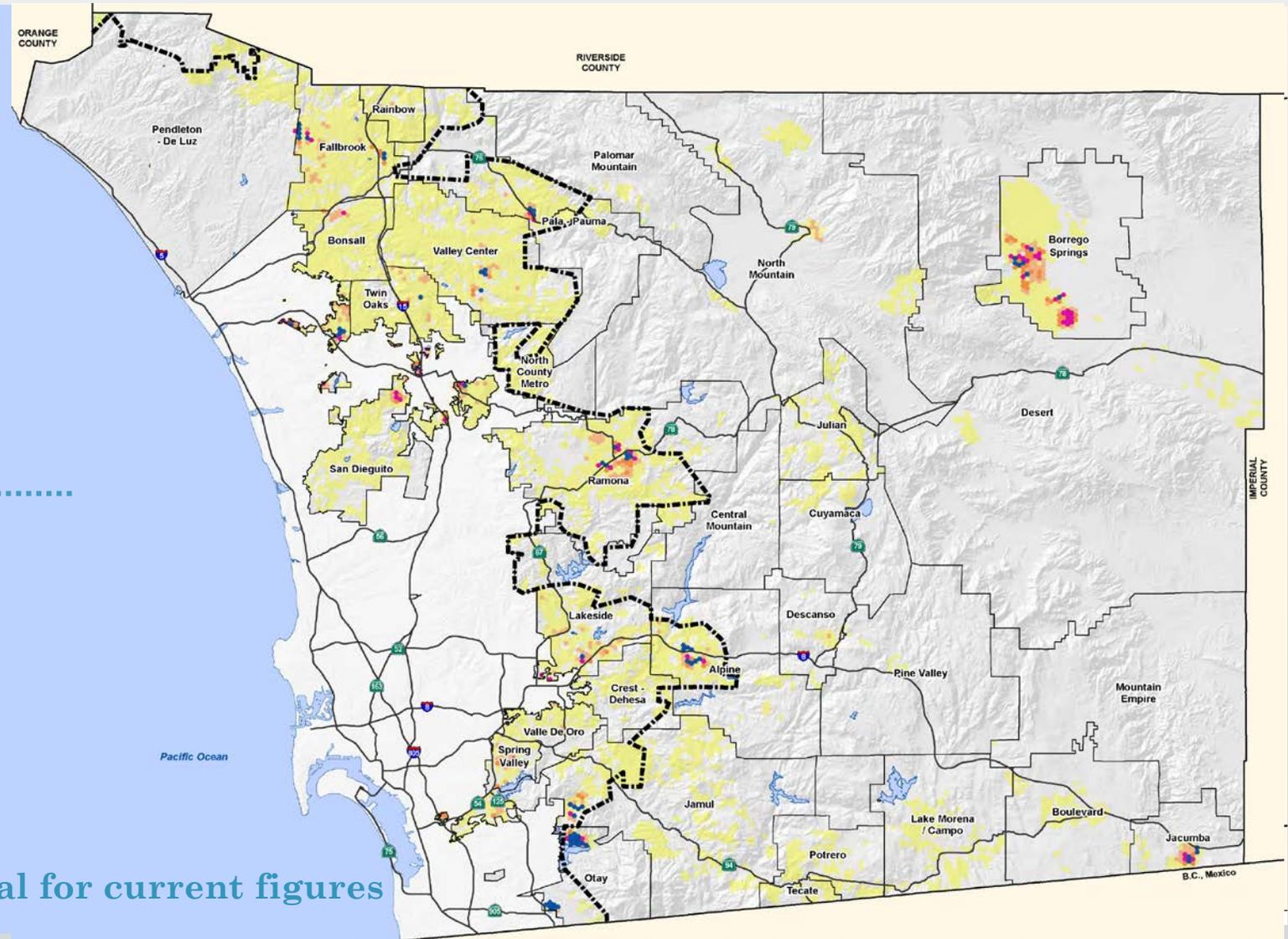
# Map G: Potential Capacity of the General Plan

Approximately  
**60,748\***

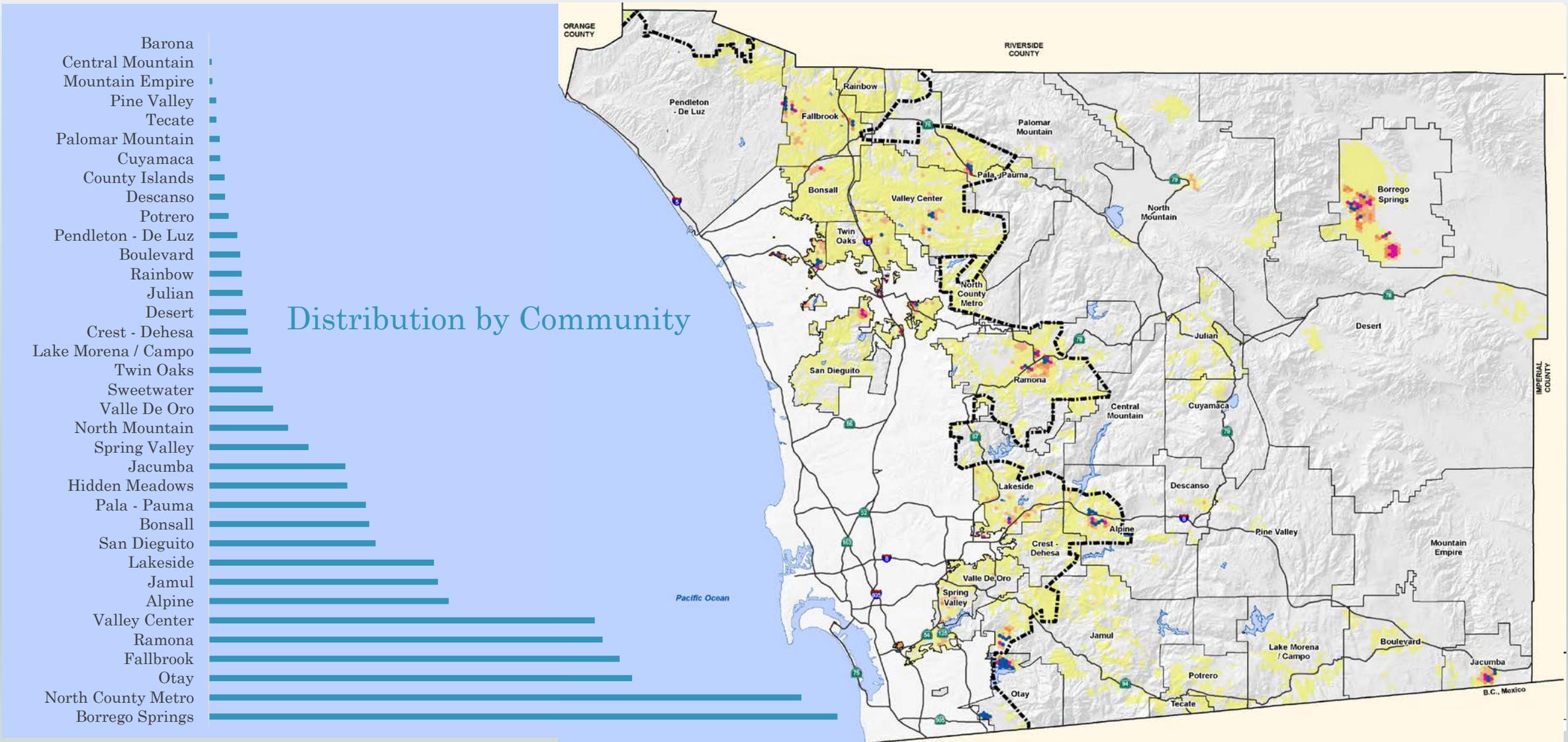
Dwelling Unit Capacity

- ❖ Majority with no capacity
- ❖ Highest intensity within villages
- ❖ Most within CWA boundary

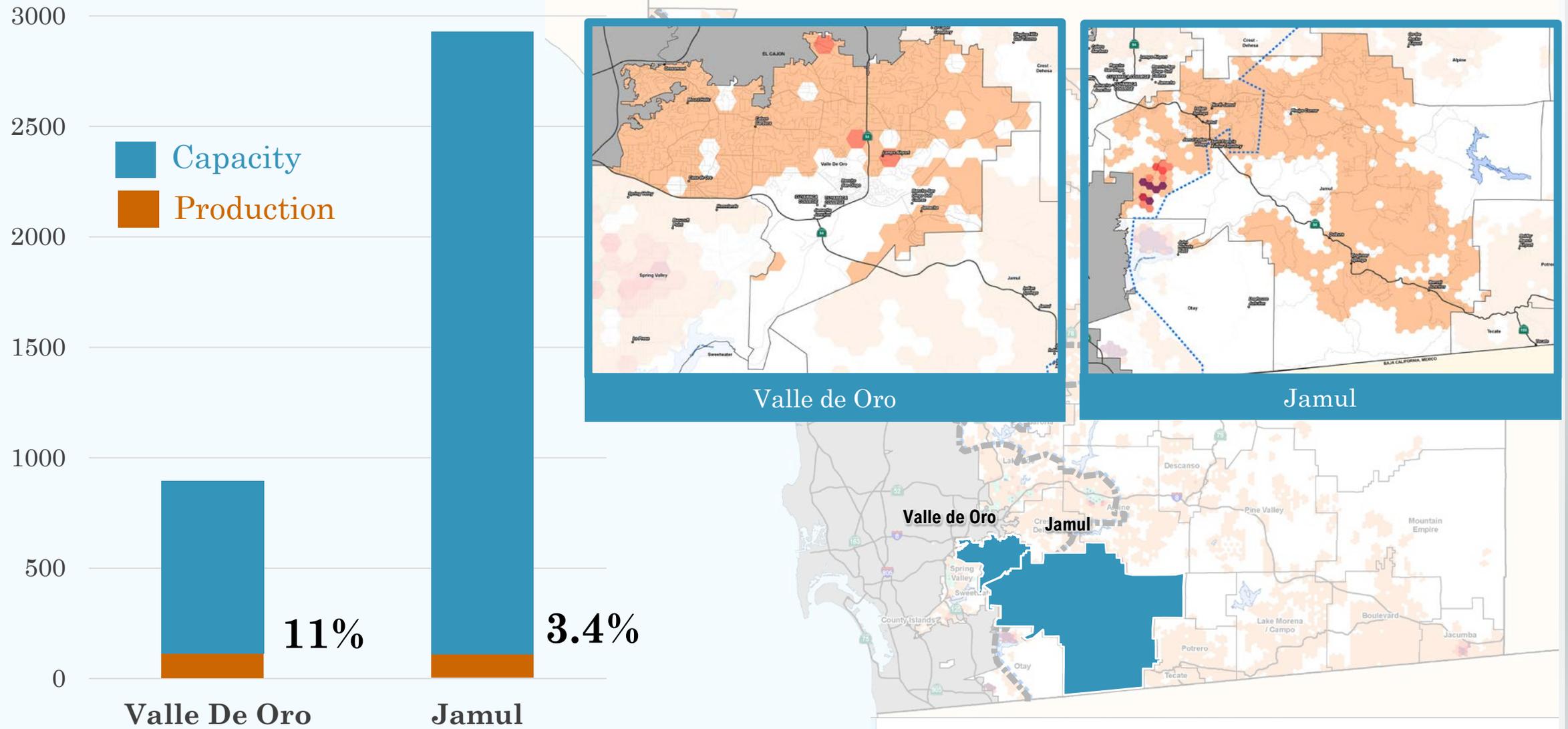
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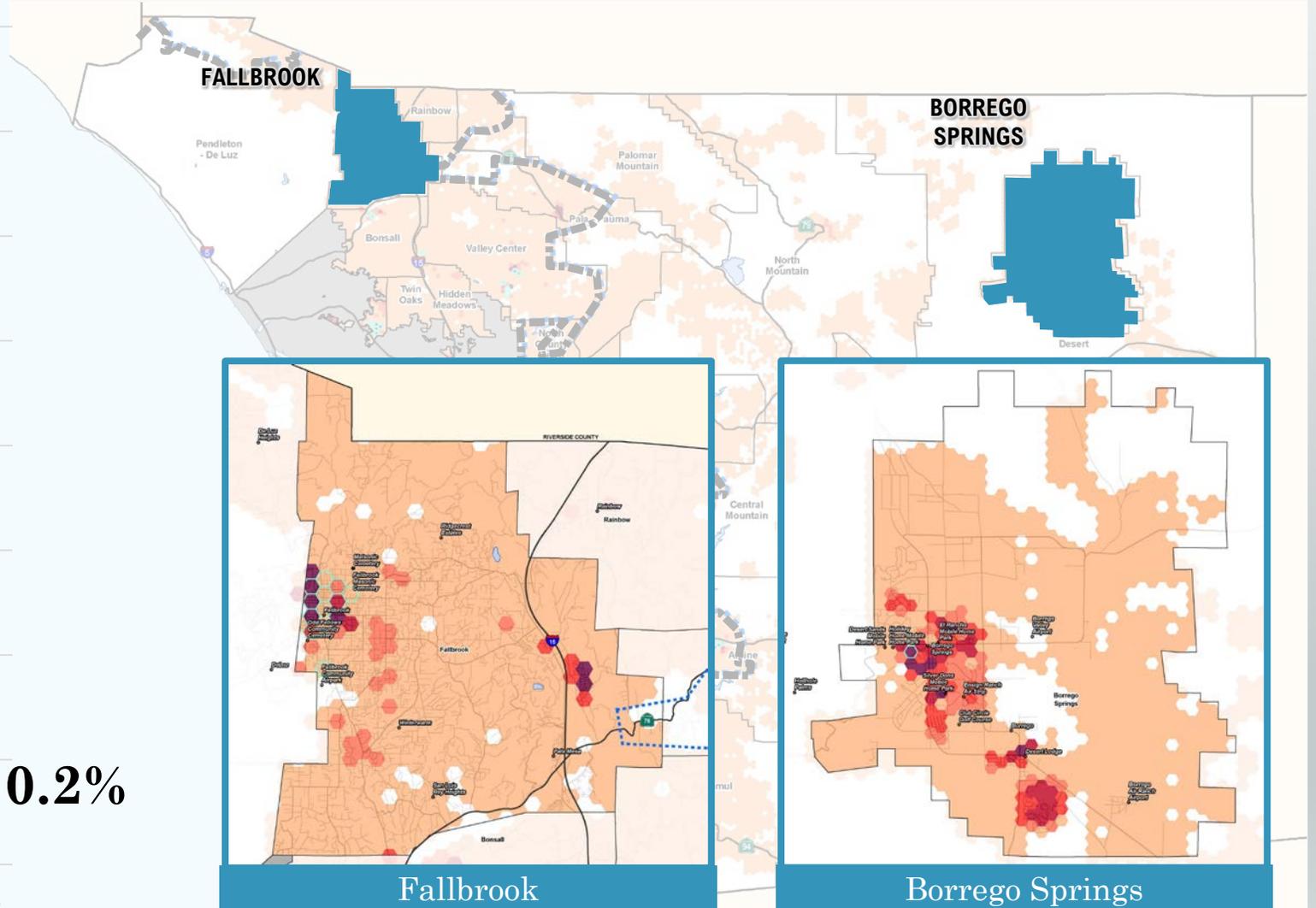
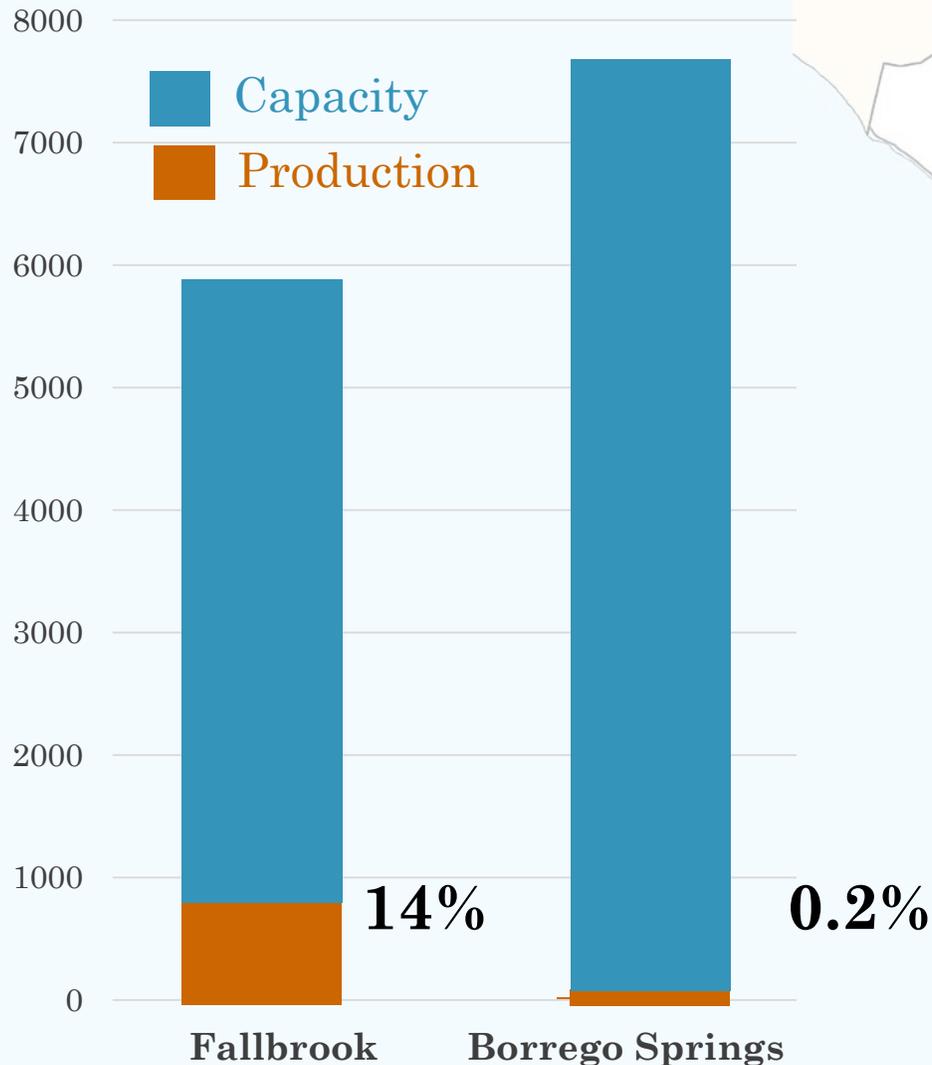
# Map G: Potential Capacity of the General Plan



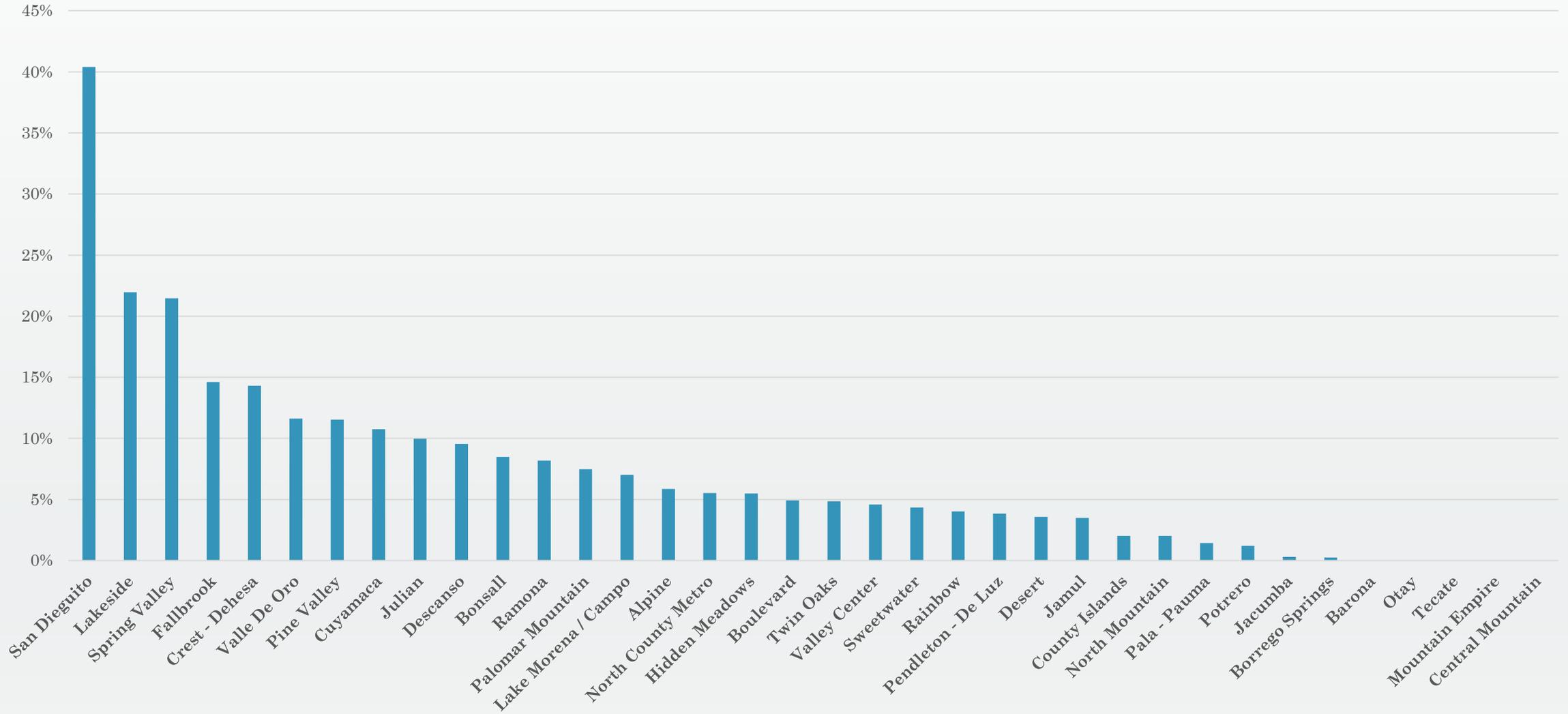
# Production Relative to Capacity Examples



# Production Relative to Capacity Examples



# Production Relative to Remaining Potential Capacity



# About the Portal

- **Total capacity of the General Plan**
- **Changes to the General Plan**
- **Existing and built dwelling units**
- **Approved Discretionary Permits**
- **General Plan Dwelling Unit Capacity**
- **Project with units that exceed or are below the amount allowed by the General Plan**
- **Active Grading**

Map A  
Total Capacity of  
the General Plan

Map B  
Annexations,  
Acquisitions, &  
Conservation

Map C  
Changes to the  
General Plan

Map D  
Existing Dwelling  
Units

Map E  
Dwelling Units  
Built since 2011

Map F  
Dwelling units with  
Discretionary  
Permits

Map G  
Potential Capacity  
of the General  
Plan

Map H  
Changes to the  
General Plan in  
Process

Map I  
Dwelling units in  
process

Map J  
Adjusted Potential  
Capacity of the  
General Plan

Map K  
2011 General Plan  
Differential

Map L  
Dwelling Units in  
Grading Stages

# About the Portal

## Housing Production & Capacity Portal website:

- ❖ Portal Summary
- ❖ Community and Countywide Maps
- ❖ Interactive Tool

[www.sandiegocounty.gov/content/sdc/pds](http://www.sandiegocounty.gov/content/sdc/pds)

The screenshot shows the website interface for the Housing Production & Capacity Portal. At the top, there is a navigation bar with the title "Planning & Development Services" and a search bar. Below the navigation bar, the main content area features a large heading "Housing Production & Capacity Portal" followed by a brief description of the portal's purpose. A prominent orange button labeled "READ THE Housing Production & Capacity Portal Summary" is visible. Below this, there is a section titled "Housing Production & Capacity Portal Results" which contains a list of statistics and a "General Plan Dwelling Unit Capacity" section. The "General Plan Dwelling Unit Capacity" section includes a map of San Diego County showing housing capacity by region, with a legend for "Unincorporated Area", "Regional Category", "Community Planning Area", and "Interactive Tool". The map shows various regions in different colors, with a legend at the bottom indicating the color coding for housing capacity. On the right side of the page, there is a sidebar with a "Popular Services" section listing various online services and a "COUNTYNEWSCENTER" section with news articles and a video.

# Housing Production & Capacity Portal

**For More  
Information:**

## **Planning & Development Services**

Website: <https://www.sandiegocounty.gov/content/sdc/pds.html>

Telephone: (858) 495-5539

Email: [Housing.Portal@sdcounty.ca.gov](mailto:Housing.Portal@sdcounty.ca.gov).