



SECOND DRAFT COLLEGE AREA COMMUNITY PLAN:
SUMMARY OF CHANGES (ALL ELEMENTS)

January 2025

UNIVERSAL CHANGES 2

PRE-INTRODUCTION 3

1. INTRODUCTION..... 4

2. LAND USE..... 6

3. MOBILITY 8

4. URBAN DESIGN 9

5. ECONOMIC PROSPERITY 11

6. RECREATION 12

7. OPEN SPACE & CONSERVATION 14

8. PUBLIC FACILITEIS, SERVICES & SAFETY 15

9. HISTORIC PRESERVATION..... 16

10. APPENDIX – A. IMPLEMENTATION 17

10. APPENDIX – B. STREET TREE PLAN 17

10. APPENDIX – C. PARKS AND RECREATION INVENTORY 17

10. APPENDIX – D. CORRIDOR CROSS SECTIONS 18



UNIVERSAL CHANGES

Pre-Introduction Section	Summary of Changes
Figures	<ul style="list-style-type: none"> Changed Community Plan Area boundary to remove property south of Montezuma Road and properties in the southwestern corner of the community.
List of Tables	<ul style="list-style-type: none"> Updated page numbers based upon changes in pagination with new content.
Plan Elements	<ul style="list-style-type: none"> All content was placed into a new graphic format for adoption. Implementation section was pulled out of Appendix and placed into a new element.



PRE-INTRODUCTION

Pre-Introduction Section	Summary of Changes
Acknowledgements	<ul style="list-style-type: none"> Added Community Plan Update Committee members. Updated to reflect current active service.
Approvals & Adoption	<ul style="list-style-type: none"> None
Table of Contents	<ul style="list-style-type: none"> Updated page numbers based upon changes in pagination with new content.
List of Figures	<ul style="list-style-type: none"> Updated page numbers based upon changes in pagination with new content. Added new street-view concept diagrams to illustrate land use vision. Added diagrams to show regional recreation assets as well as walksheds around existing recreation. Replaced curb-to-curb mobility cross-sections with full streetscape concepts (which includes the pedestrian realm).
List of Tables	<ul style="list-style-type: none"> Updated page numbers based upon changes in pagination with new content.



1. INTRODUCTION

Introduction Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> None
<i>Tables</i>	<ul style="list-style-type: none"> None
Purpose	<ul style="list-style-type: none"> None
Organization	<ul style="list-style-type: none"> None
Amendments	<ul style="list-style-type: none"> None
Municipal Code	<ul style="list-style-type: none"> None
Regional Location	<ul style="list-style-type: none"> None
Community Plan Area	<ul style="list-style-type: none"> Added discussion of proposed community plan area boundary revision.
Historic Context	<ul style="list-style-type: none"> None
San Diego State University	<ul style="list-style-type: none"> Updated students and jobs figure.
Population	<ul style="list-style-type: none"> Updated jobs figure. Updated existing population (Estimates 2023).
Vision	<ul style="list-style-type: none"> None
Guiding Principles	<ul style="list-style-type: none"> None
Relationship to Other Plans	<p><u>General Plan:</u></p> <ul style="list-style-type: none"> None <p><u>General Plan Housing Element:</u></p> <ul style="list-style-type: none"> None <p><u>Climate Action Plan:</u></p> <ul style="list-style-type: none"> None <p><u>Multiple Species Conservation Program:</u></p> <ul style="list-style-type: none"> None <p><u>Parks Master Plan:</u></p> <ul style="list-style-type: none"> None <p><u>Climate Resilient SD:</u></p> <ul style="list-style-type: none"> None <p><u>San Diego State University Campus Master Plan:</u></p> <ul style="list-style-type: none"> None <p><u>Creative City Cultural Plan:</u></p> <ul style="list-style-type: none"> New addition



Introduction Section	Summary of Changes
Plan Background	<p><u>Prior Community Plans:</u></p> <ul style="list-style-type: none">Added discussion on replacement of Core Sub-Area Design Manual with updated College Area Community Plan <p><u>Community Engagement:</u></p> <ul style="list-style-type: none">None <p><u>Community “7-Visions” Report:</u></p> <ul style="list-style-type: none">None



2. LAND USE

Land Use Section	Summary of Changes
Figures	<ul style="list-style-type: none"> Updated Figure 2-5 '<i>Land Use Map</i>' <ul style="list-style-type: none"> Updated from Figure 2-1 to Figure 2-5. Removed trails. Updated the land use designation on some properties in the Campus Village Center to a community commercial designation instead of multifamily. Updated the designation of the property on the southwest corner of Montezuma Road and Campanile Drive – first draft incorrectly identified this property as being part of SDSU. Removed the Low 4 designation from properties on East Falls View Drive. Removed the Low 4 and Medium 2 and Medium 3 designation from some adjacent properties in the Campus Village Center south of Montezuma Road. Increased the density on some properties on El Cajon Boulevard near College Avenue and Montezuma Road. Updated Figure 2-4 '<i>Land Use Designations</i>.' <ul style="list-style-type: none"> Updated from Figure 2-2 to Figure 2-4. Added '<i>Community Commercial – 0-109 du/ac</i>.'
Tables	<ul style="list-style-type: none"> Updated Table 2-1 '<i>Development Potential</i>' based upon updated land use plan.
Goals	<ul style="list-style-type: none"> None
Introduction	<ul style="list-style-type: none"> None
Planned Land Uses	<ul style="list-style-type: none"> Added street view concepts to discussion (Figures 2-1 '<i>El Cajon Boulevard - Corridor Concept</i>', 2-2 '<i>Campanile Campus Town Center Concept</i>', and 2-3 '<i>Mohawk Street - Transition Concept</i>').



Land Use Section	Summary of Changes
	<p><u>Villages, Nodes and Corridors:</u></p> <ul style="list-style-type: none"> Added Figure 2-1 'El Cajon Boulevard - Corridor Concept.' <p><u>Campus Town Center:</u></p> <ul style="list-style-type: none"> Added Figure 2-2 'Campanile Campus Town Center Concept.' <p><u>Transitions:</u></p> <ul style="list-style-type: none"> Added Figure 2-3 'Mohawk Street - Transition Concept.' <p><u>Land Use Designations:</u></p> <ul style="list-style-type: none"> None
Fair Housing	<ul style="list-style-type: none"> None
Environmental Justice	<ul style="list-style-type: none"> Updated discussion on environmental justice to describe the relationship between community plans and the Environmental Justice Element of the General Plan.
Noise	<ul style="list-style-type: none"> None
Planning Horizon	<ul style="list-style-type: none"> None
Policies	<ul style="list-style-type: none"> Added a policy to support community plan amendments that increase connectivity between streets (Policy 2.5).



3. MOBILITY

Mobility Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> None
<i>Tables</i>	<ul style="list-style-type: none"> None
Goals	<ul style="list-style-type: none"> None
Introduction	<ul style="list-style-type: none"> None
Complete Streets	<ul style="list-style-type: none"> Small changes to discussion for clarity.
Vision Zero	<ul style="list-style-type: none"> None
Walking/ Rolling	<u>Pedestrian Route Types:</u> <ul style="list-style-type: none"> None
Bicycling	<u>Bicycle Classifications :</u> <ul style="list-style-type: none"> Bicycle classifications updated for clarity.
Transit	<u>Transit Lane:</u> <ul style="list-style-type: none"> Small changes to discussion for clarity. <u>Transit Priority:</u> <ul style="list-style-type: none"> Small changes to discussion for clarity. <u>Transit amenities:</u> <ul style="list-style-type: none"> Small changes to discussion for clarity.
Streets	<u>Roundabouts and Traffic Calming:</u> <ul style="list-style-type: none"> None <u>Parking and Curb Management:</u> <ul style="list-style-type: none"> Small changes to discussion for clarity.
Interstate-8	<ul style="list-style-type: none"> None
Mobility Hubs	<ul style="list-style-type: none"> Small changes to discussion for clarity.
Intelligent Transportation System	<ul style="list-style-type: none"> Small changes to discussion for clarity.
Transportation Demand Management	<ul style="list-style-type: none"> None
Emerging Technologies	<ul style="list-style-type: none"> Small changes to discussion for clarity.
Policies	<ul style="list-style-type: none"> Added policy supporting mobility connections that improve circulation, especially to subdivisions with less than 2 access points (Policy 3.16). Small changes to text for clarity.

Commented [BJ1]: Renamed "Roundabouts"



4. URBAN DESIGN

Urban Design Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> • None
<i>Tables</i>	<ul style="list-style-type: none"> • None
Goals	<ul style="list-style-type: none"> • Small changes to discussion for clarity.
Introduction	<ul style="list-style-type: none"> • Small changes to discussion for clarity.
Building Forms	<p><u>Scale:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Transitions:</u></p> <ul style="list-style-type: none"> • None <p><u>Active Building Frontages:</u></p> <ul style="list-style-type: none"> • None
Urban Design Framework	<ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Campus Town Center:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Community Villages/ Activity Nodes:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Corridors:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity.
Public Space and Street Design	<p><u>Parkways and Sidewalks:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Drive-Throughs and Car Parking:</u></p> <ul style="list-style-type: none"> • None <p><u>Wayfinding Signs:</u></p> <ul style="list-style-type: none"> • None <p><u>Gateways:</u></p> <ul style="list-style-type: none"> • None <p><u>Pedestrian- Scaled Lighting:</u></p> <ul style="list-style-type: none"> • None <p><u>Public Spaces:</u></p> <ul style="list-style-type: none"> • None <p><u>Outdoor Seating:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity.



Urban Design Section	Summary of Changes
Urban Greening	<ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Street Trees:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Green Streets:</u></p> <ul style="list-style-type: none"> • None
Montezuma Road Linear Park	<ul style="list-style-type: none"> • Small changes to discussion for clarity.
Canyon and Open Space Interface	<ul style="list-style-type: none"> • Small changes to discussion for clarity.
Policies	<ul style="list-style-type: none"> • Added Policy 4.8 to encourage architectural design that complements the character of SDSU. • Amended Policy 4.30 to support pedestrian connections between El Cajon Boulevard and Catoctin Street. • Small changes for clarity.



5. ECONOMIC PROSPERITY

Economic Prosperity Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none">• None
<i>Tables</i>	<ul style="list-style-type: none">• None
Goals	<ul style="list-style-type: none">• None
Introduction	<ul style="list-style-type: none">• None
Policies	<ul style="list-style-type: none">• None



6. RECREATION

Recreation Section	Summary of Changes
Figures	<ul style="list-style-type: none"> Updated Figure 6-1 'Parks' to include a potential opportunity for a pocket park on 54th Street. Updated Figure 6-2 'Montezuma Park Improvement Concept.' Added Figure 6-9 'Nearby Parks & Recreational Facilities.' Added Figure 6-10 'Existing Recreation Centers Adjacency.' Added Figure 6-11 'Aquatic Complex Adjacency.' Added Figure 6-12 'Park Access Diagram.'
Tables	<ul style="list-style-type: none"> None
Goals	<ul style="list-style-type: none"> None
Introduction	<ul style="list-style-type: none"> Small changes to discussion for clarity.
Population-Based Parks and Recreation Facilities	<ul style="list-style-type: none"> Updated population figures and park point needs based upon updated land use plan.
Parks and Recreation Facilities	<p><u>Neighborhood Parks:</u></p> <ul style="list-style-type: none"> Small changes to discussion for clarity. <p><u>Mini Parks:</u></p> <ul style="list-style-type: none"> Small changes to discussion for clarity. <p><u>Pocket Parks and Plazas:</u></p> <ul style="list-style-type: none"> Small changes to discussion for clarity. <p><u>Parks in Community Villages:</u></p> <ul style="list-style-type: none"> Small changes to discussion for clarity. <p><u>Linear Parks:</u></p> <ul style="list-style-type: none"> None <p><u>Trails, Overlooks and Trailhead Pocket Parks:</u></p> <ul style="list-style-type: none"> None <p><u>Joint-Use Parks and Facilities:</u></p> <ul style="list-style-type: none"> Small changes to discussion for clarity.



Recreation Section	Summary of Changes
Planned Parks and Recreation Facilities	<p><u>Montezuma Road Linear Park:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>College Avenue Recreation center:</u></p> <ul style="list-style-type: none"> • None <p><u>Adams-Baja Trail and Trailhead Pocket Park:</u></p> <ul style="list-style-type: none"> • None <p><u>Brockbank Place Overlook Park:</u></p> <ul style="list-style-type: none"> • None <p><u>62nd Street Mini Park:</u></p> <ul style="list-style-type: none"> • Small changes to discussion for clarity. <p><u>Saranac Pocket Park:</u></p> <ul style="list-style-type: none"> • None <p><u>Alvarado Creek Park:</u></p> <ul style="list-style-type: none"> • None <p><u>54th Street Pocket Park:</u></p> <ul style="list-style-type: none"> • Added new park opportunity.
Nearby Park and Recreation Facilities	<ul style="list-style-type: none"> • Added discussion on nearby Recreation Centers and Nearby Aquatic Centers and their respective service areas.
San Diego State University	<ul style="list-style-type: none"> • None
Access to Parks and Recreation Facilities	<ul style="list-style-type: none"> • New section and discussion.
Policies	<ul style="list-style-type: none"> • None



7. OPEN SPACE & CONSERVATION

Open Space & Conservation Section	Summary of Changes
Figures	<ul style="list-style-type: none"> • None
Tables	<ul style="list-style-type: none"> • None
Goals	<ul style="list-style-type: none"> • None
Introduction	<ul style="list-style-type: none"> • None
Sustainable Development	<p><u>Land Use and Mobility Connections:</u></p> <ul style="list-style-type: none"> • None <p><u>Clean and Renewable Energy:</u></p> <ul style="list-style-type: none"> • None <p><u>Energy-Efficient Buildings:</u></p> <ul style="list-style-type: none"> • None <p><u>Water-Efficient Buildings:</u></p> <ul style="list-style-type: none"> • None <p><u>Urban Forestry:</u></p> <ul style="list-style-type: none"> • None <p><u>Rooftop Gardens/ Green Roofs:</u></p> <ul style="list-style-type: none"> • None <p><u>Community Gardens/ Urban Agriculture:</u></p> <ul style="list-style-type: none"> • None
Natural Resource Conservation	<p><u>Multiple Species Conservation Program:</u></p> <ul style="list-style-type: none"> • None <p><u>Multi-Habitat Planning Area:</u></p> <ul style="list-style-type: none"> • None <p><u>Vegetation:</u></p> <ul style="list-style-type: none"> • None <p><u>Open Space Designation:</u></p> <ul style="list-style-type: none"> • None <p><u>Environmentally Sensitive Lands Regulations:</u></p> <ul style="list-style-type: none"> • None <p><u>Urban Runoff Management:</u></p> <ul style="list-style-type: none"> • None <p><u>Low Impact Development:</u></p> <ul style="list-style-type: none"> • None
Policies	<ul style="list-style-type: none"> • Small changes for clarity.



8. PUBLIC FACILITIES, SERVICES & SAFETY

Public Facilities, Services & Safety Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> • None
<i>Tables</i>	<ul style="list-style-type: none"> • None
Goals	<ul style="list-style-type: none"> • None
Introduction	<ul style="list-style-type: none"> • None
Public Facilities and Services	<p><u>Police:</u></p> <ul style="list-style-type: none"> • None <p><u>Fire and Rescue:</u></p> <ul style="list-style-type: none"> • None <p><u>Library:</u></p> <ul style="list-style-type: none"> • None <p><u>Schools:</u></p> <ul style="list-style-type: none"> • None <p><u>San Diego State University:</u></p> <ul style="list-style-type: none"> • None <p><u>Hospital:</u></p> <ul style="list-style-type: none"> • None <p><u>Public Utilities:</u></p> <ul style="list-style-type: none"> • None
Safety	<p><u>Air Quality:</u></p> <ul style="list-style-type: none"> • None <p><u>Hazardous Material:</u></p> <ul style="list-style-type: none"> • None <p><u>Extreme Temperatures:</u></p> <ul style="list-style-type: none"> • None <p><u>Geological and Seismic:</u></p> <ul style="list-style-type: none"> • None <p><u>Fire:</u></p> <ul style="list-style-type: none"> • None <p><u>Flooding:</u></p> <ul style="list-style-type: none"> • None
Policies	<ul style="list-style-type: none"> • Added a policy supporting coordination with SDSU on fire-safety needs (Policy 8.24).



9. HISTORIC PRESERVATION

Historic Preservation Section	Summary of Changes
Figures	<ul style="list-style-type: none">• None
Tables	<ul style="list-style-type: none">• None
Goals	<ul style="list-style-type: none">• None
Introduction	<ul style="list-style-type: none">• None
Vision	<ul style="list-style-type: none">• None
Pre-Historic and Historic Context	<p><u>Tribal cultural History (Pre-European Contract):</u></p> <ul style="list-style-type: none">• None <p><u>Early San Diego History:</u></p> <ul style="list-style-type: none">• None <p><u>Historic Development Themes:</u></p> <ul style="list-style-type: none">• None
Resource Preservation	<ul style="list-style-type: none">• None
Policies	<ul style="list-style-type: none">• None



10. APPENDIX – A. IMPLEMENTATION

Appendix Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> Figure 10-1 '<i>Community Enhancement Overlay Zone & Greenways</i>' updated to reflect updated land use plan.
<i>Tables</i>	<ul style="list-style-type: none"> Tables removed.
Implementation	<ul style="list-style-type: none"> Discussion updated to reflect the upcoming citywide change to include supplemental plan implementation regulations within the Municipal Code rather than in community plans.
Public Spaces	<ul style="list-style-type: none"> Removed – this information is moving to the municipal code.
Promenades	<ul style="list-style-type: none"> Removed – this information is moving to the municipal code.
Montezuma Roads Parkways	<ul style="list-style-type: none"> Removed – this information is moving to the municipal code.
Definitions	<ul style="list-style-type: none"> Removed – this information is moving to the municipal code.

10. APPENDIX – B. STREET TREE PLAN

Appendix Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> None
<i>Tables</i>	<ul style="list-style-type: none"> None

10. APPENDIX – C. PARKS AND RECREATION INVENTORY

Appendix Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> None
<i>Tables</i>	<ul style="list-style-type: none"> Table 11-7 '<i>Parks and Recreation Inventory</i>' updated to include additional park opportunities.



10. APPENDIX – D. CORRIDOR CROSS SECTIONS

Appendix Section	Summary of Changes
<i>Figures</i>	<ul style="list-style-type: none"> Updated cross-sections (curb-to-curb) to full streetscape (building façade to building façade).
<i>Tables</i>	<ul style="list-style-type: none"> None
Corridor Cross Sections	<p><u>El Cajon Boulevard:</u></p> <ul style="list-style-type: none"> Updated to include a full concept for the streetscape. <p><u>College Avenue:</u></p> <ul style="list-style-type: none"> Updated to include a full concept for the streetscape. <p><u>Montezuma Road:</u></p> <ul style="list-style-type: none"> Updated to include a full concept for the streetscape. <p><u>Collwood Boulevard/ 54th Street:</u></p> <ul style="list-style-type: none"> Removed <p><u>Reservoir Drive:</u></p> <ul style="list-style-type: none"> Removed <p><u>Alvarado Road:</u></p> <ul style="list-style-type: none"> Removed