

APPENDIX M-1  
POPULATION AND HOUSING TECHNICAL REPORT  
REVISED PAGES

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- National Conflict Resolution Center – this full service facility can be utilized by City/SDSU officials, adjacent residents and students to settle neighborhood disputes.
  - Issues addressed – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character
  - Enforcement Entity – SDSU administration; SDSU police; City administration; City police; private property owners
- College Area Party Plan (CAPP) – A program that has been implemented by the Mid-City Community Relations Office to curb ongoing problems with parties at private residences. Neighbors can sign a petition to have a home “CAPPED” so as to accelerate/eliminate warnings of citations for future violations
  - Issues addressed – Noise; Traffic and Parking
  - Enforcement Entity – SDSU police; City police; private property owners

### *Proposed Tools and Programs*

- Increased Code Compliance Officers (as of March 2007, SDSU will finance one additional code compliance officer to assist City of San Diego with enforcement of code violations)
  - Issues addressed – Traffic and Parking and Neighborhood Aesthetics Character
  - Enforcement Entity – SDSU administration; City administration
- Revisions to the City of San Diego Municipal Development and Zoning Codes to restrict modifications to existing single-family residences for the purpose of creating group living quarters.
  - Issues addressed – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character
  - Enforcement Entity – SDSU police
- The City of San Diego is contemplating a “rooming house” ordinance would restrict commercial lease activity of single family homes to multiple lease-holders in specific single family residential neighborhoods of the City. This ordinance is planned for consideration at an upcoming City of San Diego City Council meeting.
  - Issues addressed – Large numbers of unrelated individuals living in single family homes within single family neighborhoods.
  - Enforcement Entity – City administration

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The above tools and programs would assist the City, with the help of SDSU, in reducing the development/conversion of additional single family homes into mini dorms as a result of the expanded student body. The proposed project's 2,976 additional on-campus student beds would nearly double the existing on-campus housing stock, thereby further assisting to alleviate the demand for student housing in surrounding single-family residential neighborhoods. Because the proposed project does not include the development of any additional nuisance rentals (*i.e.*, there would be no nuisance rentals constructed as part of the proposed project) coupled by the fact that the City, with the help of SDSU, are attempting to curb the future development/expansion of additional nuisance rentals, the assumption that an expanded student body would result in additional student use of single family homes in the surrounding community would be speculative and therefore less than significant.

The proposed project would involve demolition of the existing Olmeca and Maya Residence Halls which, combined, contain a total of 424 beds. In order to eliminate the potential displacement of existing student residents, the proposed 800-bed G Lot Residence Hall would be constructed prior to the demolition of the Olmeca and Maya Residence Halls. Once the G Lot Residence Hall facility is constructed, existing Olmeca and Maya residents would be relocated into the new G Lot Residence Hall. This proposed project phasing would eliminate the potential for the project to displace substantial housing units and/or people (*i.e.*, SDSU students).

### **Faculty/Staff Housing**

Faculty and staff traditionally have lived in the general proximity of the SDSU campus, although the locations are more dispersed than the student population. As shown in *Table 7*, approximately 8% of SDSU faculty and 7% of staff live within the area immediately surrounding SDSU.

Faculty and staff tend to live in a more dispersed pattern throughout the San Diego region. Because faculty and staff come to SDSU for jobs rather than as students, and consequently typically have more financial resources than students, their future residential patterns are more likely to mirror future region-wide housing trends (*i.e.*, dispersed residential development as population growth increases competition for desirable housing locations and prices) rather than student housing trends. Therefore, the influx of additional faculty and staff members would not result in a significant impact because it would not result in substantial growth in housing not already anticipated within the region. However, finding affordable housing in the San Diego region will continue to be challenging for new faculty and staff. This challenge will make it difficult to recruit qualified personnel to SDSU; faculty and staff housing is therefore being proposed at Adobe Falls as a component of this project.

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The Adobe Falls Faculty/Staff Housing component of the proposed project would provide up to an additional 370 units (townhomes and condominiums), 50 to 70 of which would be developed in the near-term and 250 to 300 of which would be developed in the long-term. (The total number of housing units that would be developed at the Adobe Falls site depends in part upon available access routes and associated vehicle-carrying capacities.) Adobe Falls is located in the Navajo Community, where the population is expected to increase by 8% by 2030. (Refer to *Table 4.*) SDSU's contribution to the increase in population in the Navajo Community was accounted for in the 2030 Regional Growth Forecast (SANDAG 2006). Therefore, an increase to the number of residents to the Navajo Community has been accounted for in local and regional forecasts. Furthermore, because the Adobe Falls housing component of the proposed project would provide housing for each of the new residents it introduces to the Navajo Community, there would be no impact to the Navajo Community housing supply.

### **4.3 Cumulative Impacts**

The proposed project, in combination with several housing projects being processed through the City of San Diego Redevelopment Agency and the City of San Diego Planning Department, would result in beneficial cumulative impacts associated with population/housing. Many multi-family residential unit housing projects are being contemplated within the near- and long-term. The proposed project, when combined with these probable future projects, would result in positive impacts due to the possibility of addressing the region's housing availability and affordability issues.

### **5.0 MITIGATION MEASURES**

Upon approval of the proposed Campus Master Plan Revision, SDSU shall forward project details to SANDAG/City of San Diego for incorporation into forthcoming regional growth and housing projections SDSU shall include the projected student population increase (11,385 students) as well as the projected faculty/staff increase (691 faculty and 591 staff) and projected on-campus housing units in this submittal package

### **6.0 SIGNIFICANCE OF IMPACT AFTER MITIGATION**

Incorporation of mitigation would reduce potential impacts to a level below significant.

### **7.0 ACKNOWLEDGEMENTS**

This report was prepared by the following Dudek staff members:

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