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

January 2025

UNIVERSAL CHANGES

Pre-Introduction Section	Summary of Changes
Figures	• Changed Community Plan Area boundary to remove property south of Montezuma Road and properties in the southwestern corner of the community.
List of Tables	• Updated page numbers based upon changes in pagination with new content.
Plan Elements	• 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	• Added Community Plan Update Committee members. • Updated to reflect current active service.
Approvals & Adoption	• None
Table of Contents	• Updated page numbers based upon changes in pagination with new content.
List of Figures	• 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	• Updated page numbers based upon changes in pagination with new content.

1. INTRODUCTION

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

Introduction Section	Summary of Changes
Plan Background	Prior Community Plans: • Added discussion on replacement of Core Sub-Area Design Manual with updated College Area Community Plan Community Engagement: • None Community "7-Visions" Report: • None

2. LAND USE

Land Use Section	Summary of Changes
Figures	• Updated Figure 2-5 '*Land Use Map*' 　○ 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 '*Land Use Designations.*' 　○ Updated from Figure 2-2 to Figure 2-4. 　○ Added '*Community Commercial – 0-109 du/ac).*'
Tables	• Updated Table 2-1 '*Development Potential*' based upon updated land use plan.
Goals	• None
Introduction	• None
Planned Land Uses	• Added street view concepts to discussion (Figures 2-1 '*El Cajon Boulevard - Corridor Concept*', 2-2 '*Campanile Campus Town Center Concept*', and 2-3 '*Mohawk Street - Transition Concept*').

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

3. MOBILITY

Mobility Section	Summary of Changes
Figures	• None
Tables	• None
Goals	• None
Introduction	• None
Complete Streets	• Small changes to discussion for clarity.
Vision Zero	• None
Walking/ Rolling	<u>Pedestrian Route Types:</u> • None
Bicycling	<u>Bicycle Classifications :</u> • Bicycle classifications updated for clarity.
Transit	<u>Transit Lane:</u> • Small changes to discussion for clarity. <u>Transit Priority:</u> • Small changes to discussion for clarity. <u>Transit amenities:</u> • Small changes to discussion for clarity.
Streets	<u>Roundabouts and Traffic Calming:</u> • None <u>Parking and Curb Management:</u> • Small changes to discussion for clarity.
Interstate-8	• None
Mobility Hubs	• Small changes to discussion for clarity.
Intelligent Transportation System	• Small changes to discussion for clarity.
Transportation Demand Management	• None
Emerging Technologies	• Small changes to discussion for clarity.
Policies	• 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.

4. URBAN DESIGN

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

Urban Design Section	Summary of Changes
Urban Greening	• Small changes to discussion for clarity. Street Trees: • Small changes to discussion for clarity. Green Streets: • None
Montezuma Road Linear Park	• Small changes to discussion for clarity.
Canyon and Open Space Interface	• Small changes to discussion for clarity.
Policies	• 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
Figures	• None
Tables	• None
Goals	• None
Introduction	• None
Policies	• None

6. RECREATION

Recreation Section	Summary of Changes
Figures	• 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	• None
Goals	• None
Introduction	• Small changes to discussion for clarity.
Population-Based Parks and Recreation Facilities	• Updated population figures and park point needs based upon updated land use plan.
Parks and Recreation Facilities	Neighborhood Parks: • Small changes to discussion for clarity. Mini Parks: • Small changes to discussion for clarity. Pocket Parks and Plazas: • Small changes to discussion for clarity. Parks in Community Villages: • Small changes to discussion for clarity. Linear Parks: • None Trails, Overlooks and Trailhead Pocket Parks: • None Joint-Use Parks and Facilities: • Small changes to discussion for clarity.

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

7. OPEN SPACE & CONSERVATION

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

8. PUBLIC FACILITEIS, SERVICES & SAFETY

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

9. HISTORIC PRESERVATION

Historic Preservation Section	Summary of Changes
Figures	• None
Tables	• None
Goals	• None
Introduction	• None
Vision	• None
Pre-Historic and Historic Context	Tribal cultural History (Pre-European Contract): • None Early San Diego History: • None Historic Development Themes: • None
Resource Preservation	• None
Policies	• None

10. APPENDIX – A. IMPLEMENTATION

Appendix Section	Summary of Changes
Figures	• Figure 10-1 *'Community Enhancement Overlay Zone & Greenways'* updated to reflect updated land use plan.
Tables	• Tables removed.
Implementation	• 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	• Removed – this information is moving to the municipal code.
Promenades	• Removed – this information is moving to the municipal code.
Montezuma Roads Parkways	• Removed – this information is moving to the municipal code.
Definitions	• Removed – this information is moving to the municipal code.

10. APPENDIX – B. STREET TREE PLAN

Appendix Section	Summary of Changes
Figures	• None
Tables	• None

10. APPENDIX – C. PARKS AND RECREATION INVENTORY

Appendix Section	Summary of Changes
Figures	• None
Tables	• Table 11-7 *'Parks and Recreation Inventory'* updated to include additional park opportunities.

10. APPENDIX – D. CORRIDOR CROSS SECTIONS

Appendix Section	Summary of Changes
Figures	• Updated cross-sections (curb-to-curb) to full streetscape (building façade to building façade).
Tables	• None
Corridor Cross Sections	El Cajon Boulevard: • Updated to include a full concept for the streetscape. College Avenue: • Updated to include a full concept for the streetscape. Montezuma Road: • Updated to include a full concept for the streetscape. Collwood Boulevard/ 54th Street: • Removed Reservoir Drive: • Removed Alvarado Road: • Removed