



Appendix 6-J: Non-Vacant Typology Analysis



6TH CYCLE HOUSING ELEMENT UPDATE
APPENDIX 6-J ■ NON-VACANT TYPOLOGY ANALYSIS

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NON-VACANT TYPOLOGY DESCRIPTIONS

The majority of the proposed inventory sites fall into one of several land use and improvement typologies. The following section describes the most common typologies and includes typical examples of inventory sites in each type, including existing conditions, zoning, and the maximum and assumed yields.

Based on a review of the properties, non-vacant sites within the inventory fall into the following categories:

- Commercial – 370 units
- Industrial – 103 units
- Single-Family Residential – 1,870 units
- Agricultural – 432 units
- Other – 567 units

Together, non-vacant sites may accommodate 3,342 lower and moderate-income RHNA units. The redevelopment of non-vacant sites is consistent with the County's General Plan goals to focus new housing and employment in existing urbanized areas, augment and enhance existing village communities, and ensure that new housing is developed in an environmentally sensitive manner. While the RHNA inventory includes a substantial amount of capacity on non-vacant sites, the existing conditions, structures, and activities have been reviewed and will not constrain redevelopment for housing within the planning period. The discussion below provides detailed descriptions for a number of non-vacant sites that exemplify the conditions of the non-vacant sites included in the inventory.



COMMERCIAL

Parcels generally classified as commercial correspond to one of the SANDAG-defined Land Uses:

- Other Retail and Strip Commercial
- Arterial Commercial
- Neighborhood Shopping Center
- Service Stations
- Automobile Dealership

The Housing Element assumes that **370** units could be developed on sites considered commercial. Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.



OTHER RETAIL AND STRIP COMMERCIAL

EXAMPLE SITE: LS-28



The existing site has minimal improvements and activity. The site consists of three adjacent parcels that collectively function as a single-site. Approximately half of the area is vacant/undeveloped, with much of the balance consisting of simple surface parking. Existing uses consist of a bar and small drive-through restaurant. The structures on the site are minor in nature, and appear to be aging and in need of repairs. Existing zoning allows for up to 40 du/ac on this site, providing a strong market incentive for redevelopment during the planning period. The site has a realistic capacity of 21 units, which may be able to be accommodated without displacing existing uses.





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EXAMPLE SITE: FB-31



Existing uses on site FB-31 consist of heavy equipment rental and storage, as well as auto services/repair. Most of the site is used for parking/storage, with existing structures consisting of simple metal sheds and single-story offices. The assessed land value is more than double the improvement value. The underlying zoning allows for residential at up to 24 du/ac, with a realistic capacity estimate of 21 units, providing a strong incentive for residential redevelopment during the planning period.





ARTERIAL COMMERCIAL

Uses described as “Arterial Commercial” by SANDAG are similar to those described as “Other/Strip Commercial.” These properties typically consist of large parking lots and aging single-story commercial businesses. Typical uses include restaurants and small retail shops or offices.

EXAMPLE SITE: FB-12



Site FB-12 is almost wholly developed with a parking lot, with a single small building near the back of the lot. Existing uses consist of a small fitness/dance studio and a thrift shop. The property is zoned for up to 24 du/ac. The assessed land value is more than five times the assessed improvement value, creating a large market incentive for residential development during the planning period. The property has a realistic capacity of 6 new units, which could be accommodated by redeveloping a portion of the parking lot without displacing the existing tenants.





EXAMPLE SITE: LS-12



Site LS-12 consists of a parking lot, a small commercial office, and metal storage sheds. The site has a General Plan designation of VR-15, with a realistic capacity of 5 units. The assessed land value is six times more valuable than the assessed improvement value, providing a large market incentive for residential development during the planning period.





NEIGHBORHOOD SHOPPING CENTER

Only one property included in the inventory is considered a “Neighborhood Shopping Center” by SANDAG. The use is similar to “Arterial Commercial” and “Other Retail and Strip Commercial,” described above.

EXAMPLE SITE: LS-9



LS-9 has a General Plan designation of VR-30, and is currently occupied by a small commercial building, parking lot, and storage units. Existing uses consist of a liquor store and laundromat. Adjacent uses consist of multi-family residential units, a grocery store, and a park. Capacity of this site was conservatively estimated at 9 new units, which could potentially be accommodated in the front or rear of the lot without displacing existing uses. Additionally, the assessed land value is greater than the assessed improvement value, indicating that the property is likely to be redeveloped in the near term.

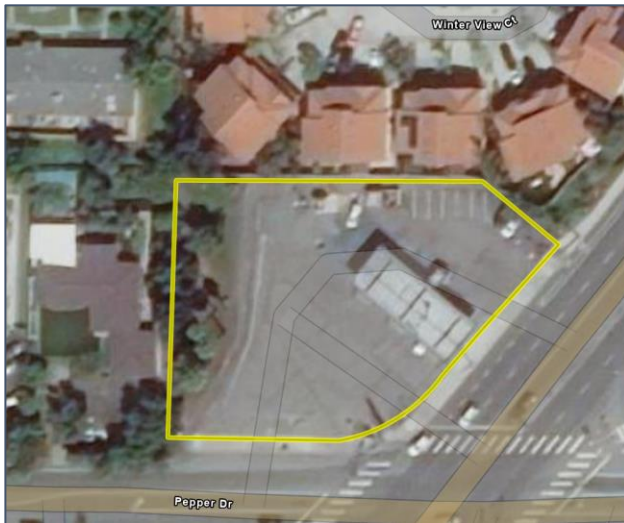




SERVICE STATIONS

“Service Stations” consist of underutilized or inactive gas stations. These uses are typically located on large lots and have minimal improvements. Additionally, these are typically located at central nodes with excellent access to transit, education, and neighborhood-serving commercial uses.

EXAMPLE SITE: LS-4



Site LS-4 is largely vacant, with a single service station canopy and small convenience shack. It is immediately adjacent to two multi-family residential developments. The site is approximately 0.73 acres, and allows up to 40 du/ac. The underlying land is more valuable than the existing improvements on the site, indicating high potential for near-term redevelopment. Based on the realistic capacity of 18 units (29 units maximum) and the large, unused area of the lot, new residential units may be constructed while the existing service station remains. Due to the high potential for residential, adjacent uses, and large vacancies, this site is likely to be redeveloped during the planning cycle.





EXAMPLE SITE: LS-25



Site LS-25 consists of a service station, as well as strip commercial/fast food uses. It is adjacent to multi-family and strip commercial developments. The site contains three parcels, which collectively have trends indicating potential for redevelopment. While each use on the site appears to be active, the existing improvements have a lower value than the underlying land, and much of the site is used for surface parking. The site is zoned for 29 du/ac, and has a realistic potential of 38 new units. These conditions, along with the high potential for residential under the zoning, make it likely that the parcel will experience near-term redevelopment.





AUTOMOTIVE SALES

The sites inventory includes two smaller “Automotive Sales” locations. The sites are occupied by small and underutilized used car lots. Tenants do not consist of large international corporations or high-revenue local dealership groups. The main uses typically include large surface parking lots and small sales offices, and the land is worth substantially more than any existing improvements. The existing structures and uses are easily removed and would not preclude redevelopment during the planning period.

EXAMPLE SITE: FB-42



Site FB-42 was previously occupied by a used car dealership, which has since left the premises. The site consists of four contiguous lots (three with common ownership), indicating high potential for lot consolidation. Currently, the site has no active use—the previous tenant has relocated to another location. Existing improvements consist of a parking lot and small sales office. Based on the inventory’s realistic capacity of 10 units, it could be feasible to redevelop a portion of the parking lot, while maintaining another portion of the lot for commercial or mixed uses.





INDUSTRIAL

Total capacity on Light Industrial sites: 103 units.

SANDAG Land Uses include:

- Light Industry – General
- Warehousing

Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.

LIGHT INDUSTRY – GENERAL

Uses on Light Industrial parcels typically consist of largely open and graded land used for industrial storage, maintenance, or repair. Typical improvements are low in value, with much of each site being used for parking or storage. Example industrial sites from the inventory are discussed below. These examples illustrate the general conditions, improvements, and uses of similarly classified properties in the sites inventory.

EXAMPLE SITE: CI-7



Site CI-7 is considered “Light Industrial – General.” Most of each property is used for vehicle storage, with existing structures consisting of simple metal sheds or single-story buildings. The property is surrounded by residential on all sides. The existing use is non-conforming, and the base residential zone allows for up to 15 du/ac. The existing uses on the site do not preclude redevelopment, and, based on local and regional trends for industrial conversion and infill, are expected to be discontinued during the planning period.



WAREHOUSING

There are very few properties considered “Warehousing” by SANDAG that were included as RHNA sites. “Warehousing” sites consist of simple, single-story metal buildings, with the remaining land either vacant or used for parking.

EXAMPLE SITE: LS-29

Site LS-29 consists of two adjacent parcels. It is largely vacant, with simple, one-story structures in disrepair. The site appears to be currently unused. The site is zoned for 15 du/ac, and is projected to realistically accommodate 11 new units. Based on the zoning and state of the existing uses, the site is likely to be redeveloped during the planning period.





RESIDENTIAL/SINGLE FAMILY

Total capacity on Single-Family sites: 1,870 units.

SANDAG Land Uses include:

- Single-Family Detached
- Spaced Rural Residential
- Single Family Multiple Units

The County has seen numerous examples of single-family recycling and redevelopment in recent years. Existing single-family uses included in the sites inventory are generally located on large lots (above 0.5 acres) and have assessed land values greater than the improvement values, indicating that the structures may be aging or minor in nature. Most of these properties have large portions that are undeveloped or have only minor improvements, such as basic landscaping.

A limited number of single-family residential uses have smaller site areas (less than half an acre). While smaller, these sites can still accommodate approximately 54 units of low- and moderate-income housing. Based on the existing uses, improvements, and conditions on these sites, the existing uses are likely to be discontinued and the lots redeveloped for housing during the planning period.

LARGE-LOT SINGLE-FAMILY RESIDENTIAL

EXAMPLE SITE: NCM-13



NCM-13 is a part of the Buena Creek Cluster, a large area zoned for VR-30, adjacent to the Buena Creek Sprinter Station. The site is mostly vacant, with limited building coverage. The assessed value of the land is higher than the assessed value of the existing structures. The site is approximately 3 acres in area, and has a realistic capacity of 61 units. Based on the existing conditions, these 61 units could potentially be accommodated without displacing existing residential uses. Based on the existing uses and high number of potential units, this property is likely to be redeveloped for housing during the planning period.



EXAMPLE SITE: NCM-28



Site NCM-28 is located in a County island near Escondido, and is classified by SANDAG as “Spaced Rural Residential.” The site has two existing single-family dwellings, along with minor accessory structures. Most of the area is vacant/undeveloped, with no active uses. The property has gentle slopes that would not reduce the development potential of the site. Existing zoning allows for up to 24 du/ac, and the site has a realistic capacity of 49 units. The site could also be reasonably combined with eligible neighboring parcels to create a larger and more productive site.





EXAMPLE SITE: LS-8

LS-8 is located in downtown Lakeside. Existing uses consist of a single-family home and an accessory structure. The rear of the lot appears to be used for storage. It is adjacent to multi-family and commercial developments. The property is zoned for 30 du/ac and has a realistic capacity of 10 units. Based on the strong market incentive and adjacent uses, the site has high potential for redevelopment within the planning period.





EXAMPLE SITE: FB-19



Site FB-19 is located near downtown Fallbrook, and existing uses consist of a single-family dwelling and accessory structure. The property is 1.34 acres and zoned for 20 du/ac, with a realistic capacity of 18 new units. Based on the configuration of the site, it is likely that these new units could be accommodated while the existing uses remain. The assessed land value is more valuable than the underlying improvement value, illustrating that existing structures on the property would not constrain redevelopment.





SMALL-LOT SINGLE-FAMILY RESIDENTIAL

As discussed above, small single-family residential uses accommodate a portion of the RHNA. Only 15 sites yielding 54 new units fit into this category. Generally, these sites yield fewer than 5 units, through some of the larger and higher-density sites may yield up to 9 units. In most cases, the existing single-family unit could remain, with new single-family, duplexes, or small apartments being built on the remainder of the lot. While some of these existing single-family uses are expected to continue operating during the planning period, the existing site conditions do not preclude redevelopment of either part of or the whole site. Additionally, these properties have assessed land values that are higher than their existing improvement values, and assessor's records show that they were constructed prior to 1960. Given the strong market conditions for residential development and state of the constructions, it is likely that these single-family homes will add additional residential units to their lots during the planning period.

EXAMPLE SITE: CI-8



Site CI-8 is located in the Unincorporated Island of Lincoln Acres. The site is mostly undeveloped, with a small single-family unit built in 1937. The underlying zoning allows for 24 du/ac, and a new apartment complex is being constructed on a neighboring site. The property has a realistic capacity of 6 new units. Based on the size and shape of the lot, it could be feasible to construct these additional units without requiring demolition of the existing residential building.





EXAMPLE SITE LS-26



Improvements on Site LS-26 include a small single-family home and accessory structure. The property is adjacent to other prime vacant and non-vacant sites that are also included in the inventory. The assessed improvement values are lower than the assessed land value, indicating that the site has high potential for redevelopment. The sites inventory assumes that three units of moderate-income housing could be built on this property. Based on the site conditions, these units may be able to be accommodated on the rear of the lot, leaving the existing single-family residence intact. Additionally, the existing conditions on adjacent vacant lots would encourage lot consolidation, potentially creating a more productive site with additional units above those counted in the sites inventory.





AGRICULTURAL

Total capacity on Agricultural sites: 432.

SANDAG Land Uses:

- Field Crops
- Agriculture
- Intensive Agriculture

EXAMPLE SITES: BUENA CREEK CLUSTER



Most sites considered “Agriculture” or “Intensive Agriculture” by SANDAG are located in a large cluster of sites zoned for 30 du/ac in the North County Metro Region. These sites are directly adjacent to the unincorporated area’s only light rail station (Buena Creek Station) and form the basis of SANDAG’s smart growth opportunity area CN-4. While many of these sites are used for agriculture, some of them have single-family units, so SANDAG classifies them as residential, rather than agricultural.

Existing uses consist largely of wholesale nurseries, fields, and scattered single-family homes. The high potential of this area, along with the low value of existing permanent improvements, contribute to the likelihood of this site being redeveloped during the planning period. A recent subdivision was built directly north of the site, indicating developer interest in pursuing additional residential growth in this area.

Nearly all of the sites included in the Buena Creek Cluster are larger than half an acre, but all have a strong potential for lot consolidation. Based on the very high-density residential designation (30 du/ac), these properties are expected to experience near-term redevelopment.





EXAMPLE SITE: LS-10



Site LS-10 is 0.67 acres and has a General Plan designation of VR-24, with a realistic capacity estimated at 11 units. The site has minor light agriculture uses, with three small accessory structures. The property is adjacent to multi-family and single-family uses, and has assessed land values more than 100 times the value of the existing improvements. Based on the minor existing uses of the site and high potential for residential, the property is likely to be redeveloped for housing in the near future.





EXAMPLE SITES: RM-33 AND RM-44



Sites RM-33 and RM-44 are classified as “Field Crops” by SANDAG, and have an underlying General Plan designation of VR-24. While possibly used for farming in the past, recent evidence suggests that existing agricultural uses have ceased, and the site is vacant. Site RM-44 has two minor structures, which appear to be unused and in need of repairs. Combined, the two sites have realistic potential for 77 new units, which provides a substantial incentive for near-term redevelopment. Based on the existing high degree of underutilization, the site is likely to be developed for housing during the planning period.





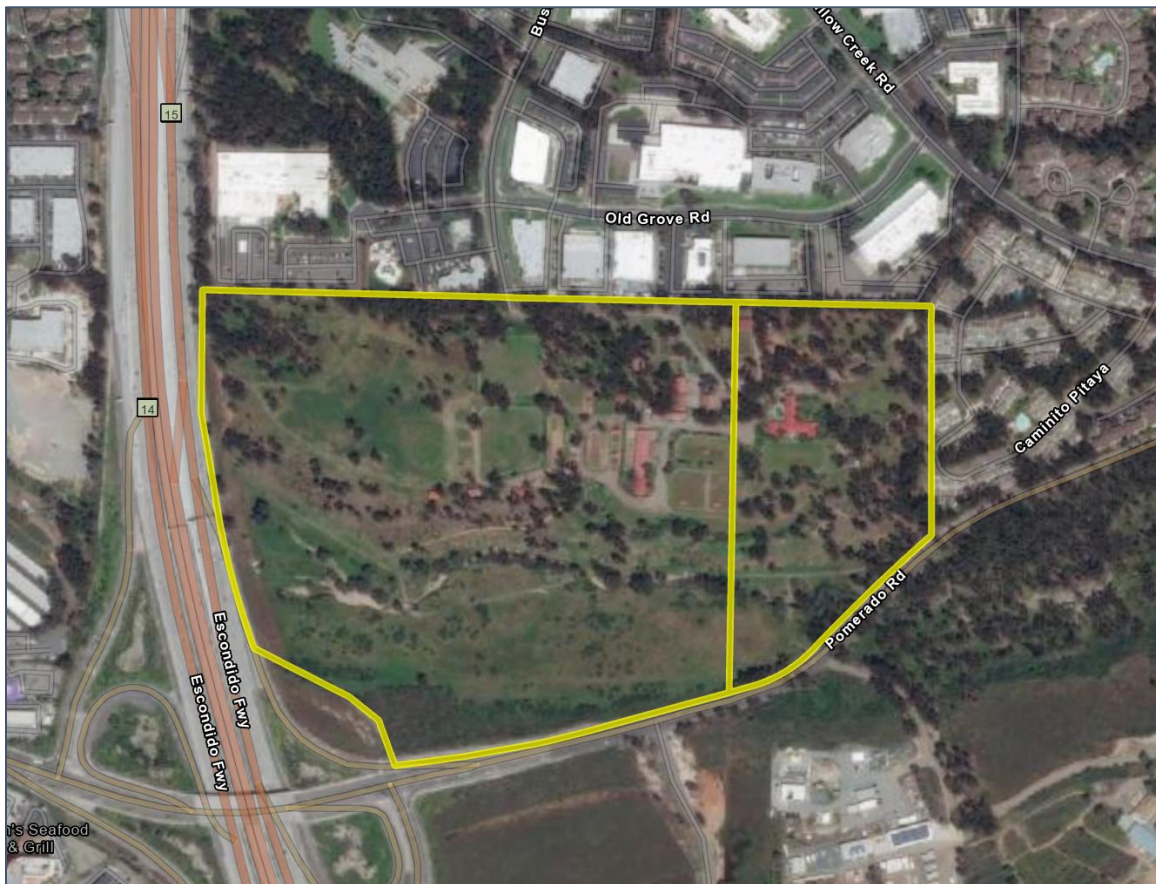
OTHER:

Sites classified as “Other” include SANDAG Land Uses of “Other Recreation” and “Surface Parking Lot.” A total of 567 units are included on these sites.

OTHER RECREATION

EXAMPLE SITES: CI-1 AND CI-2

Two sites are considered “Other Recreation” by SANDAG. These properties are located in a large unincorporated island within the City of San Diego. These sites are currently occupied by an equestrian training facility, with improvements consisting of trails, horse pens, and stables. Existing zoning allows for 20 units per acre, and a total of 542 moderate-income units are counted in the sites inventory. The site is adjacent to existing multi-family uses and a business park, and is near a new transit center at Miramar Community College. Based on the existing improvements and uses at the site, as well as potential for high-density uses, it is likely that the property will be redeveloped in the near future.





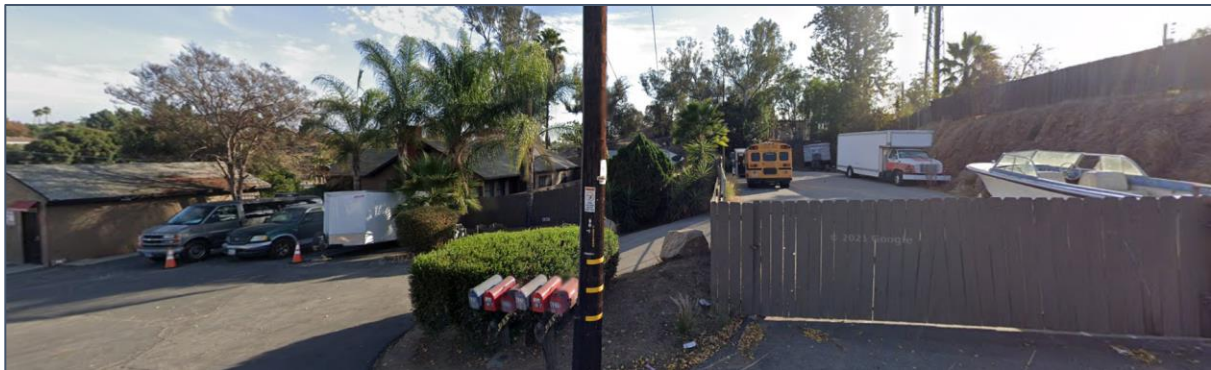
SURFACE PARKING

Lots classified as “Surface Parking” typically have no improvements other than generic pavement and striping. These surface parking lots may be adjacent to a commercial development, or independent.

EXAMPLE SITE: FB-37



Site FB-37 consists of two parcels, one of which is considered “Surface Parking” by SANDAG. The surface parking parcel is currently used for vehicle storage, and has no structures or other improvements on-site. The adjacent parcel is occupied by a small retail/office building, single-family home, and accessory structure. The two parcels on FB-37 have common ownership, making lot consolidation likely. The realistic capacity of the entire site (both parcels) is estimated at 12 units, which is highly achievable by redeveloping either a part or whole of the site. Based on the nature of existing improvements, the site is likely to see near-term redevelopment.





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