

February 7, 2023 – Summary of AD-HOC sub-group review of City prepared College Area Land Use Plan

Participants: Jose Reynoso, Michael Jenkins, Saul Amerling, Troy Murfree, Robert Higdon, and Tom Silva

Three meetings were held by an ad hoc subgroup of the College Area Community Planning Board's Community Plan Update Committee with the expressed purposes of 1) bridging the community planning group's communication with the City Planning Department and 2) identifying if, and where, the City of San Diego October 26, 2022 proposed land use plan of the community plan update aligns with the key points of the **7 Visions** guiding document adopted by the planning board and community council.

The first meeting was held at City Hall with 4 members of the ad hoc group, Heidi VonBlum (Planning Director), Christopher Ackerman-Avila (Mayor Gloria's policy advisor), and Jeffrey Nguyen (Council President Elo-Rivera's representative). The next two meetings were held by the ad-hoc group at a local restaurant and they shared and refined their comments to the city's plan.

After the 2nd of these two meetings eleven comments were added to the proposed land use plan. Those comments are summarized below, and they are notated on the proposed land use plan for easy reference. The comments are:

1. Add a **Consensus Statement** at the top which describes the purpose of the ad-hoc groups review and how changes were to be made to align the proposed land use plan with the **7 Visions** document.
2. Disallow any change in zoning for the properties west of the Language Academy.
3. Allow for an upzone of the properties south of Montezuma Road and East of 54th Street to 73 DU/AC.
4. Allow for an upzone of the properties along 54th street to 29 DU/AC.
5. Disallow any change in zoning for the properties in the El Cerrito Area that are South of Madison and those in the neighborhood that is along Gilbert Drive to Berting Street (north of El Cajon Blvd).
6. Allow for an upzoning of properties along El Cajon Blvd. to 145 DU/AC and require enhanced community amenities to any project.
7. Allow for an upzoning of properties along El Cajon Blvd. and east of College to 145 DU/AC and require enhanced community amenities to any project.
8. Emphasize that the Montezuma Linear Park is an important, and Key Element, of the 7 Visions plan and add traffic calming roundabouts at key points along Montezuma Road.
9. Allow for an upzoning of properties along El Cajon Blvd. and east of Montezuma Road to 145 DU/AC and require enhanced community amenities to any project.
10. Reduce the proposed zoning from 54 DU/AC to 29 DU/AC for the properties south of Saranac Street and east of Harriet Tubman Charter School.

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11. Upzone the properties along Montezuma Road up to 145 DU/AC from Rockford Drive to Catoctin Drive.