

September 10, 2025

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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%	19,690¹	74,170¹	+277%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%	19,933¹	42,208¹	+112%

*2nd Draft CPU

¹Excludes 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.

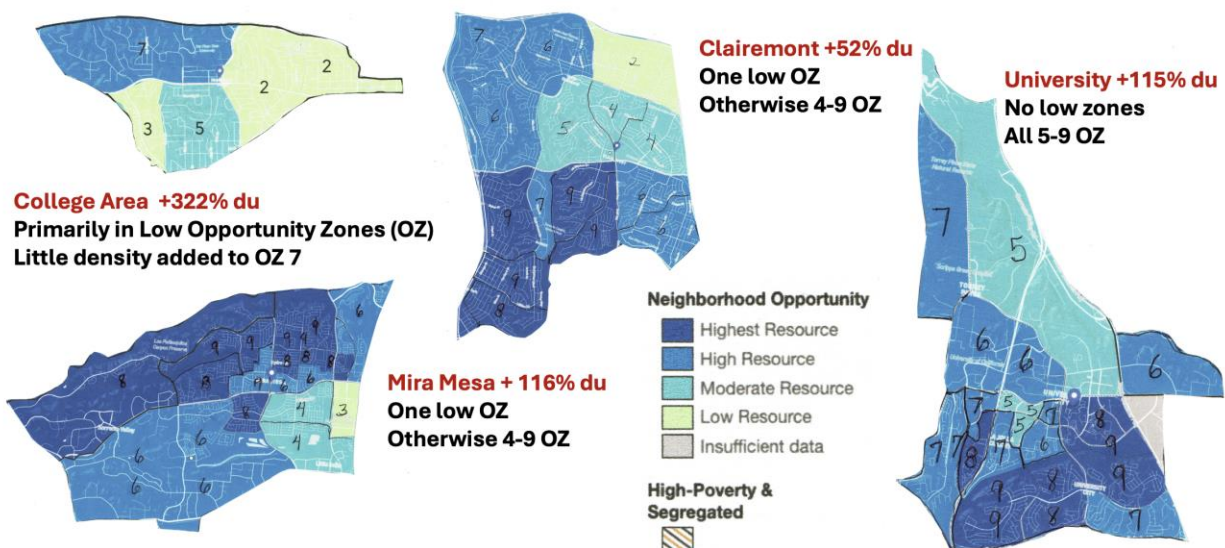
Second, the College Area is not a job center that can support many new residents who seek local, walkable employment opportunities. SDSU employs about 6,890 people. UCSD Medical Center on Reservoir Road probably employs less than 1,000 people. The medical offices on Reservoir might employ about 500 people. 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.
- 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.

- 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. 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.
- c. The size of the parcel and the scope of the proposed recreation center on College Avenue. (a building 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.
- 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.
- 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."
- 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.
- 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:

Library

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

College Area Community Planning Board Letter Comment		Staff Response
Introduction	a.Add demographic information of the community to illustrate the ages and ethnicity of the population.	This information is included in the Community Atlas Existing Conditions Report; A section to the draft community plan with current community demographics (2024 census estimates) <i>has been added.</i>
	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.	This information is included in the Community Atlas Existing Conditions Report; A section to the draft community plan that includes details on development patterns and community <i>from has been added.</i>
	c.Add discussion about community character , neighborhood centers/placemaking to include areas other than/in addition to SDSU. (Mid-Cities Plan)	A section in the introduction on community context has been added to the draft community plan: "Today, the College Area reflects a mix of single-family neighborhoods, multifamily housing, and the El Cajon Boulevard Commercial Corridor bisected by Montezuma Road, College Avenue, and a handful of other major streets. Placemaking opportunities are concentrated in the envisioned Campus Town Center along Montezuma Road - where mixed-use, pedestrian-oriented development can extend the university's vibrancy into the community - and at key intersections along El Cajon Boulevard, which serve as major activity nodes. These placemaking opportunities aim to cultivate vibrant corridors and nodes that integrate housing, retail, and public spaces, supporting both community identity and connectivity."
Land Use	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).	The land use plan proposed by the CPU committee does not fully meet the City's housing and climate goals, which are identified in the General Plan, Climate Action Plan, and other adopted policy documents. Multiple land use scenarios were prepared over the course of the College Area Community Plan Update to gather feedback on density recommendations. The community plan land use map focuses new infill development near SDSU and near the main community corridors, reflecting an approach based on the 7-Visions report and feedback provided by community members. Strategic areas in the College Area Community Plan Update land use map allow for a maximum density of 218 du/ac in mixed-use areas due to their proximity to transit and SDSU. Outside of these areas, the maximum allowed density is 145 du/ac or less. The proposed land use pattern increases opportunities for homes to help meet citywide housing needs while incorporating feedback regarding the proposed scale of development.
	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.)	The community plan land use designation along Cresita Drive has been revised from the Residential Low-4 designation to the Residential Low # designation. The Residential Low-4 designation along 63rd Street will encourage infill development with new streetscape improvements that will implement the mobility vision by completing the pedestrian and bicycle networks.
	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.	The community plan land use designation along College Avenue from Adams Ave to Arosa St has been revised from Residential Medium-3 (up to 73 du/ac) to Residential Medium-2 (up to 55 du/ac). Policy 2.8 supports shopkeeper units for College Area: "Encourage shopkeeper units for residents to operate office, professional and retail uses." The RM-3-8 zone that implements the Residential Medium-2 land use designation permits shopkeeper units.
	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.	Community commercial and mixed use designations and implementing base zones that require a commercial use along El Cajon Boulevard and near SDSU. The residential designations and implementing base zones allow neighborhood serving commercial uses along College Avenue and Montezuma Road. Policy 2.11 also addresses: "Encourage neighborhood-supporting businesses and services along El Cajon Boulevard, within Villages, at transit stations and along College Avenue and Montezuma Road near San Diego State University."
	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.	The draft community plan has been revised to remove higher densities from Very High Fire Hazard Severity Zone east of campus along East Falls View Drive and south of campus along Cresita Drive, Dorothy Drive, Dorothy Way, Campanile Drive, Tierra Baja Way, and Debby Drive.
	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 beyond institutional.	The City does not have a separate institutional zone. The base zones contain the regulations for institutional uses. Property owners have property rights under current zoning for uses beyond institutional.
	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.	The draft community plan contains policies that support increased infrastructure, including mobility infrastructure, parks and public spaces, and other public facilities. The City reviews proposed development and can require site-specific studies based on the scope of the development. New development is also required to pay Development Impact Fees to address its share of impacts to public facilities. These procedures are outlined in the Land Development Code.
Mobility	a.Include the walkability/bike score and diagram (Mid-Cities Plan).	A section has been added the draft community plan that includes details on pedestrian and bicycle needs. This information is also included in the Community Atlas Existing Conditions Report.
	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 .	The draft Community Plan contains mobility policies/recommendations that are consistent with transit improvements identified in the draft Regional Plan. These policies/recommendations reflect the long-term vision for the community and are not proposed to change based on near-term transit budget or operational considerations.
Urban Design	c.Include "Walkability to Grocery Stores" graphic (Mid-Cities Plan).	The following new has been added to the draft community plan: Policy: 3.2 "Promote mobility improvements that support walking and rolling to everyday needs such as supermarkets, pharmacies, schools, parks, and other neighborhood-serving destinations."
	a.Request design review for standards to preserve integrity of historical neighborhood styles.	Development Review Process for new development includes review for historic resources. In addition, there are several community plan policies that support 1. historic preservation 2. building design that is sensitive to bulk, scale, and transitions, 3. use of materials that are consistent and 4. Spanish building design (i.e. the character of SDSU)
Economic Prosperity	a.Add an Economic Development Program to include current and future job centers.	The draft College Area Community Plan includes an Economic Prosperity Element that provides a framework for strengthening the College Area's business environment and employment opportunities over the life of the community plan. A program for economic development is an implementation tool that involves funding, marketing, incentives, active business recruitment, and regular updates to ensure program efficiency and success. An economic development program is outside the scope of a community plan.
	b.Add a business and employment analysis profile and the SANDAG heat map for jobs (Mid-Cities Plan).	This information is included in the Community Atlas Existing Conditions Report that was previously prepared.
	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.	The draft community plan has community commercial and mixed use designations and implementing base zones that require a commercial use along El Cajon Boulevard and near SDSU. Commercial uses are encouraged along College Avenue and Montezuma Road. Policy 2.11 also addresses: "Encourage neighborhood-supporting businesses and services along El Cajon Boulevard, within Villages, at transit stations and along College Avenue and Montezuma Road near San Diego State University."
	e.Review policies 5.3, 5.5, & 5.6 - Not necessarily need to have "related to San Diego State University" in the language.	The draft community plan policies 5.1 through 5.6 have been revised to include the needs of SDSU and the broader business community.
	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.	The elementary schools have joint use agreements for fields and equipment, and the future development plans for Montezuma Park include children's play equipment. In addition, public space amenities allow for playgrounds to come forward as part of the public space requirements within the Community Enhancement Overlay Zone.Although Alvarado Estates Park is displayed on Figure 6-1 'parks,' it is not included in the parks points table. All other park opportunities that the City has been able to identify are included in the current drafting of this plan. The City actively works to identify acquisition opportunities as they become available. The plan also includes policies to promote a variety of strategies to improve park and recreation opportunities over time. Additional opportunities will be assessed
	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.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.	The draft community plan identifies that 7,394 park points will be needed to meet the Parks Master Plan recreation value standards if full population buildout is reached.
	c. The size of the parcel and the scope of the proposed recreation center on College Avenue. (a building 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.	The draft community plan identifies that 43,000 square feet of recreation center space (about 2.5 recreation centers) and 2 aquatic complexes will be needed to meet the Parks Master Plan standards if full population buildout is reached.
	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.	Draft community plan Policy 6.2 addresses this issue: "Pursue land acquisition for the creation of new public parks, recreation facilities and creative spaces, cultural facilities and other public spaces as opportunities arise."
	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."	The draft community plan has been revised to address this request and say "will need to be provided with new residential development to ensure public benefit is provided as the College Area grows."

Recreation	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.	SDSU campus is open to the public and green spaces on campus are shown on the recreation map accordingly. Although SDSU public spaces are displayed on Figure 6-1 "parks," SDSU facilities are not included in the draft community plan's recreation value points table.
	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)	Draft community plan Policy 3.16 was added to further address: "Evaluate alternatives for repurposing right-of-way to enhance public space, active transportation at the following locations: <i>a. Montezuma Road between College Ave and El Cajon Blvd: Support curb realignments to create public space, active transportation and incorporate traffic calming to reinforce Campus Town vision.</i> <i>b. El Cajon Boulevard: Explore right-of-way repurposing for active transportation and traffic calming, while considering development, emergency access, parking, and roundabouts. "</i>
	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.	Figure 6-12 has been removed from the draft community plan.
	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.	Adjacent and nearby parks are displayed in draft community plan Figure 6-9 as information and context for the reader. Parks located outside of the College Area Community Plan Area are not included in the recreation value points table.
	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.	This figure 6-10 has been removed from the draft community plan.
	l.All maps – Update Clay Park, School and Joint Use to Pendleton.	The draft community plan map figures have been revised to remove references to Clay Park, School, and Joint-Use; "Clay" has been replaced with the new name "Pendleton."
Open Space & Conservation	m.All maps – Update "Rolando Park" to "Rolando Park Elementary" (Rolando Park is in La Mesa on the border of San Diego).	The draft community plan map figures have been revised to include the word "elementary" where Rolando Park Elementary is shown.
	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."	The draft Community Plan policies address these issues:
	Add: a. Adapt a list, approved by the Fire Code Official, of fire-resistant plants and materials to be used in landscapes within the VHFHSZ.	Policy 8.23 - "Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties. " Policy 8.24 - "Encourage and support the formation and ongoing activities of Local Fire-Safe Councils within the College Area to strengthen community-based wildfire resilience. "
	b. Adapt policy guidelines about the use of fire resistant plants, materials and design practices for landscapes in the VHFHSZ and reference in all relevant City documents (e.g., Tree Master Plan, Parks Master Plan, Climate Resilient SD).	Policy 8.25 - "Encourage use of fire-resistant materials in building construction, such as fireproof roofing, walls, and windows. "
Facilities, Services & Safety	c. Educate community members to refer to the list and to create non-ignition zones (AB 3074-Zone 0) and defensible space (35 foot and 100 foot fuel management zones) around structures to make them more resilient to wildfires and protect resources for fire suppression efforts.	
	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.	The Draft Community Plan has been revised to include the following new goals in the public facilities element: - "Robust, equitable, and accessible public facilities and services that support the long-term vitality of the College Area. " - "Essential services that ensure all College Area residents have reliable access to safety, health, and community-serving services and facilities. "
	b. Introduction: Add the following language: Library 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.	The Draft Community Plan library section was revised to include the following information: "The College-Rolando Library serves the College Area, and surrounding areas. The College-Rolando Library 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. "
	c. Schools: Page 92: Katherine Drexel Academy has closed (remove).	Katherine Drexel Academy has been removed from the Plan.
	d. Figures: i.Insert a map of the library service area, along with the demographics of the library service area.	The College-Rolando Library does not include a defined "service area." Instead, the 2023 Library Master Plan recommends a zone-based approach for ensuring equitable access to library space and services throughout San Diego. The Library Master Plan proposes six planning zones that are based on how San Diego Public Library patrons actually use libraries, while also acknowledging natural and built features that shape mobility and access in the city. All analysis of current library conditions and recommendations for future library needs, including facility sizing, programming, and investment priorities, are addressed comprehensively in the 2023 Library Master Plan.
	d. Figures: 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	Very High Fire Hazard Severity Zones are periodically updated by CAL FIRE; Very High Fire Hazard Severity Zones impact the entire San Diego region and, as such, are included in the City of San Diego General Plan, which is also updated periodically to respond to changing local conditions, to reflect new Citywide goals and policies, and to address changes to federal, state, regional and municipal law. The City has a webpage with the Very High Fire Hazard Severity Zones Related to AB 2911, the draft community plan also includes mobility policies to address residential areas that have less than two routes of ingress / egress (Policy 3.13 - Support new mobility connections that enhance circulation, especially to subdivisions that have only one route of ingress and egress.).
	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.	Proposed policies address these concerns: 8.12 Consider service improvements at the College-Rolando Library such as extended hours, expanded book collection, and additional staff to provide special programs. 8.13 Support improvements to the College-Rolando branch library to address future needs. 8.14 Explore options for additional parking at the College-Rolando Library, including shared parking agreements and strategies to increase parking along Reservoir Drive and Mohawk Street.

Public	Fire- Rescue i.If 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.If the Public Safety Element must commit to periodic planning, coordinated operations and safe evacuations for fire emergencies. v.If 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).	The draft community plan discussion and several proposed plan policies address these requests. The Fire-Rescue Department conducts a Standards of Response Coverage review to determine the need for additional fire stations by reviewing the adequacy of the current fire station resource deployment system and the risks to be protected. Typically, a three-mile distance between fire stations is sufficient to achieve response time objectives. In the College Area, additional resources may be needed to help balance local demand and maintain service levels as the community grows. Options could include constructing new facilities, expanding existing stations, or deploying specialized apparatus, depending on future needs and the pace of development. These recommendations would help support reliable fire service across both the College Area and the broader city over the long term. Based on coordination with the Fire-Rescue Department, the Community Plan Update contains policies 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. Additional policies support building a new station within the College Area, or upgrades to existing stations if it is determined that is needed to meet response coverage thresholds.
Appendix	a.Street Trees i.Bg. 117, 119, 121: remove Medjool Date Palms	The draft community plan has been revised to remove all palms have been from the street tree list.
	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.	The park tables in the draft community plan have been adjusted to correct inaccuracies.
	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 .	Figures 11-2 and 11-3 have been removed from the draft community plan and were replaced with planned street classification modification tables.