

**SECTION 3.10**  
**POPULATION AND HOUSING**

## 3.10 POPULATION AND HOUSING

---

### 3.10.1 INTRODUCTION

This section analyzes the potential impacts to population and housing that would occur as a result of the Proposed Project. The analysis is based on the *Population and Housing Technical Report* prepared by Dudek (May 2009), a copy of which is provided in **Appendix 3.10** of the EIR.

### 3.10.2 METHODOLOGY

The analysis presented in this section is based on data obtained from multiple governmental and private sources, including existing and projected population and housing data generated by the U.S. Census Bureau, California Department of Finance, and San Diego Association of Governments ("SANDAG"). In addition, data was obtained from SDSU; information provided by SDSU included a housing demand study commissioned by SDSU and prepared by Brailsford and Dunlavey in May 2004.

The U.S. Census Bureau maintains national and local databases on population, ethnicity, housing, employment and income. The California Department of Finance prepares statewide growth forecasts. Information specific to the San Diego region, including local population and housing forecasts and total projected college students and government workers, was obtained from SANDAG. SANDAG growth forecasts are used to plan for public infrastructure, housing and job creation throughout the region.

### 3.10.3 EXISTING CONDITIONS

#### 3.10.3.1 Statewide Context

California is the most populous state in the nation. The population is estimated to grow further as a result of strong immigration from other states and nations, high birth rates among specific segments of the State's population, and the increasing life span of seniors. By 2030, California's population is expected to reach 48,110,671. (State of California, 2004.) This would constitute a 30 percent increase over the existing population, with approximately 600,000 new arrivals each year.

In 2000, the State of California had 12,214,549 housing units, 711,679 (5.8%) of which were vacant. Of the 11,502,870 occupied housing units, 6,546,334 units were owner occupied, while

the remaining units were renter occupied. (U.S. Census Bureau, 2000.) By 2005, the State's housing stock was estimated to be 12,989,254 units. (U.S. Census Bureau, 2006.)

In accordance with State of California housing element consistency regulations (Gov. Code, §65583), each city/county is required to prepare a housing element that assesses the community's housing needs (with the state-imposed goal of providing housing opportunities for all segments of the community and all income groups), and then establish policies to ensure that these needs are met. The housing element includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. While the provision of general plan/zoning designations that allow for adequate housing is an obligation of local governments, there is considerable state oversight in order to ensure that adequate supplies of all housing types are provided statewide. To ensure that state goals are being met at the local level, the California Department of Housing and Community Development reviews all local housing elements. (Gov. Code, §65583.)

### 3.10.3.2 Regional Context

#### 3.10.3.2.1 Population

According to SANDAG, the County of San Diego had a population of 3,013,014 in 2004 and is expected to grow to 3,245,279 in 2010; 3,635,855 in 2020; and 3,984,753 in 2030. (SANDAG, 2006.) This change between 2004 and 2030 constitutes a 32 percent increase in the region's population. **Table 3.10-1, SANDAG Regional Population Forecasts**, lists each jurisdiction's existing population and forecasted increases. As indicated in the table, the greatest population increase over this time period is anticipated to occur in the unincorporated areas of the County, which are expected to grow by 55 percent.

**Table 3.10-1**  
**SANDAG Regional Population Forecasts**

Local Jurisdiction	2004	2010	2020	2030	Total Increase (2004 to 2030)	Percent Change (2004 to 2030)
Carlsbad	92,695	109,611	119,095	127,046	34,351	37%
Chula Vista	208,675	248,174	289,304	316,445	107,770	52%
Coronado	26,591	27,512	29,738	31,038	4,447	17%
Del Mar	4,543	4,661	5,138	5,497	954	21%
El Cajon	97,670	100,919	105,214	112,008	14,338	15%
Encinitas	62,463	65,358	68,030	73,170	10,707	17%
Escondido	140,328	148,630	158,494	169,929	29,601	21%
Imperial Beach	27,799	28,331	32,590	36,125	8,326	30%
La Mesa	56,007	59,920	60,686	64,522	8,515	15%
Lemon Grove	25,590	27,163	28,859	31,175	5,585	22%
National City	56,018	59,905	69,104	74,241	18,223	33%
Oceanside	172,866	186,785	196,482	207,237	34,371	20%
Poway	50,534	51,833	54,035	57,474	6,940	14%
San Diego	1,295,147	1,365,130	1,514,336	1,656,257	361,110	28%
San Marcos	66,850	82,608	90,026	95,553	28,703	43%
Santee	54,084	62,031	66,668	72,115	18,031	33%
Solana Beach	13,396	13,807	14,839	15,761	2,365	18%
Vista	94,030	98,182	106,075	115,768	21,738	23%
Unincorporated	467,728	504,719	627,142	723,392	255,664	55%
REGION	3,013,014	3,245,279	3,635,855	3,984,753	971,739	32%

Source: SANDAG, 2006.

### 3.10.3.2.2 Housing

As indicated in Table 3.10-2, SANDAG Existing and Projected Housing Units, the San Diego region had a total of 1,095,077 housing units in 2004. It is projected that by 2030, the number of housing units in the region will increase 26 percent to 1,383,803. Similar to the population projections between 2004 and 2030, the greatest increase in housing units (47%) is anticipated to occur in the unincorporated areas of the County. The region is expected to sufficiently accommodate the 32 percent increase in population with a 26 percent increase in housing units because the average household size over this same time period is anticipated to increase from 2.77 to 2.87 persons, thereby requiring fewer housing units. (SANDAG, 2006.)

**Table 3.10-2**  
**SANDAG Existing and Projected Housing Units**

Jurisdiction	2004	2010	2020	2030	Total Increase (2004 to 2030)	Percent Change (2004 to 2030)
Carlsbad	39,287	45,757	48,558	49,899	10,612	27%
Chula Vista	70,609	84,166	97,732	102,885	32,276	46%
Coronado	9,450	9,502	9,690	9,796	346	4%
Del Mar	2,511	2,531	2,544	2,546	35	1%
El Cajon	35,429	35,908	37,423	38,155	2,726	8%
Encinitas	24,521	25,227	26,054	27,066	2,545	10%
Escondido	46,467	48,116	51,404	53,087	6,620	14%
Imperial Beach	9,754	9,830	11,349	12,063	2,309	24%
La Mesa	24,911	26,205	26,623	26,927	2,016	8%
Lemon Grove	8,770	9,163	9,745	10,068	1,298	15%
National City	15,158	15,722	18,481	19,108	3,950	26%
Oceanside	62,767	66,686	69,832	70,428	7,661	12%
Poway	16,183	16,671	17,326	17,747	1,564	10%
San Diego	490,266	518,063	574,254	610,049	119,783	24%
San Marcos	23,190	28,620	31,032	31,696	8,506	37%
Santee	18,891	22,120	23,948	24,747	5,856	31%
Solana Beach	6,473	6,539	6,697	6,728	255	4%
Vista	30,169	30,911	33,507	34,947	4,778	16%
Unincorporated	160,271	172,443	213,141	235,861	75,590	47%
REGION	1,095,077	1,174,180	1,309,340	1,383,803	288,726	26%

Source: SANDAG, 2006.

State housing law requires that SANDAG adopt a Regional Housing Needs Assessment every five years. This assessment is intended to identify the existing and projected housing needs for the region's local jurisdictions. The most recent assessment was approved on February 25, 2005. (SANDAG, 2005.) The assessment for 2005–2010 calls for an additional 107,301 housing units in the region, the majority of which (43%) would be located within the City of San Diego; only 11 percent of the total projected additional housing is anticipated to be located in unincorporated areas of the County.

### 3.10.3.2.3 Regional Comprehensive Plan

In 2004, SANDAG completed a Regional Comprehensive Plan to address the region's housing, economic, transportation, environmental, and overall quality-of-life needs. The Regional Comprehensive Plan establishes a planning framework and implementation actions to increase

the region's sustainability and encourage smart growth in order to reduce the number of housing units and residents that are expected to be "exported" from the region to Baja California and Riverside, Orange, and Imperial counties. (SANDAG, 2004a.) In order to accomplish this, the Regional Comprehensive Plan identifies certain Smart Growth Opportunity Areas in the region. Designation of these areas is intended to provide guidance as to where smart growth development should occur, focusing attention on these areas as local jurisdictions update their general plans and redevelopment plans. The intended effect is to capture those housing units that would be exported outside of the region and instead redirect those housing units to areas within the region that are located near transit stations. (SANDAG, 2004a.) The Project site is located within a Regional Comprehensive Plan-designated Smart Growth Opportunity Area.

### **3.10.3.3 Local Context**

#### **3.10.3.3.1 Project Setting**

The Proposed Project is located within the City of San Diego, California. In recent decades, demand for housing within the City has far outpaced housing supply in the region; as a result, new housing development has grown tremendously in communities located just outside the region. (SANDAG, 2004a.) Development in these communities has resulted in increased traffic congestion and commute times. It is not uncommon for residents to have long daily commutes; many workers have recently moved to southern Riverside County (45+ miles to the north), the Imperial Valley (90+ miles to the east), and northern Baja California (20+ miles to the south) in search of affordable housing. (SANDAG, 2004b, p. 45.) As housing demand continues to increase, smart growth development and the location of housing near major employment centers are strategies being proposed in order to encourage regional sustainability and to reduce the number of housing units being "exported" from the region.

The Project site is located within the urban College Area Community Planning Area of the City of San Diego. The College Area Community Planning Area is comprised of approximately 1,950 acres, most of which is developed as single-family residential uses. As of September 2006, SANDAG estimated that the total population of the College Area Community Planning Area was 21,454; this population was forecasted to increase to 23,852 by 2010 (SANDAG, 2006). Although the College Area Community Planning Area is dominated by single-family land uses, multi-family and commercial land uses are located adjacent to the major transportation corridors in the planning area, including Montezuma Road, College Avenue, and El Cajon Boulevard. Institutional land uses in the planning area are represented by SDSU and the Alvarado Medical Center, which is located south of I-8 and east of the SDSU campus.

Project components adjacent to College Avenue and Montezuma Road are located on land designated as "Redevelopment Project Area" by the College Area Community Plan Map (City of San Diego, 1989). The Redevelopment Project Area in which the Proposed Project is located, referred to as the "Core Subarea," generally is located south of the existing SDSU campus boundary, west of College Avenue, north of Mary Lane Drive, and east of Remington Road.

### 3.10.3.3.2 Population

The City of San Diego had a population of 1,295,147 in 2004, making it the largest city in the region. The City is expected to grow to 1,365,130 in 2010; 1,514,336 in 2020; and 1,656,257 in 2030. (SANDAG, 2006.) This change between 2004 and 2030 constitutes a 28 percent increase in the City's population, as indicated in Table 3.10-3, SANDAG Local Population Forecasts.

Table 3.10-3  
SANDAG Local Population Forecasts

Locality	2004 Population	2010 Population Forecast	2020 Population Forecast	2030 Population Forecast	Total Increase (2004 to 2030)	Total Percent Increase (2004 to 2030)
City of San Diego	1,295,147	1,365,130	1,514,336	1,656,257	361,110	28%
College Area Community	21,454	23,852	27,978	31,687	10,233	48%
Census Tract 28.01	4,262	5,817	6,883	7,121	2,859	67%
Census Tract 29.04	7,072	7,389	8,610	9,458	2,386	34%

Source: SANDAG, 2006.

As noted above, the Proposed Project is located within the College Area Community Planning Area, which had a population of 21,454 in 2004. The College Area Community is expected to grow significantly by 2030, and at a much higher rate than the City generally (a 48 percent increase between 2004 and 2030). The Proposed Project is located within two census tracts, 28.01 and 29.04, in the College Area Community Planning Area. These census tracts are expected to grow by 67 percent and 34 percent between 2004 and 2030, respectively.

The College Area supports a disproportionately large percentage of 18- to 29-year-old residents (median age is 24.9 years old), as do the two census tracts within which the Project would be located (median age is 22.5 years old). (SANDAG, 2006.) This segment of the population will

continue to be disproportionately large in the College Area because of the presence of the university and additional multi-family housing developments, a favored housing unit type amongst student populations.

### 3.10.3.3.3 Housing

In February 2004, SDSU commissioned a Student Housing Demand Study to determine the demand for student housing on or within walking distance to the SDSU campus. The Student Housing Demand Study also looked at opportunities for university-administered housing and overall demand in light of future enrollment increases and the addition of the San Diego Trolley station on campus.

The Student Housing Demand Study concluded that SDSU students primarily live in a cluster of seven zip codes near the university, along the I-8 corridor, and at the beach. (Brailsford & Dunlavey, 2004, p. 2). These seven zip codes contain almost 35 percent of the student body. The study concluded that students are price sensitive and primarily look to live in proximity to their school or along major automobile transportation routes that provide convenient access to and from campus. The study also concluded that students who live in beach communities (approximately 4 percent of the total student body) are not as price sensitive due to the higher rents present within these neighborhoods. (Brailsford & Dunlavey, 2004, p. 2). **Table 3.10-4, Distribution of Student Residences**, summarizes these distribution patterns.

**Table 3.10-4**  
**Distribution of Student Residences**

Area	Number of Students/Percent of Total
SDSU Campus (92182)	2,993 / 18%
College Area (92115)	2,705 / 16%
Del Cerro (92120)	495 / 3%
Mission Beach (92109)	733 / 4%
La Mesa (91942)	543 / 3%
Casa del Oro (91941)	398 / 2%
Mira Mesa (92126)	297 / 2%
Serra Mesa/South Tierrasanta (92108)	428 / 2%
Remaining Locations	8,592 / 50%
<b>Total</b>	<b>17,184 / 100%</b>

Source: Brailsford & Dunlavey, 2004.



Students' sensitivity to price makes it difficult to predict exactly how students' living patterns will change in the future. The largest percentage of the SDSU student population is currently housed in the College Area. Changes in housing affordability and other popular amenities will not likely change the desirability of the College Area among the student population. Between 2004 and 2030, SANDAG's Regional Growth Forecast anticipates a 114 percent increase in multi-family housing units within the College Area, and more specifically a 150 percent increase in multi-family housing units within census tract 28.01 and a 39 percent increase within census tract 29.04. Over the same time period, a one percent decrease is anticipated for single-family housing units in the College Area. **Table 3.10-5, SANDAG Existing and Forecasted Housing Stock within the College Area Community Planning Area**, summarizes housing unit types predicted to be available by 2030 in the College Area Community.

**Table 3.10-5**  
**SANDAG Existing and Forecasted Housing Stock within the**  
**College Area Community Planning Area**

	2004	2010	2020	2030	Total Change (2004 to 2030)	Percent Change (2004 to 2030)
<b>Total Population</b>	21,454	23,852	27,978	31,687	10,233	48%
Household Population	16,645	18,498	22,398	25,699	9,054	54%
Group Quarters Population	4,809	5,354	5,580	5,988	1,179	25%
<b>Total Housing Units</b>	7,361	8,118	9,806	10,867	3,506	48%
Single Family	4,249	4,270	4,270	4,211	-38	-1%
Multi-Family	3,112	3,848	5,536	6,656	3,544	114%
<b>Total Occupied Housing Units</b>	7,157	7,938	9,411	10,569	3,412	48%
Occupied Single Family	4,145	4,191	4,127	4,126	-19	0%
Occupied Multi-Family	3,012	3,747	5,284	6,443	3,431	114%
<b>Vacancy Rate</b>	2.8%	2.2%	4.0%	2.7%	-0.1	-4%
<b>Persons per Household</b>	2.33	2.33	2.38	2.43	0.10	4%

Source: SANDAG, 2006.

The data presented in **Table 3.10-5** indicate that the College Area will likely continue to support a large percentage of students in the future, particularly because the area has been planned for significant increases in the number of multi-family housing units. This is consistent with SANDAG's Regional Comprehensive Plan, which has identified the Project site and surrounding areas as a Smart Growth Opportunity Area in response to these demographic factors and projections.

In recent years, residents in the communities adjacent to SDSU have expressed concerns regarding an increase in the number of student rentals in surrounding single-family neighborhoods. These "nuisance rentals," or "mini-dorms," are single-family homes that have been modified to include additional bedrooms, living areas, and parking spaces in order to house groups of non-related individuals. Nuisance rentals are popular with students because the rents are generally lower than at other nearby housing options.

Community concerns generally regard the compatibility of nuisance rentals with the surrounding single-family residences. Issues include noise from increased densities of students in residential communities, increased traffic and parking demands, and the general compatibility of student-versus-neighborhood land use demands.

The City, through local land use and zoning controls, has already helped curb the flow of students utilizing single-family homes as nuisance rentals in the following ways:

- In July 2007, the City Council voted to amend the Land Development Code to restrict the number of bedrooms in single-family residential neighborhoods, limit the width of driveways, and clarify the requirements for garage conversions.
- On January 14, 2008, the City Council voted to approve the Residential High Occupancy Permit Ordinance, which requires an annual permit and fees for any single dwelling unit with 6 or more adult occupants.
- On April 15, 2008, the City Council voted to approve the Rooming House Ordinance, which generally defines "rooming houses" as dwelling units with 3 or more bedrooms that are rented separately to tenants by the individual bedroom, and then prohibits rooming houses from locating in low density residential zones. (City of San Diego, 2009.)

#### 3.10.3.3.4 City of San Diego Population and Housing Policy Guidance

**City of San Diego Strategic Framework Element.** In 2002, the City Council adopted the Strategic Framework Element, which outlines the conceptual framework and foundation for the General Plan update process. A component of the Strategic Framework Element is the City of Villages strategy, which seeks to target future growth in "village" areas where residential, commercial, employment, and civic/educational uses are integrated. (City of San Diego, 2002.) The intent of the City of Villages strategy is to create sub-regional and more localized centers that include a mix of land uses with higher density attached housing. The Proposed Project would be located on a site that is designated as an Urban Village Center in the City of Villages strategy.

**College Area Community Plan.** The Project site is located within the College Area, and the College Area Community Plan acts as a guide for the orderly growth of the community. The Community Plan provides that the university should develop a program to provide additional housing and parking facilities on or adjacent to campus to meet existing needs and to reduce the number of commuter students. (City of San Diego, 1989, p. 37.) The Community Plan also calls for redevelopment of the multi-purpose or Core Subarea (of which the Project is a part) with university-oriented housing and commercial facilities.

**College Community Redevelopment Project.** Established in 1993, the College Community Redevelopment Project would provide housing for students near the campus and create a mixed-use activity center along College Avenue. The Proposed Project site is located in the Core Subarea of the College Community Redevelopment Project.

### 3.10.4 THRESHOLDS OF SIGNIFICANCE

Thresholds used to assist in determining the significance of population and housing impacts are derived from Appendix G of the CEQA Guidelines. Significant impacts related to population and housing would occur if the Proposed Project would:

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere;
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; or
- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

### 3.10.5 PROJECT IMPACTS

#### 3.10.5.1 Potential Displacement of Existing Housing

*Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The Project site currently consists of eight parking lots, 30 dwelling units (107 beds), and 44,200 square feet of commercial space. Table 3.10-6, **Existing Structures Located on Project Site**, provides a summary of these existing uses and their locations. The Proposed Project would replace these existing uses with a mixed-use project. Specifically, the Proposed Project

would provide 390 student housing units (1,632 beds), as well as 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease. This would result in a net increase of 360 housing units (1,525 beds) and 33,009 square feet of commercial space.

#### 3.10.5.1.1 Residential Space

The 30 existing dwelling units (107 beds) that would be displaced presently are occupied by SDSU students (see **Table 3.10-6**). Because the Proposed Project would result in a net increase in student housing of 360 housing units (1,525 beds), the 107 students currently residing in the 30 existing housing units could be accommodated within the proposed new housing units. The SDSU Student Housing Demand Study found that students are price sensitive and primarily look to live in proximity to their school or along major automobile transportation routes that provide convenient access to and from campus. (Brailsford and Dunlavey, 2004.) Thus, the study supports the assumption that students will continue to seek housing in close proximity to the university; therefore, existing student residents who would be displaced would likely continue to seek housing near the SDSU campus. As a result, the Proposed Project would not result in the displacement of substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. As such, the Proposed Project would not result in potentially significant impacts relative to the displacement of existing housing.

**Table 3.10-6  
Existing Structures Located on Project Site**

Number	Street	Land Use	Square Feet (Commercial Only)	Dwelling Units	Beds	Percent Occupied by SDSU students
5850-82	Hardy Ave	Parking lot	—	—	—	—
5194-98	College Ave	Parking lot	—	—	—	—
5186-92	College Ave	Parking lot	—	—	—	—
5178	College Ave	Medical offices	7,600	—	—	—
5168-74	College Ave	Medical offices	4,600	—	—	—
5164	College Ave	Parking lot	—	—	—	—
5140	College Ave	Parking lot	—	—	—	—
5830- 5840	Lindo Paseo	Apartment complex	—	24	54	100
5822	Lindo Paseo	Vacant house	—	1	—	—
5104	College Ave	Parking lot	—	—	—	—
5130	College Ave	Parking lot	—	—	—	—
5185	College Ave	Restaurant	5,480	—	—	—
5187	College Ave	Bookstore		—	—	—
5157	College Ave	Restaurants	3,160	—	—	—
5155	College Ave	Restaurant	2,160	—	—	—
5141	College Ave	Commercial	2,430	—	—	—
5131	College Ave	Restaurants/Commer cial	15,370	—	—	—
5119	College Ave	Restaurant	2,100	—	—	—
5111	College Ave	Gas station	1,300	—	—	—
5721	Lindo Paseo	Fraternity house	—	1	18	100
5723	Lindo Paseo	Fraternity house	—	1	3	100
5118- 5132	Campanile Dr	Parking lot	—	—	—	—
5734	Montezuma Rd	Sorority house	—	1	14	100
5742	Montezuma Rd	Vacant house	—	1	—	—
5750	Montezuma Rd	Rented house	—	1	18	100
<b>Totals</b>			<b>44,200</b>	<b>30</b>	<b>107</b>	<b>100</b>

Source: SANGIS, 2008; SDSU Office of Facilities Planning, Design and Construction

### 3.10.5.1.2 Commercial Space

The Proposed Project would increase the amount of commercial space from 44,200 to 77,209 square feet. This increase is anticipated to result in a corresponding increase in employment in the area, which would create an indirect demand for additional housing. While students seek housing within close proximity to the university, employees tend to live in a more dispersed pattern throughout the San Diego region. Employee housing patterns are more likely to mirror future region-wide housing trends rather than student housing trends and, as a result, the influx of additional employees to the area would not be significant because the growth has already been anticipated within the region.

### 3.10.5.1.3 Nuisance Rentals

The Proposed Project's 1,632 student beds would help alleviate the demand for nuisance rentals in the surrounding single-family residential neighborhoods by providing an alternative housing option to students. The City of San Diego and SDSU are working together to reduce the prominence of nuisance rentals in neighborhoods adjacent to the university.

### 3.10.5.2 Potential Displacement of People

*Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The Proposed Project would temporarily displace approximately 107 students, in addition to the employees serving the 44,200 square feet of existing commercial uses on the site. Upon completion, the Project would be able to accommodate the 107 students currently residing in the 30 existing housing units, as well as an additional 1,525 students. Similarly, upon completion, the Project would be able to accommodate a similar number of employees as those presently serving the existing commercial uses, as well as an additional number of employees commensurate with the increased commercial space. As a result, the Proposed Project would not result in the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. As such, the Proposed Project would not result in potentially significant impacts relative to the displacement of people.

### 3.10.5.3 Potential Inducement of Substantial Population Growth

*Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Proposed Project would not induce population growth but, rather, would accommodate the population growth anticipated in the regional growth forecasts used to prepare local housing elements, policies, land use designations, and regulatory processes to accommodate increased housing demand.

As previously noted, the population of the City of San Diego is expected to increase by 361,110 (28%) by 2030; the population in the College Area is expected to increase by 10,233 (48%) by 2030. Additionally, in 2007, the CSU Board of Trustees approved the SDSU 2007 Campus Master Plan Revision, which authorized a campus enrollment increase of 10,000 full-time equivalent students by 2025. Under the Proposed Project, enrollment at SDSU would *not* increase further.

The Proposed Project is an infill, redevelopment project that would replace existing residential and commercial uses with a higher-density, mixed-use residential and commercial development project. The Project site has been identified in SANDAG's Regional Comprehensive Plan, the City's Strategic Framework Element, the College Area Community Plan, and the College Community Redevelopment Project as a prime location for infill redevelopment to accommodate additional housing units and increased economic opportunities. Additionally, SANDAG's growth projections for this area have accounted for the increased number of housing units and commercial space that would result from the Proposed Project.

The Proposed Project would tie into existing infrastructure already serving the Project area, and thus would not result in growth inducement related to the expansion of infrastructure. By replacing scattered land uses with a more dense, mixed-use development, the Proposed Project would reduce pressure to develop in areas that are not currently served by infrastructure. Additionally, by providing student housing adjacent to the university, the number of commuter students would be reduced, thereby alleviating pressures on both the regional and local transportation network.

Thus, the Proposed Project would assist in meeting existing and future demands placed on the local housing market by accommodating anticipated growth and assisting in accommodating the housing and commercial needs of the increased student population. As such, the Proposed

Project would not induce substantial population growth either directly or indirectly, and would not result in potentially significant impacts relating to growth inducement.

### 3.10.6 CUMULATIVE IMPACTS

The Proposed Project, in combination with other reasonably foreseeable projects in the area, would result in beneficial cumulative impacts associated with population and housing. Consistent with SANDAG's Regional Comprehensive Plan and the City's Strategic Framework Element, other multi-family residential unit housing projects are planned in the near and long term for the area. (See, e.g., **Section 2.0, Cumulative Impacts Methodology, Table 2-1, Cumulative Projects.**) Future growth is expected to occur in areas identified in the Regional Comprehensive Plan and Strategic Framework Element as suitable for smart-growth projects. When combined with these probable future projects, the Proposed Project would result in beneficial impacts relative to the region's housing availability and affordability.

### 3.10.7 MITIGATION MEASURES

Although no potentially significant impacts relative to population and housing have been identified, to ensure that any potential impacts relating to assumptions contained in the SANDAG forecasts remain at a level below significant, the following mitigation measure is proposed:

**PH-1** Following approval of the Proposed Project, CSU/SDSU will promptly submit the following information to SANDAG and the City of San Diego and request that the information be incorporated into SANDAG's next update to the 2030 Regional Growth Forecast:

1. The Plaza Linda Verde Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, thereby resulting in a net increase of 360 housing units (1,525 beds). (Thirty existing housing units currently existing on the Project site would be reconstructed under the Proposed Project.)
2. The Plaza Linda Verde Project would add 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease, thereby resulting in a net increase of 33,009 square feet of commercial space. (44,200 square feet of commercial space currently existing on the Project site would be reconstructed under the Proposed Project.)



SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG's regional population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.

**3.10.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

No significant impacts to population and housing have been identified.