Community Planners Committee

City Planning Department
City of San Diego 202 C Street, MS 413
San Diego, CA 92101
SDPlanningGroups@sandiego.gov
(619)-235-5200

Meeting Location:
Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave.
San Diego, CA 92117
OR virtually at:
https://us06web.zoom.us/j/82585478666?pwd=Ll4xrzb7usOVSbMKxsVsuvi3HZUqrT.1
Meeting ID: 825 8547 8666
Passcode: 313003
Please note details below

Tuesday, September 23, 2025
REGULAR MEETING AGENDA
TIME: 6:15-8:15 p.m.

NOTE: If a Sign Language interpretation or language translation services are required, please visit www.sandiego.gov/planning/translation to submit a request at least (3) three workdays prior to the meeting date to insure availability. Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

ITEM #1 – 6:15 **CALL TO ORDER/MODIFICATIONS TO THE AGENDA/ROLL CALL**

ITEM #2 – 6:25 **NON-AGENDA PUBLIC COMMENT** - 2 minutes per issue
Identification of issues that are within the jurisdiction of the CPC, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda.

ITEM #3 – 6:40 **APPROVAL OF MINUTES OF JULY 22, 2025 (AUGUST - DARK)**

ITEM #3 – 6:45 **CREATE LDC AD HOC COMMITTEE - Volunteers**

ITEM #4 – 6:50 **INCLUSIVE PUBLIC ENGAGEMENT GUIDE (INFORMATION):**
Discussion: CPC's input incorporated in the draft Guide www.sandiego.gov/engagement – *Anisha Gianchandani, Engagement Program Manager, City of San Diego City Planning Dept*

ITEM #5 – 7:10 **ASSOCIATION FOR THE CITY OF LA JOLLA:** Discussion regarding current issues – *Diane Kane, President of ACLJ*

ITEM #6 – 7:30 **COLLEGE AREA COMMUNITY PLAN UPDATE:** Discussion/Action: Correspondence from College Area Planning Board – *Robert Montana, Chair CACPB*

ITEM #7 – 7:45 **CURRENT PROPOSAL FOR DIGITAL BILLBOARDS**
Discussion: City considering allowing existing billboards to be converted to "digital/electronic" billboards - *Joseph T. Flynn, Former City Planner*

ITEM #8 – 8:00 **REPORTS TO CPC:**
- Staff Report
- Chair's Report
- CPC Member Comments

ITEM #9 – 8:15 **ADJOURNMENT**

Victoria LaBruzzo, CPC Chair's Zoom Meeting
Time: Sep 23, 2025 06:15 PM Pacific Time (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/82585478666?pwd=Ll4xrzb7usOVSbMKxsVsuvi3HZUqrT.1

Meeting ID: 825 8547 8666
Passcode: 313003

One tap mobile
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+16699006833,,82585478666#,,,,*313003# US (San Jose)

Join instructions
https://us06web.zoom.us/meetings/82585478666/invitations?signature=6ZnanDs7ie9PGphEUNLM0O5HkQS9rnpPnBoQo9LprMw

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• +1 669 900 6833 US (San Jose)
• +1 346 248 7799 US (Houston)
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 646 931 3860 US
• +1 689 278 1000 US
• +1 929 205 6099 US (New York)
• +1 301 715 8592 US (Washington DC)
• +1 305 224 1968 US

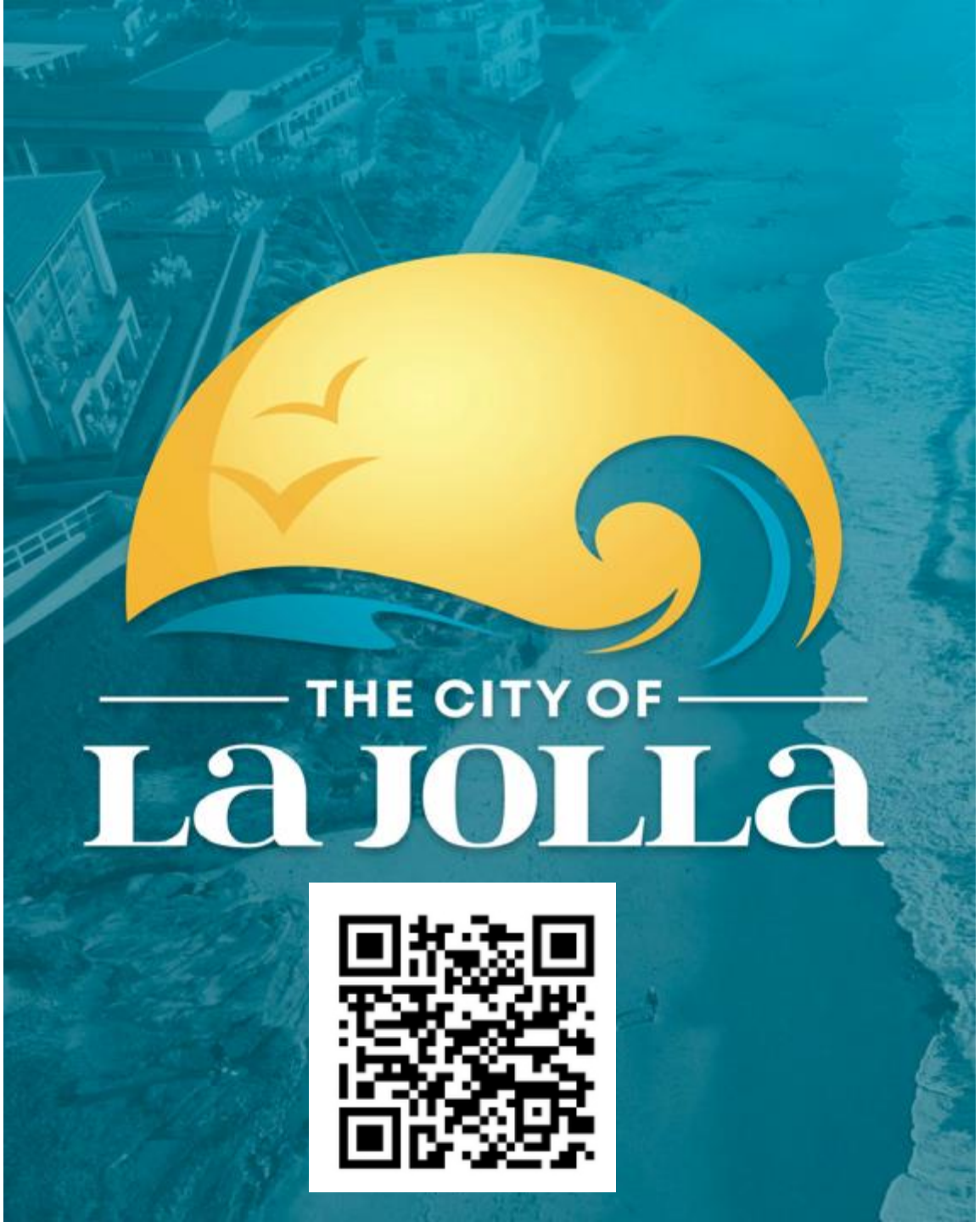
Meeting ID: 825 8547 8666
Passcode: 313003

Note: If attending virtually – please update your displayed name by including your name, CPG and position (i.e. Victoria LaBruzzo, SRPG, Chair **OR** Vicki Touchstone, RBPB, Alternate **OR** Marlon Smith, Public)

🖥️ Change Your Zoom Display Name During a Meeting

1. **Join the Zoom Meeting.**
2. **Hover over your video thumbnail** in the Zoom window.
3. Click the **three dots (•••)** in the top-right corner of your video box.
4. Select **"Rename"** from the dropdown menu.
5. Enter your desired name in the popup window.
6. Click **"OK"** or **"Rename"** to confirm.

Your updated name will now display under your video screen for other participants to see.



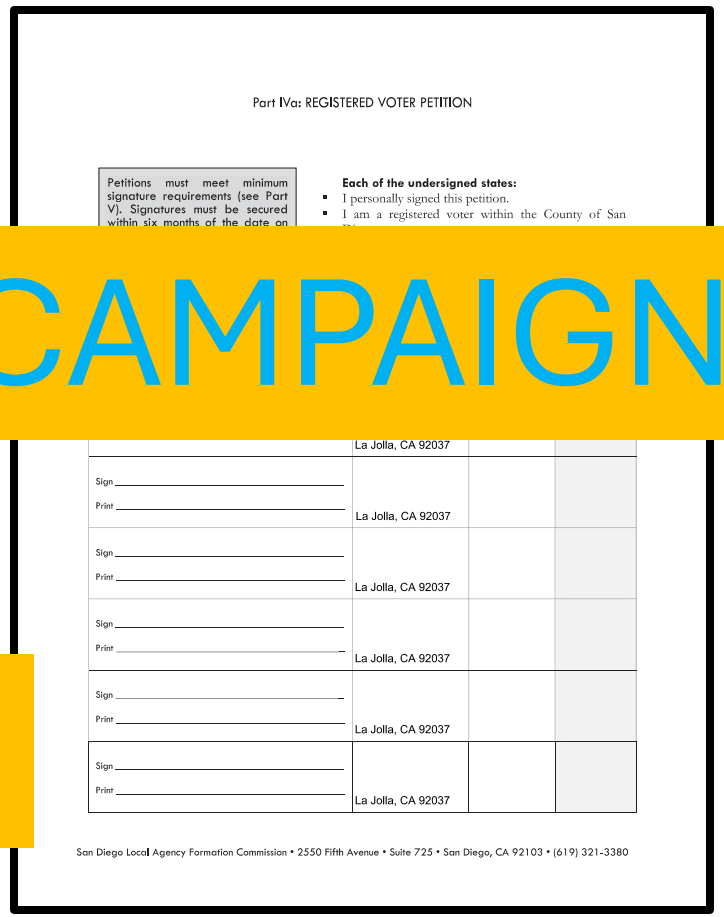
Imagine
The City of La Jolla

Community Planners Committee
September 23, 2025

Diane Kane, President
Association for The City of La Jolla

cityoflajolla.org

COMMUNITY DRIVEN CAMPAIGN



THANK YOU!!

25 local sites!

Website & Social Media

LAFCO Customized Petition

60+ Volunteers!

MEDIA COVERAGE

Should La Jolla Become It's Own City?

There is a new movement for La Jolla to become its own city, no longer just a neighborhood in San Diego, which...

La Jolla Cityhood Presents Its Case To Key Commission

Representatives of the Association for

La Jolla Cityhood Proposal Excludes UC San Diego, So

Group Makes Final Push For La Jolla To Split From San Diego

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n full
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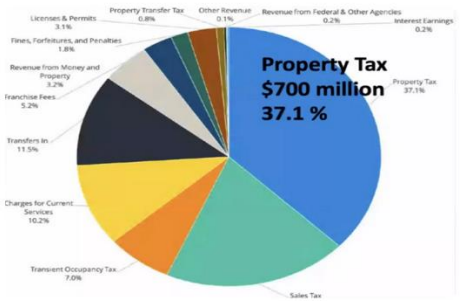
La Jolla Effort To Secede From San Diego Moves Forward, City To Explore Legal Options

A local group in La Jolla is celebrating after finding out they do have enough signatures to move forward with their attempt to secede from the City of San Diego.



Analyst For La Jolla Cityhood Effort Goes Inside The Numbers

Urban economist Richard Berkson tells the La Jolla Shores Association how tax revenue is typically allocated

Efforts To Make La Jolla A City Of Its Own Gain Momentum

Advocates are making a final push to gather the 7,000 signatures necessary by Sunday to qualify for a feasibility study.

La Jolla Group Applies For Cityhood

The Association for the City of La Jolla, which is seeking to make the community a city of its own separate from San Diego,

La Jolla Incorporation Hits Milestone With County Application

The Association for the City of La Jolla has gotten further in the quest for La Jolla's incorporation than any previous attempt.

La Jollans Score Win In Plan To Split From San Diego, But Gloria Vows Possible Legal Action

San Diego Mayor Todd Gloria says the decision to allow some of the petition signatures was "outrageous."

La Jolla cityhood advocates submit application to detach from San Diego

La Jolla Light
February 3, 2025
at 5:37 PM PST

8,000+ signatures

Petition Drive

May 31-December 1, 2025

Magic Number: 6736

...or 6549!!?

ROV Signature Validation
8000 submitted; 5,723 valid
1,027 short

9,309 Signatures collected in total
6,532 Signatures validated by ROV
218 Signatures short

LAFCO Supplemental Validation Review
240 Signatures accepted

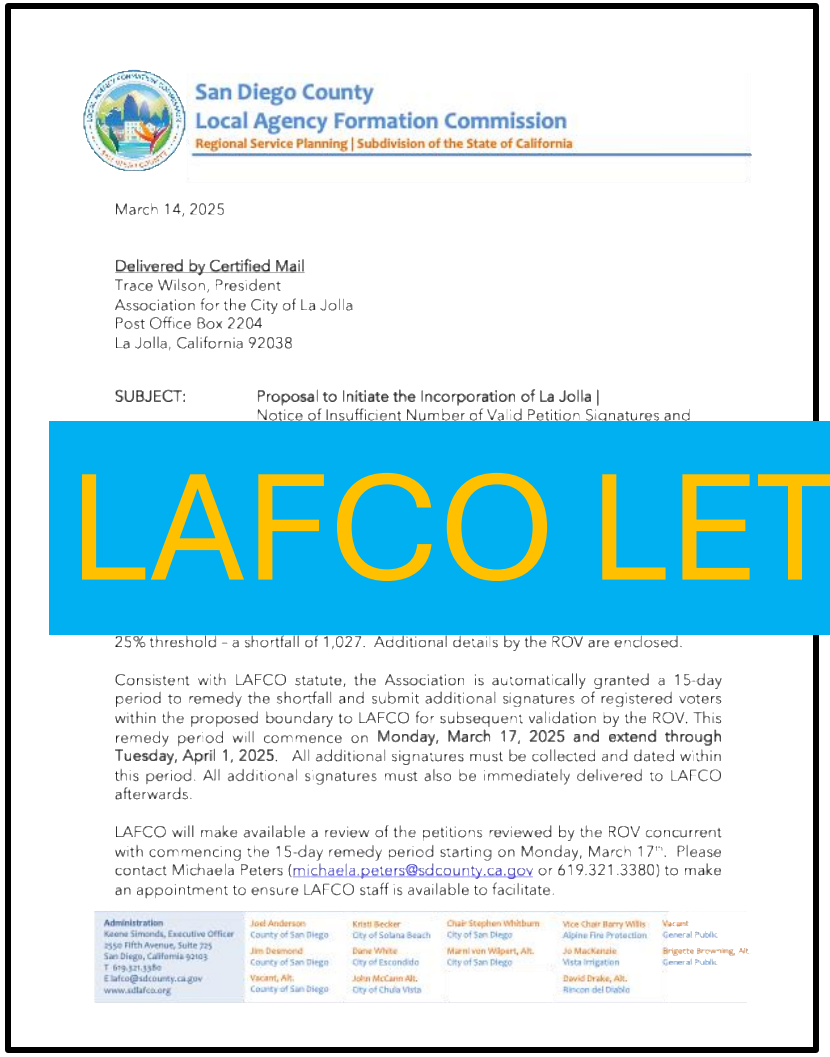
6772 TOTAL Validation

Petition Signature Validation
April 22-24, 2025

SUCCESSFUL CHALLENGE

IFS Representative, Keene Simonds, Michaela Peters, Matt Waltz

LAFCO LETTERS OF SUFFICIENCY



San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

March 14, 2025

Delivered by Certified Mail
Trace Wilson, President
Association for the City of La Jolla
Post Office Box 2204
La Jolla, California 92038

SUBJECT: Proposal to Initiate the Incorporation of La Jolla | Notice of Insufficient Number of Valid Petition Signatures and

25% threshold – a shortfall of 1,027. Additional details by the ROV are enclosed.

Consistent with LAFCO statute, the Association is automatically granted a 15-day period to remedy the shortfall and submit additional signatures of registered voters within the proposed boundary to LAFCO for subsequent validation by the ROV. This remedy period will commence on **Monday, March 17, 2025 and extend through Tuesday, April 1, 2025**. All additional signatures must be collected and dated within this period. All additional signatures must also be immediately delivered to LAFCO afterwards.

LAFCO will make available a review of the petitions reviewed by the ROV concurrent with commencing the 15-day remedy period starting on Monday, March 17th. Please contact Michaela Peters (michaela.peters@sdcounty.ca.gov or 619.321.3380) to make an appointment to ensure LAFCO staff is available to facilitate.

March 14, 2025
Insufficient by 1,027

San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

April 29, 2025

Delivered by Certified Mail
Trace Wilson, President
Association for the City of La Jolla
Post Office Box 2204
La Jolla, California 92038

SUBJECT: Certificate of Sufficiency for Proposed Special Reorganization for Incorporation of the City of La Jolla

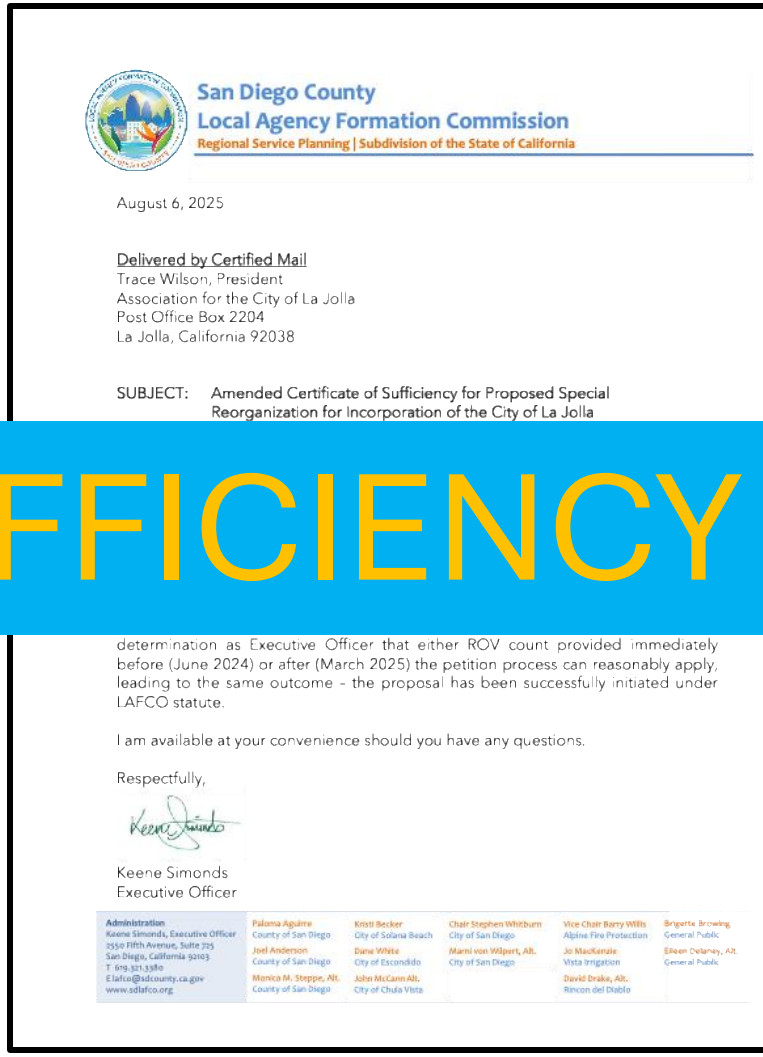
Congratulations on this significant achievement. LAFCO staff will now proceed with initiating the administrative review of the proposed special reorganization. Analyst II Michaela Peters will serve as project manager and will be providing regular updates going forward – including the immediate task of selecting an outside consultant to prepare the comprehensive fiscal analysis.

I am available at your convenience should you have any questions.

Respectfully,

Keene Simonds
Executive Officer

April 29, 2025
Sufficient with 6,772



San Diego County
Local Agency Formation Commission
Regional Service Planning | Subdivision of the State of California

August 6, 2025

Delivered by Certified Mail
Trace Wilson, President
Association for the City of La Jolla
Post Office Box 2204
La Jolla, California 92038

SUBJECT: Amended Certificate of Sufficiency for Proposed Special Reorganization for Incorporation of the City of La Jolla

determination as Executive Officer that either ROV count provided immediately before (June 2024) or after (March 2025) the petition process can reasonably apply, leading to the same outcome – the proposal has been successfully initiated under LAFCO statute.

I am available at your convenience should you have any questions.

Respectfully,

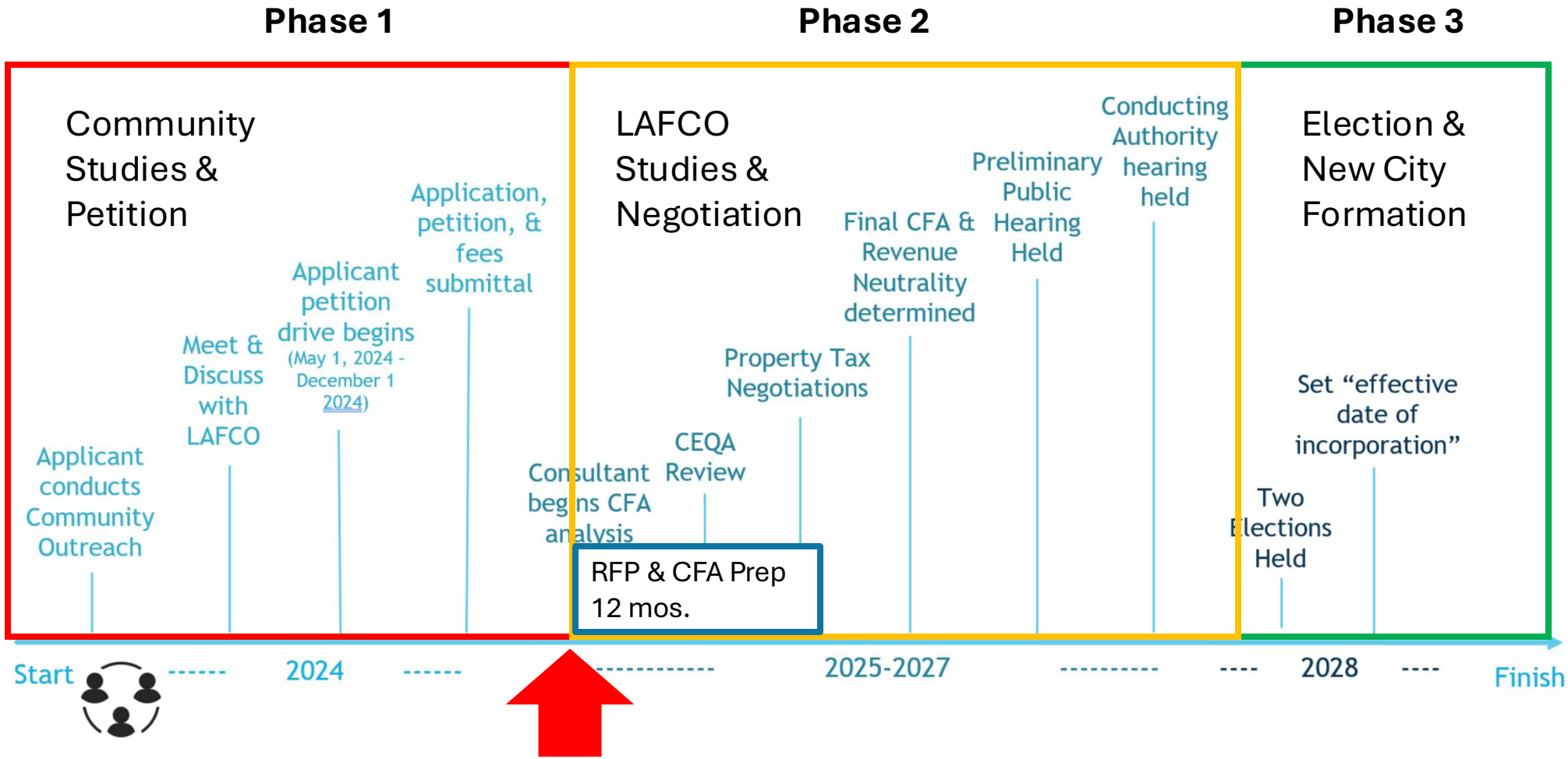
Keene Simonds
Executive Officer

August 6, 2025, Amended
Sufficient under both totals

LAFCO Process Begun April 28, 2025

Estimated Timeline of Incorporation

Staff Report to LAFCO Commission
May 5, 2025



Berkson Associates
Urban Economics
Policy Forensics & Forecasting
Planning & Policy Analysis

EXECUTIVE SUMMARY

PRELIMINARY
COMPREHENSIVE FISCAL ANALYSIS (PCFA)

Prepared by BERKSON ASSOCIATES
for The Association for The City of La Jolla

January 29, 2024 (PCFA Draft Jan. 17, 2024)

www.berksonassociates.com

Draft PCFA indicates feasibility of cityhood

Summary of La Jolla Budget

Item	Transition Yr FY2026-27
REVENUES	
Property Tax	$43,992,000
Sales Tax	$4,384,000
Transient Occupancy Tax	$24,971,000
Other Revenues	$10,452,000
Total Revenues	**$83,799,000**
EXPENDITURES	
Management & Admin.	$8,465,000
Police	$18,126,000
Animal Control	$380,000
Fire	$15,983,000
Lifeguard	$12,229,000
Community Development	$2,543,000
Public Works	$7,556,000
Library	$1,019,000
Parks and Recreation	$3,785,000
Other Expenditures	$4,731,000
Total Expenditures	**$74,817,000**
ANNUAL NET	**$8,982,000**
(less) Revenue Neutrality	**($8,529,000)**
NET	**$453,000**

*Preliminary Certified Fiscal Analysis (PCFA) does **not include**:

- One-time start-up costs
- Owned/leased properties and related costs
- Responsibility for unfunded pension liabilities and other debt
- Contracting of services
- Impacts on public utilities
- Revenue neutrality and impacts on city of San Diego

***TBD in Final Certified Fiscal Analysis**

SUCCESSFUL FUNDRAISING 2022-2025

What is the Money For?

Attorneys
- LAFCO Process & Lawsuits

$132,000

LAFCO Fees

Application Processing

$150,000

CFA Preparation

Consultant Fees

$175,000

Signature Gatherers & Audit

$54,0009

Consultant Expertise
- Governmental Structure
- Political/Election Strategy

$362,000

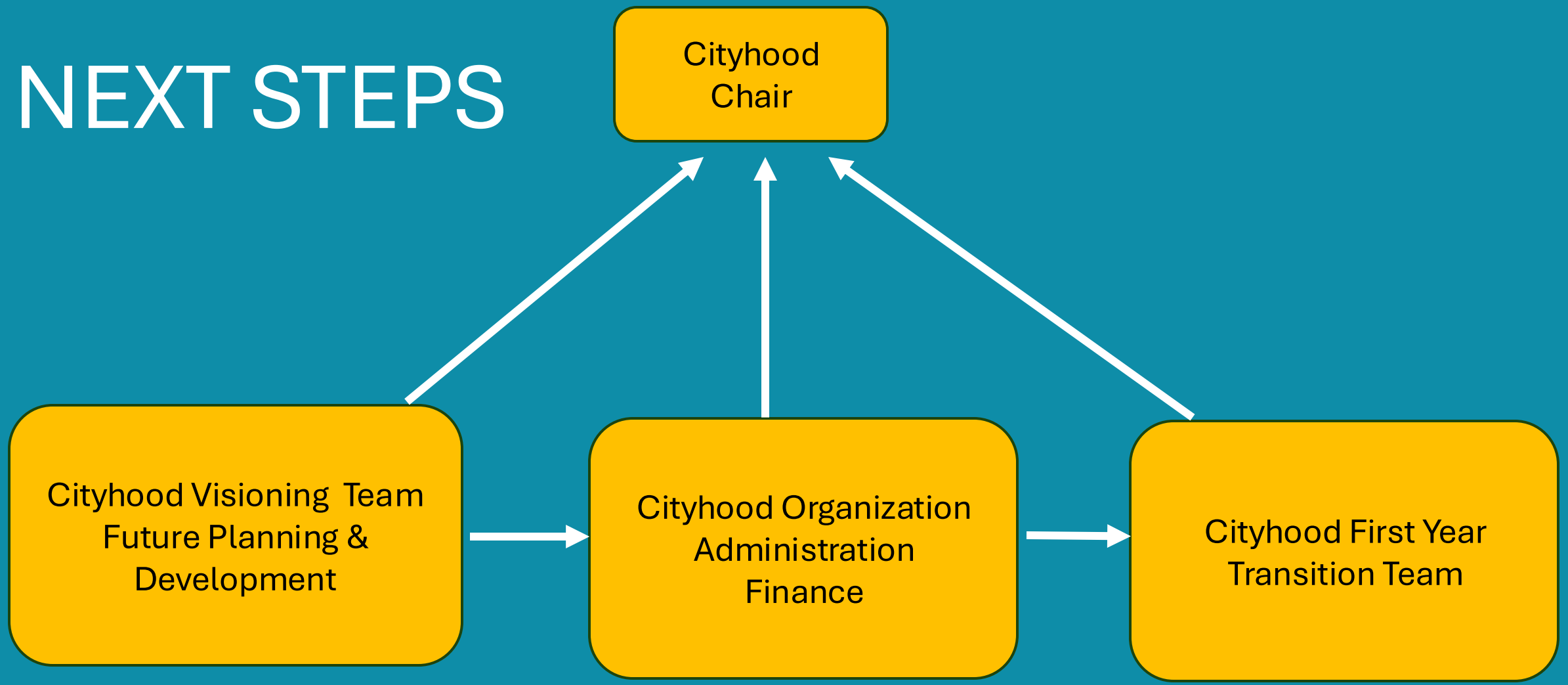
Operations
- Website & Social Media
- Document Storage
- Bank Account
- Financial Reporting

$31,000

PR & Marketing

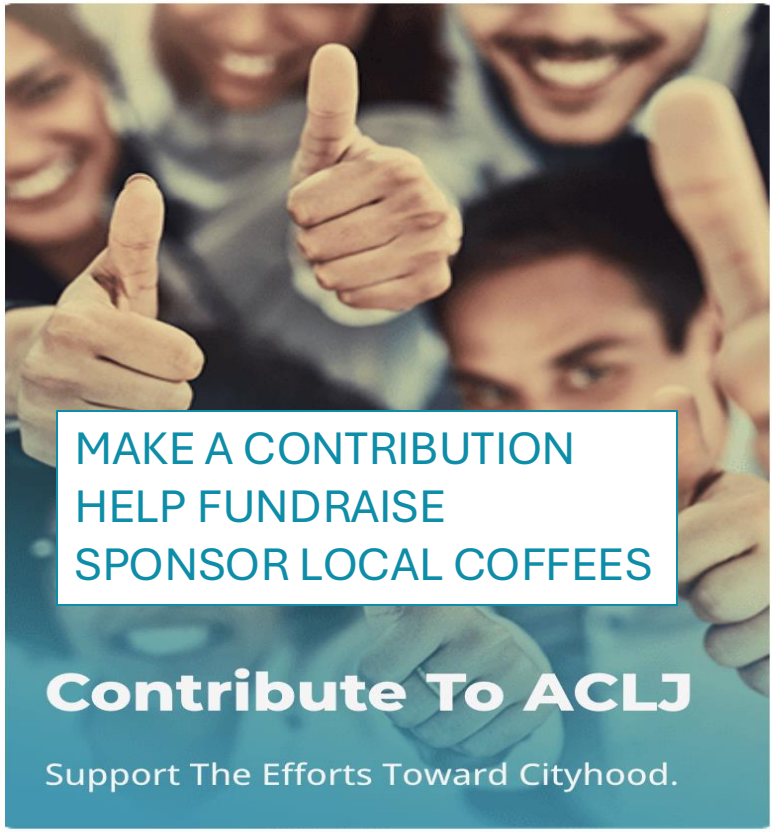
$91,000

NEXT STEPS



Transition to Cityhood

How To Help



Cityoflajolla@lajolla.ca

Follow Us

Instagram * Facebook * Nextdoor

Support La Jolla's Future

DONATE

By Governing Ourselves, We Can Better Serve The Greater San Diego Area

La Jolla is a regional destination and should be maintained and serviced to the highest level so all people can enjoy this unique, natural and cultural asset of San Diego County.

CONTRIBUTE

VOLUNTEER

NEWSLETTER SIGN-UP

The Association for the City of La Jolla is a 501(c)6 EIN#88-4006420.
Contributions are tax-deductable for businesses but not tax-deductable for individuals.
Please check with your accountant for more specifics on your situation.

REV. 9.18.2025

September 10, 2025

Nathen Causman, Senior Planner
Planning Department, City of San Diego
NCausman@sandiego.gov

SUBJ: College Area Community Plan Update, 2nd Draft

Dear Mr. Causman:

The College Area Community Planning Board (CACPB) thanks you for this opportunity to offer comments on the 2nd Draft of the College Area Community Plan Update (PLAN). The CACPB has no objection to revising our existing community plan in a manner that supports the future needs of our community over the next 30 years. In anticipation of the City's need to update our PLAN, the CACPB undertook an effort to offer ideas for how anticipated future growth could be reasonably accommodated in the College Area community. Thus, we worked to create a 7-Visions Plan as our contribution towards providing local insight to City officials.

The 7-Visions Plan proposes changes that will accommodate about 19,434 total dwelling units in the College Area by 2050, an increase of 11,334 units over the existing 8,100 units the City says were there in 2023 (Table 2-1 Development Potential, pg. 32).

The 7-Visions Plan envisions that the bulk of new density could be in a vibrant Campus Town adjacent to the SDSU campus. It also proposes increased density along the transportation corridors of El Cajon Boulevard and Montezuma Road; in addition to "nodes" located at the strategic intersections of College Avenue and Montezuma, Montezuma and El Cajon Boulevard, and El Cajon Boulevard and College Avenue. This proposal suggests a 137% increase in dwelling units and a 112% increase in population versus existing over the 30-year time horizon of the Community Plan Update.

Subsequent to the release of the 7-Visions Plan, the City completed several community plan updates for other Community Planning Areas (CPAs) that proposed growth in each respective community ranging from 52% to 122% (+98% average) in dwelling units and a 26% to 188% (+86% average) in population (see details below). This gave us hope that the 7-Visions Plan would be taken seriously, since it was in the same ballpark for proposed growth.

COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT
HOUSING UNIT/POPULATION INCREASES
VS. RECENT SAN DIEGO CPUs 9/8/25

	Existing DU per CPU	Horizon Total	Total New Plan Capacity vs. Existing % Increase	Existing Population Per CPU	Horizon Total	Total % Increase vs. Existing
Mira Mesa CPU 12/22	26,800 du	58,700 du	+119%	76,300 (2018)	143,400	+88%
University CPU 7/24	26,520 du	57,000 du	+115%	64,206 (2020)	129,566	+102%
Hillcrest FPA 7/24	23,800 du	52,800 du	+122%	39,000 (2020)	109,800	+182%
Clairemont CPU 7/25*	33,100 du	50,200 du	+52%	82,600 (2025)	104,000	+26%
TOTAL/Average	27,555 du	54,675 du	+98% avg	65,527	121,692	+86%
2nd Draft College Area CPU*	8,100 du	34,150 du	+322%	19,690[1]	74,170[1]	+277%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%	19,933[1]	42,208[1]	+112%

*2nd Draft CPU
[1]Excludes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

Also, after the 7-Visions Plan submission, the San Diego Association of Governments (SANDAG) released its latest Series-15 projections of the necessary capacity to support growth for the next 30 years. SANDAG Series-15 projects that the City of San Diego should expect a total of about 66,359 new residents and need to construct about 107,778 new dwelling units by the year 2050. Since the College Area population is only 1.8% of City population (per 2020 Census), and our land area only 0.9% of the City's total acreage, it appears that the 7-Visions Plan easily offers more capacity than is needed to provide our fair share of new development for the City's future growth needs.

Thus, the CACPB is surprised and disappointed to find that the 2nd Draft of the College Area PLAN still proposes far more capacity than was envisioned by the 7-Visions Plan and far more than is supported by SANDAG's projections. The PLAN proposes 34,150 total dwelling units, which represents a growth rate of 322% in capacity, triple the growth rate that other communities have been asked to bear. This draft allows for a 277% increase in the College Area's population, over three times the population increases that other community plan updates, on average, have planned for.

There are several reasons why this proposed level of growth is unwarranted, unfair and unworkable for the College Area:

First, the College Area is not a transit rich environment. While there is a trolley line with two stations in our community, neither of them offers parking for autos that allow a seamless transition between modes of travel. The Trolley only provides direct access to one employment center (downtown, which accounts for only 4.9% of San Diego jobs). The travel time between SDSU and downtown is a reasonable 30 to 40 minutes, but all other job centers require multiple transfers and an average of 90 minutes travel time, not counting access time to and from the stations. The area has many buses, but only one that goes to a job center (215), also downtown, and takes 45 minutes not including access to or from the transit stop. Getting to any other major employment center takes 70-90 minutes plus access time to and from transit, translating to a 3–4-hour daily commute.

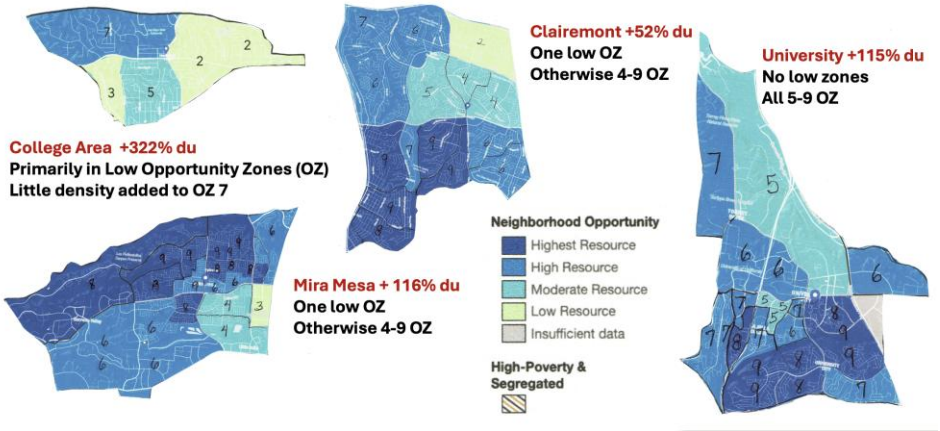
Second, the College Area is not a job center that can support many new residents who seek local, walkable employment opportunities. SDSU employs about 6,890 people. UCSD Medical Center on Reservoir Road probably employs less than 1,000 people. The medical offices on Reservoir might employ about 500 people. The small local businesses along El Cajon Boulevard and other small locations might employ 1,000 people. This equals about 9,000 to 9,500 employees currently. The PLAN does not support increases in local employment because City policy allows development of fully residential uses on property with Commercial Land Use designations. Small business owners and their families are thus discouraged from locating in the College Area.

Third, the College Area is recognized as a poorly resourced and underserved community. It is woefully deficient in parks (90%+ deficient in park points for current population), recreation centers and other recreational opportunities. The PLAN offers no meaningful prospect of improving the availability of these services for either existing residents or for prospective new residents. Families will not be interested in locating in a community that fails to consider the recreational needs of their children. It is noted that the PLAN suggests that College Area residents rely on parks and recreation centers in adjacent communities but does not offer sufficient analysis as to whether those facilities can support additional demand from outside their service areas.

Fourth, the College Area possesses a unique topography that includes numerous finger canyons that contain sensitive habitats designated as wildlands subject to fire risks. Indeed, most of the College Area is within the Very High Fire Hazard Severity Zone. The PLAN proposes many high-density residential land use designations in locations that pose significant risk due to the inability to provide adequate evacuation routes in times of emergency. This intensification of land use in fire prone areas creates incalculable and unnecessary life and property risks.

Fifth, all the CPAs that have had recent plan updates are in significantly higher resourced areas according to the California Tax Credit Allocation Committee (CTCAC). The maps below show that most of the upzoning proposed for the College Area is in low opportunity CTCAC areas, with some changes in the single moderate opportunity area. Meanwhile, other CPAs have only one, if any, low resource areas.

College Area, lower opportunity zone, being upzoned almost 3 times more than higher resourced areas – violates AFFH



The proposed PLAN calls for tripling the College Area density (+322%) and population (+277%). This proposal concentrates high density in lower resource areas and conflicts with state and federal guidelines for Affirmatively Furthering Fair Housing (AFFH). It also conflicts with San Diego's cornerstone Strategic Plan (2022) operating principle of equity for all communities. These issues can be corrected by limiting the College Area's PLAN upzoning to the same density percentages, or less, than planned for other, better resourced and higher opportunity CPAs. As proposed, the PLAN violates the principles of equity and AFFH in the College Area, which already suffers from severe infrastructure deficits for its existing population. Furthermore, the PLAN provides no concrete commitments to remedy the College Area's existing infrastructure deficits, let alone offers solutions for future shortfalls.

For all these reasons, the CACPB recommends that the 2nd Draft of the College Area Community Plan Update be revised in a manner that more closely reflects the proposals and policies of the 7-Visions Plan. We stand ready to work with staff and appointed and elected officials to ensure support for a more realistic PLAN that has a better chance of serving the needs of present and future residents of both the College Area and the greater City of San Diego.

Please find our comments on specific issues below:

1. **Introduction section:**

    a. Add demographic information of the community to illustrate the ages and ethnicity of the population.
    b. Add a home-types analysis, as provided in the Mid-Cities Plan, to characterize ages of homes, historic nature of neighborhoods and building types.
    c. Add discussion about community character, neighborhood centers/placemaking to include areas other than/in addition to SDSU. (Mid-Cities Plan)

2. **Land Use section:**

    a. Revise the proposed increase in community population to no more than 22,275 new residents, as proposed in the 7-Visions Plan. This 112% increase in community population is more generous than the average 86% population increase in community plan updates for University, Mira Mesa and Hillcrest (and proposed for Clairemont Mesa).
    b. Revise the proposed increase in College Area dwelling units to no more than 11,334 new housing units (versus the 8,100 existing in 2023), as proposed in the 7-Visions Plan. This 137% increase in dwelling units is significantly more than the average 98% density increase in recently adopted CPUs in University, Mira Mesa and Hillcrest (and proposed for Clairemont Mesa.)
    c. Revise the proposal to eliminate all remaining pockets of land use designation of Residential Low 4. In particular:
        i. 63rd Street between Montezuma Road and El Cajon Boulevard (due to lack of continuous sidewalks and utility constraints.)
        ii. Cresita Drive (poor ingress/egress from/to College Avenue and located in the very high fire hazard severity zone.)
    d. Request that zoning along College Avenue adjacent to Soria (historic era homes) be lowered from Medium 3 to Low 2 adjacent to houses. Consider shopkeepers or a gateway plaza to the El Cerrito neighborhood.

e. Require commercial space in all development on commercial corridors and nodes between College Avenue and Montezuma Road, College Avenue and El Cajon Boulevard, and Montezuma Road and El Cajon Boulevard.
f. Eliminate all density increases in the Very High Fire Hazard Severity Zone except for property that fronts Montezuma Road. between 55th St. and El Cajon Boulevard, or along El Cajon Boulevard. or College Avenue.
g. Designate all existing institutional uses, such as religious, educational, City-owned facilities, as Institutional Land Use zoning; preserving these areas for future community-serving uses.
h. Add a policy under Housing that each element of the PLAN must require phasing of zone changes tied to completed infrastructure triggers, with an emphasis on parks, libraries and fire safety.

3. Mobility section:

a. Include the walkability/bike score and diagram (Mid-Cities Plan).
b. Revise the mobility/transportation recommendations based on MTS' latest projections that they will be cutting back on frequencies, raising fares, and reducing rapid services for the foreseeable future~~e.~~
~~c.~~
~~d.~~
~~a.~~ c. Include "Walkability to Grocery Stores" graphic (Mid-Cities Plan).

4. Urban Design section:

a. Request design review for standards to preserve integrity of historical neighborhood styles.

5. Economic Prosperity section:

a. Add an Economic Development Program to include current and future job centers.
b. Add a business and employment analysis profile and the SANDAG heat map for jobs (Mid-Cities Plan).
c. Add the College Area Business District Map.
d. The Economic Development policy needs to require that new development in Commercially zoned areas build a specified minimum percentage of space exclusive for commercial uses rather than allow these commercially zoned properties to create exclusively residential projects.
e. Review policies 5.3, 5.5, & 5.6 – Not necessarily need to have "related to San Diego State University" in the language.

6. Recreation section:
The recreation section of this PLAN does not meet the overall goals of the City to provide equitable parks and recreational facilities that meet the needs of users of all ages and abilities with access to multiple types of park and recreation opportunities. Currently, there is not a single playground at a City park within the College Planning Area.

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a. The PLAN identifies approximately 945 existing and potential future park points (which does not serve the existing population of 27,900, where 2,790 points are needed). Of those counted amenities: a private-gated park that is not accessible to the public (Alvarado Estates); three joint use fields that have limited access during the day; a church without any signed use agreement (62nd St.); storm water channels/right-of-way scraps; and a trail head on private property (Adams to Baja), now entitled for construction of an ADU. None of these potential suggestions offer quality amenities such as playgrounds. These 945 identified points need to be reduced to reflect actual and realistic park projects.

~~b.~~

~~c.~~

~~d.~~b. The PLAN's recommended population of 74,170 should be matched with future facilities and Park Recreational Value Points of 7,417, which include the Parks Master Plan standard of 1.5 aquatic complexes and 3 recreation centers with a minimum size of 17,000 square feet each.

~~e.~~ The size of the parcel and the scope of the proposed recreation center on College Avenue. (a building

~~f.~~c. that is currently only 4,000 SF and was too small to house the old library) is not sufficient to be used as a community center. Additional/alternate sites need to be identified to serve the current and proposed future population.

~~g.~~d. A policy for Development Impact Fees (DIF) to be allocated for the purchase of land as it becomes available, and for CIP projects to serve the existing population and proposed future population need to be established.

~~h.~~e. Pg. 68 - As written "As development comes forward, an additional 6,472 points could be provided…" should be changed to "will need to be provided with new residential development to ensure public benefit is provided as the College Area grows."

~~i.~~f. Remove SDSU as an option for the College Area community to use for recreation purposes. SDSU recreation facilities are not an alternative for City provided amenities as they are not open to other than: "SPONSORED COMMUNITY: 18 years of age or older, sponsored by an active Aztec Recreation member who is an SDSU student, alumnus, faculty or staff" for a high fee. Non-faculty/staff/students cannot participate in intramural/team sports. SDSU facilities cannot be counted as a relief for the entire population of students living off campus who also use City parks due to the additional 5,000 on-campus beds and the number of commuter users of the on-campus facilities. Youth swim lessons at the SDSU facility are limited and are much more expensive than City programs.

~~j.~~g. Revise the text regarding the Montezuma Promenade linear park to be only on one side of the road to maximize usable space for recreation, as well as accommodating traffic, transit, and emergency access rather than proposing two narrower greenways on both sides. (Also figure 11.5)

h. Revise figure 6-12 to correct the 10-minute Walk to a Park to only show parks that offer value points for "40-minutes of activity for a safe and enjoyable park or recreation facility" for which you could go to any time of day that is not a joint use field. In addition, the map needs to use a sidewalk path of travel and major intersection crosswalks (not radial "as the crow flies" distance) and actual access points to an open gate, not vehicle times in the calculations. Most of the green on the figure does not reflect actual walking times and exceeds realistic walking times.

i. Directing travel by trolley or car to other communities that are also deficient in park value points is not a solution for failing to provide the College Area with recreation facilities and parks. If facilities outside the College Area are relied upon, the PLAN needs to analyze whether demand for park and recreational facilities can be accommodated without creating cumulative impacts on those communities by providing access outside their service area. A level of service map for existing, proposed and out-of-community facilities and parks must be included to visualize capacity, including targeted 10-minute walk to quality amenities such as playgrounds, sports courts/dog parks and a less than a 2-mile drive to community centers/pools.

j. Figure 6.9 should be revised to show the service area of parks in those communities to include their populations, based on the service level to demonstrate they have capacity to serve beyond their radius. Telling members of the College Area to continue to travel to other communities or to SDSU Riverpark, with limited hours of access and metered parking, without making efforts to meet our community's needs is unacceptable. The City MUST invest in our area as outlined in Park policies 6.1 – 6.7.

k. Figure 6.10 on Page 76 demonstrates that the service area of the recreation centers adjacent to our community are not sufficient to their own community needs with no overlap into the College Area. This recommendation needs to be removed.

l. All maps – Update Clay Park, School and Joint Use to Pendleton.

m. All maps – Update "Rolando Park" to "Rolando Park Elementary" (Rolando Park is in La Mesa on the border of San Diego).

7. Open Space & Conservation section:

a. Amend policy 7.4 as follows: "Encourage fire resistant landscaping and design, such as the use of fire-resistant species and non-combustible materials, fire breaks and regular brush management."

8. Public Facilities, Services & Safety section:

a. Goals: Add the following bullets (pg. 91):

- Ensure adequate, accessible, and well-maintained public services and infrastructure to support the College Area's needs and promote its well-being.
- Prioritize investments in essential services to address the greatest need and efficiently allocate resources.

b. Introduction: Add the following language:

<u>Library</u>

The College-Rolando Library is the only library serving the College Area, Rolando, El Cerrito, Rolando Park, Colina Del Sol and parts of Talmadge. This service area has the 4th lowest Median Family Income in the City of San Diego library system. The library serves a diverse population with 67% of the population identified as non-white. The service area encompasses an economically disadvantaged community and is set in a low-resource area. The College-Rolando Library is the only public venue in the College Area that provides meeting rooms and community services, is activated as a Cool Zone during extreme heat events, and provides access to education, employment opportunities

and community information. The library has insufficient parking spaces which will be reduced to a critical insufficiency when the adjacent property is developed. As has been shown in the past, adequate parking is crucial to the function of the library.

c. Schools: Page 92: Katherine Drexel Academy has closed (remove).

d. Figures:

i. Insert a map of the library service area, along with the demographics of the library service area.

ii. Add the map of the Very High Fire Hazard Severity Zone (VHFHSZ) for the College Area as a visual reference to applicable policy points.
https://experience.arcgis.com/experience/27b75b74e4184a99b2223e19bef8d322/

iii. Add an overlay of AB 2911 Subdivisions on the map of the College Area VHFHSZ as a second fire-related visual reference.
https://www.sandiego.gov/fire/community-risk-reduction/fire-hazard-severity-zones

e. Policies: Add the following policies:

Libraries

i. Continue to project and ensure the need for future expansion of library services and the provision of expanded capacity as the proposed population grows.

ii. The provision of at least 56 parking spaces for the library must be given preference on any list of capital improvements.

iii. The City should pursue all options for funding the improvement and maintenance of at least 56 parking spaces for the life of the library.

Fire- Rescue

i. In support of the development of the city-wide Community Wildfire Protection Plan, the Public Safety Section should be amended to include the following: specific goals, policies and objectives to reduce hazardous fuels and manage vegetation, make structures more resistant to wildfire ignition, increase resident readiness and prioritize response and suppression capabilities for wildfire events.

ii. Within the VHFHSZ, lots eligible for the home density Bonus ADU/JADU must front an improved public street with at least two evacuation routes to the satisfaction of the Fire Code Official and not front a cul-de-sac or be located on a premises with only one point of ingress and egress.

iii. The City must commit to investing in firefighting infrastructure upgrades to meet future needs of College Area population growth.

- Ensure that fire station locations and fire equipment meet response time standards and service needs for College Area (Reference Citygate Audits recommending a dedicated College Area station).
  https://www.sandiego.gov/fire/about/citygate-reports
- Maintain adequate water supply, flow rate, duration levels and hydrant spacing and readiness
- Underground power lines in VHFHSZ, prioritizing AB 2911 Subdivisions and other high-risk settings (e.g. canyon rims).

iv. The Public Safety Element must commit to periodic planning, coordinated operations and safe evacuations for fire emergencies.

v. The City must commit to encourage overall neighborhood resilience to wildfires in order to keep structures insurable by implementing home hardening strategies common to Wildfire Prepared Home standards (IBHS/Insurance Institute for Business & Home Safety), Firewise USA (National Fire Protection Agency) and Fire Adapted Communities (Federal Emergency Management Agency).

9. Appendix:

a. Street Trees
    i. Pg. 117, 119, 121: remove Medjool Date Palms
b. Parks and Recreation Inventory – Page 122: Table 11-7 Corrections:
    i. Number 8: Hardy Elementary Joint Use: Due to site modernization the current 2.57 acres has been reduced with no possibility for future access to expansion to courts/playgrounds. Per Shannon Scoggins in Park and Recreation Department Joint Use, there is a decrease in acres from 2.41 and points from 56 points to 28 with full closure of the field through Dec 2028. The PLAN needs to reflect this change.
    ii. Number 6: The proposed Adams – Baja trailhead is now permitted for construction of an ADU at the Adams end, so that is no longer an option.
    iii. Number 13: List the actual square footage of the proposed College Avenue. Recreation Center (current building is approximately 4,000-sf), then add a second line for future community centers of 17,000+. Do not insinuate a 17,000-sf. facility can be put on that site.
    iv. Add a line for CIP for Land Acquisition
    v. Check Number 15 & 16 – Both have Language Academy for future parks on City owned land. This appears to be a cut and paste error.
    vi. Number 16 – One aquatic center is realistic.
c. Major Streets and Streetscape Concepts:
    i. Page 126 Figures 11-2 and 11-3 – Change color of image in center parkways from green to something browner, to indicate low water landscaping. Grass should only be used along sides of streets for pedestrians, not in medians. Where possible, utilize space from center divide along sidewalks, bike lanes and promenades.

On behalf of the College Area Community Planning Board, I want to take this opportunity to thank you and other City staff for their efforts in creating this important Community informed document. We look forward to working with you in our future efforts for a better College Area and City of San Diego.

Respectfully Submitted,

Robert Montana
Chair, College Area Community Planning Board