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 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.
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
### General Plan Capacity

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

<table>
<thead>
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<th>Type</th>
<th>Units per gross acre</th>
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<td>Village Residential (VR-30)</td>
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<td>Village Residential (VR-2)</td>
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Step 2: Adjustments to the General Plan

Land Acquisitions

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

Land Use Changes
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:
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

Distribution by Community

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

Approximately 7,145*

Dwelling Units from Approved Discretionary Projects

- Nearly all within County Water Authority boundary
- Majority closer to western edge of unincorporated area
- Highest Intensity with Planned Developments

* As of January 1, 2020, refer to Portal for current figures
Map F: Dwelling Units with Discretionary Permits

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

* As of January 1, 2020, refer to Portal for current figures
Map G: Potential Capacity of the General Plan

Distribution by Community
Production Relative to Capacity Examples

Valle De Oro: 11% of Capacity
Jamul: 3.4% of Capacity
Production Relative to Capacity Examples

- **Fallbrook**
  - Capacity: 6000
  - Production: 14%

- **Borrego Springs**
  - Capacity: 7000
  - Production: 0.2%

FALLBROOK  BORREGO SPRINGS
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
About the Portal

Housing Production & Capacity Portal website:

- Portal Summary
- Community and Countywide Maps
- Interactive Tool

www.sandiegocounty.gov/content/sdc/pds
Planning & Development Services
Website: https://www.sandiegocounty.gov/content/sdc/pds.html
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