

College Area Community Planning Board Recommendations

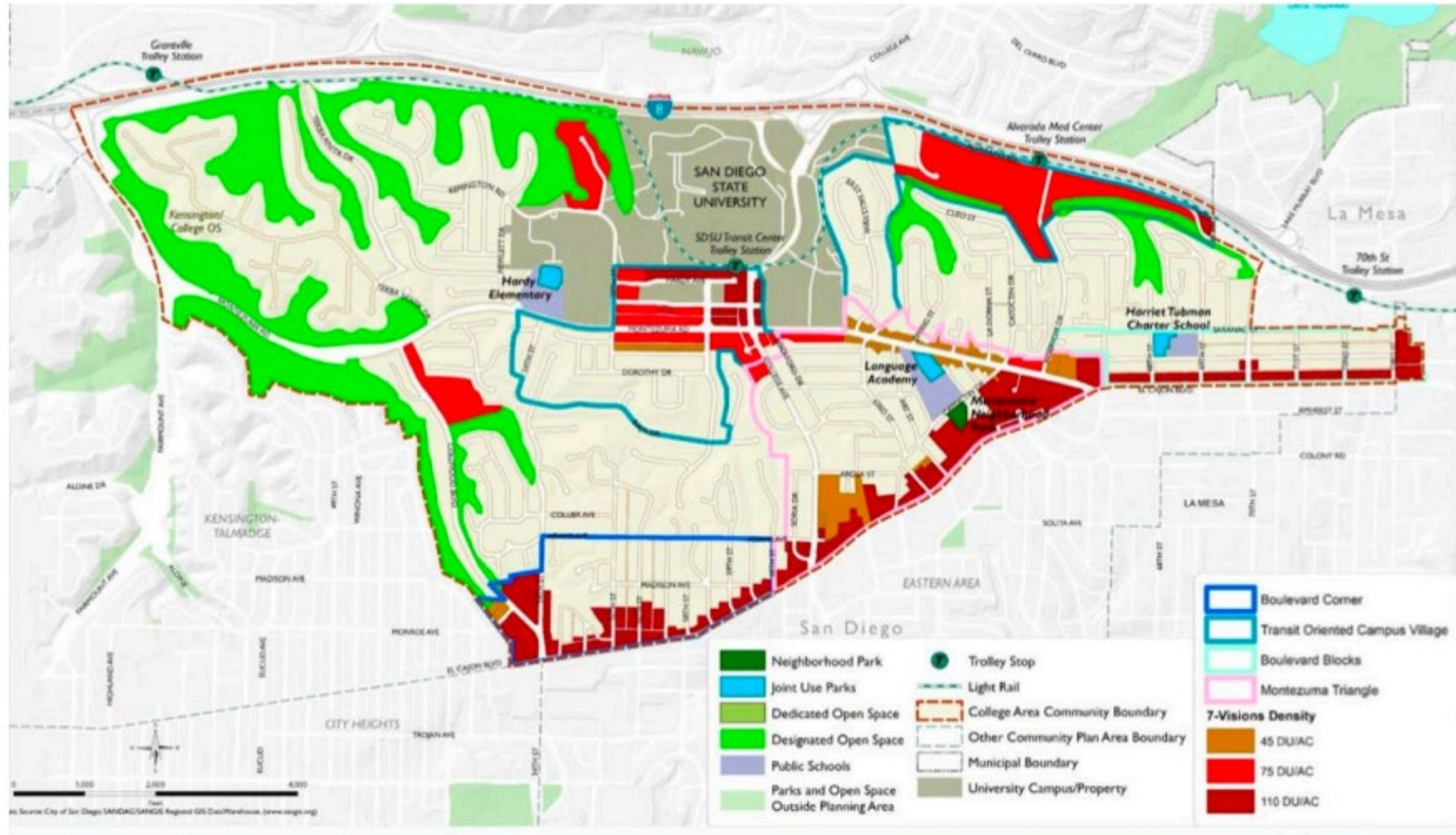
- Send the College Area Community Plan Update back to the Planning Department to come up with a plan that:
 - Equitably distributes density, and;
 - Provides the appropriate and realistic infrastructure to support the density, and;
 - Provides a density that is appropriate to meet the identified housing needs.

OR

- Recommend approval of the 7 Visions Plan as adopted by the College Area Community Planning Board.

The 7 Visions Plan

- The College Area Community Planning Board and the College Area Community Council began meeting in 2017 to reach a community consensus on the future of our community.
- The group acknowledged the need for increased density to address housing demands in San Diego.
- The CACPB and CACC adopted the 7 Visions Plan with a horizon buildout that allowed a 137% increase in density over the existing conditions.



Community's 7-Visions Plan 2022

Respect Physical Attributes of Surrounding Environment

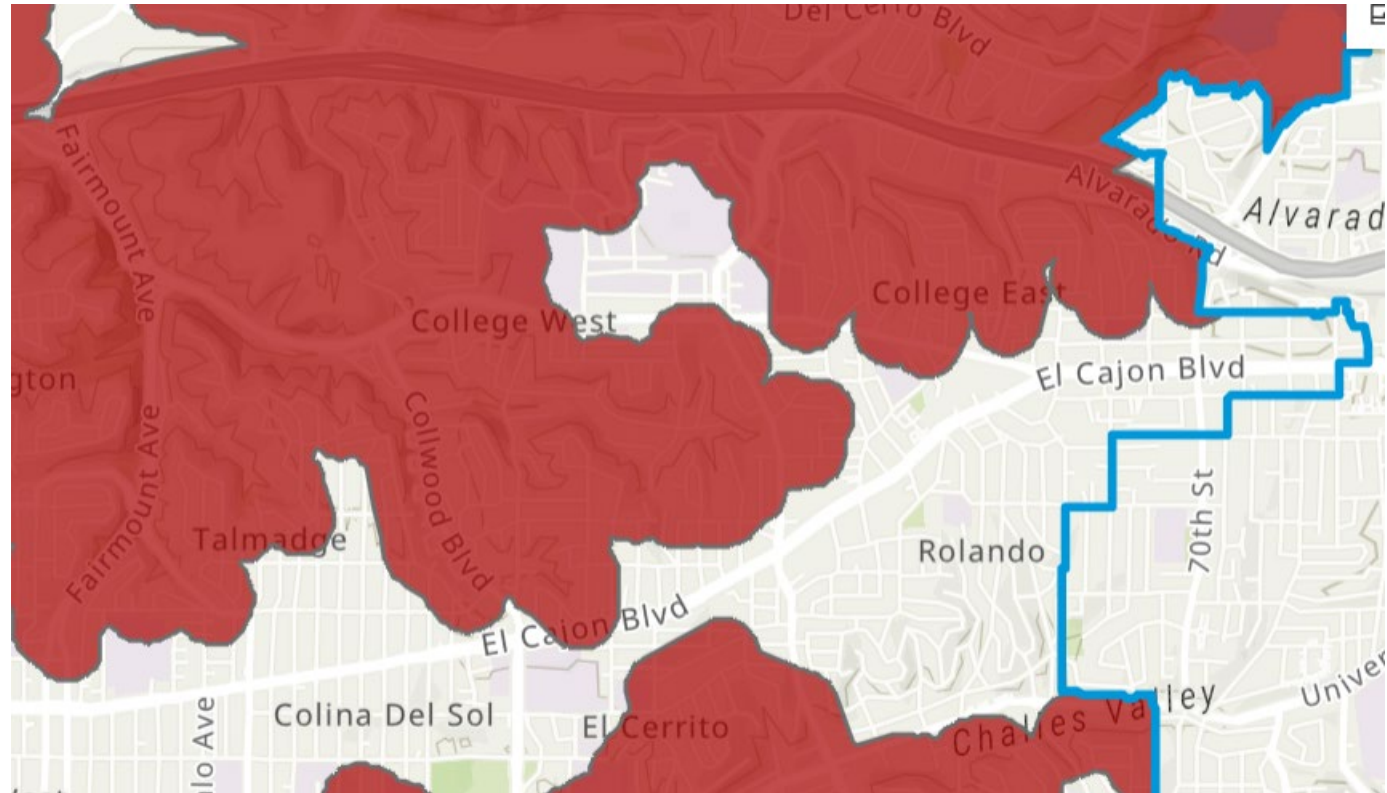
2nd Draft CACPU

- Proposes development close to canyons with sensitive and bio-diverse habitats
- Proposes significant amount of new density within existing Very High Fire Hazard Severity Zones (VHFHSZ)
- Increases evacuation challenges during emergencies

7 Visions Plan

- Minimizes development near sensitive lands to protect ecosystems and bio-diversity
- Places most new development on the southern edge of VHFHSZ
- Minimizes new risks from canyonland fire events

More than half of the College Area is in the Very High Fire Hazard Severity Zone



Respect the Right for All City Residents to be Treated Equitably

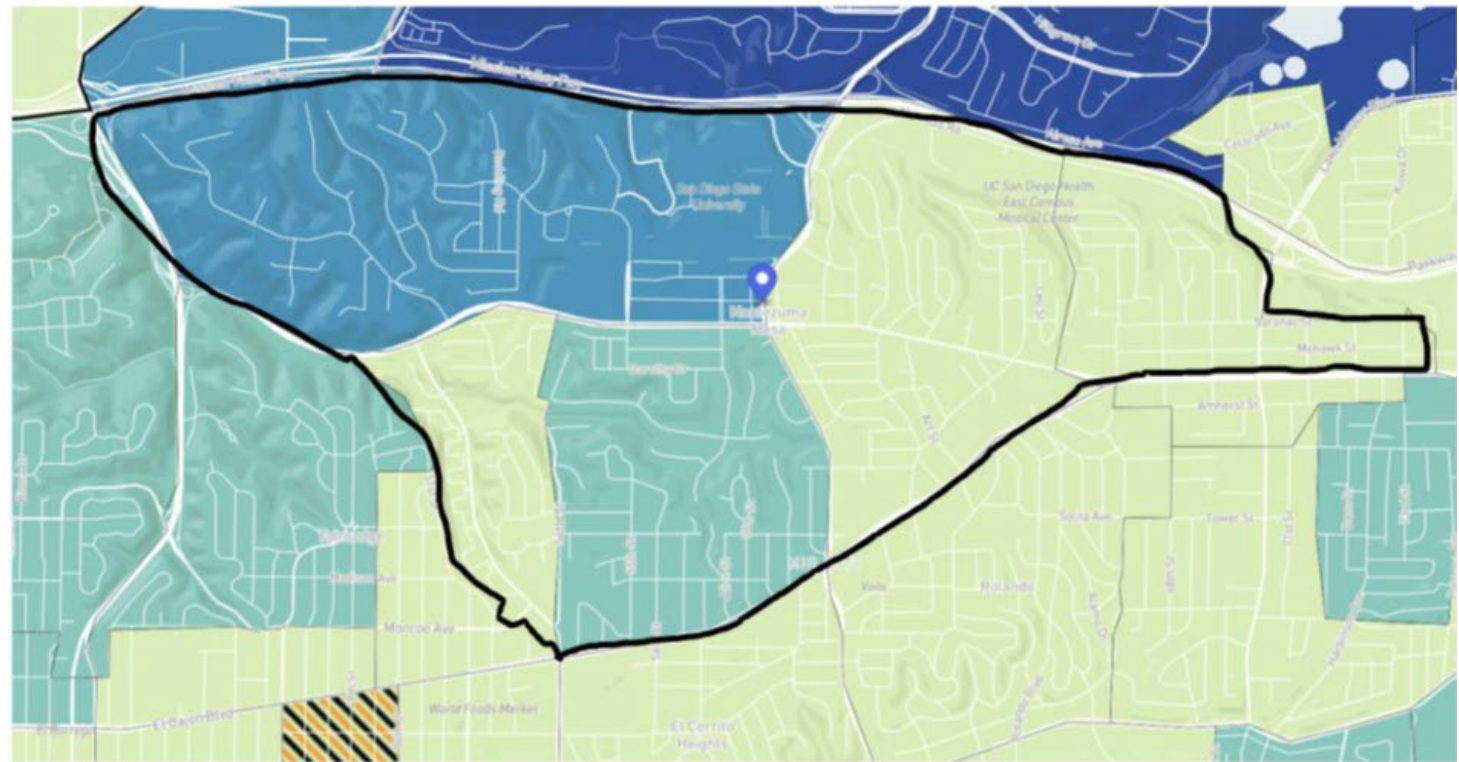
2nd Draft CACPU

- Unfairly requires College Area to absorb greater densities than other recent community plan updates
- Unfairly provides lower level of services and amenities than is available in other communities
- Does not break the historic pattern of discrimination and neglect

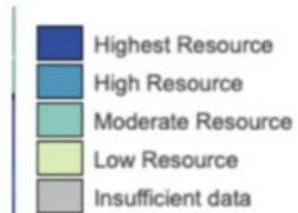
7 Visions Plan

- Proposes density increases slightly higher than other recent community plan updates
- Proposes infrastructure and amenities that have a likelihood of being met
- Recognizes historic pattern of discrimination and neglect by granting City an ability to respond to past deficiencies

Nearly Half of
the College
Area is a Low
Resource
Area



COLLEGE AREA 2025 CTCAC RESOURCE ZONES



Public Services

- The College Area has one undersized library that is severely parking deficient.
- The College Area does not have a fire station.
- The College Area does not have a police station.
- The College Area is the only community south of Interstate 8 that is served by the Eastern Division of the Police Department.



Respect Need for Growth & Align with Accepted Projections

2nd Draft CACPU

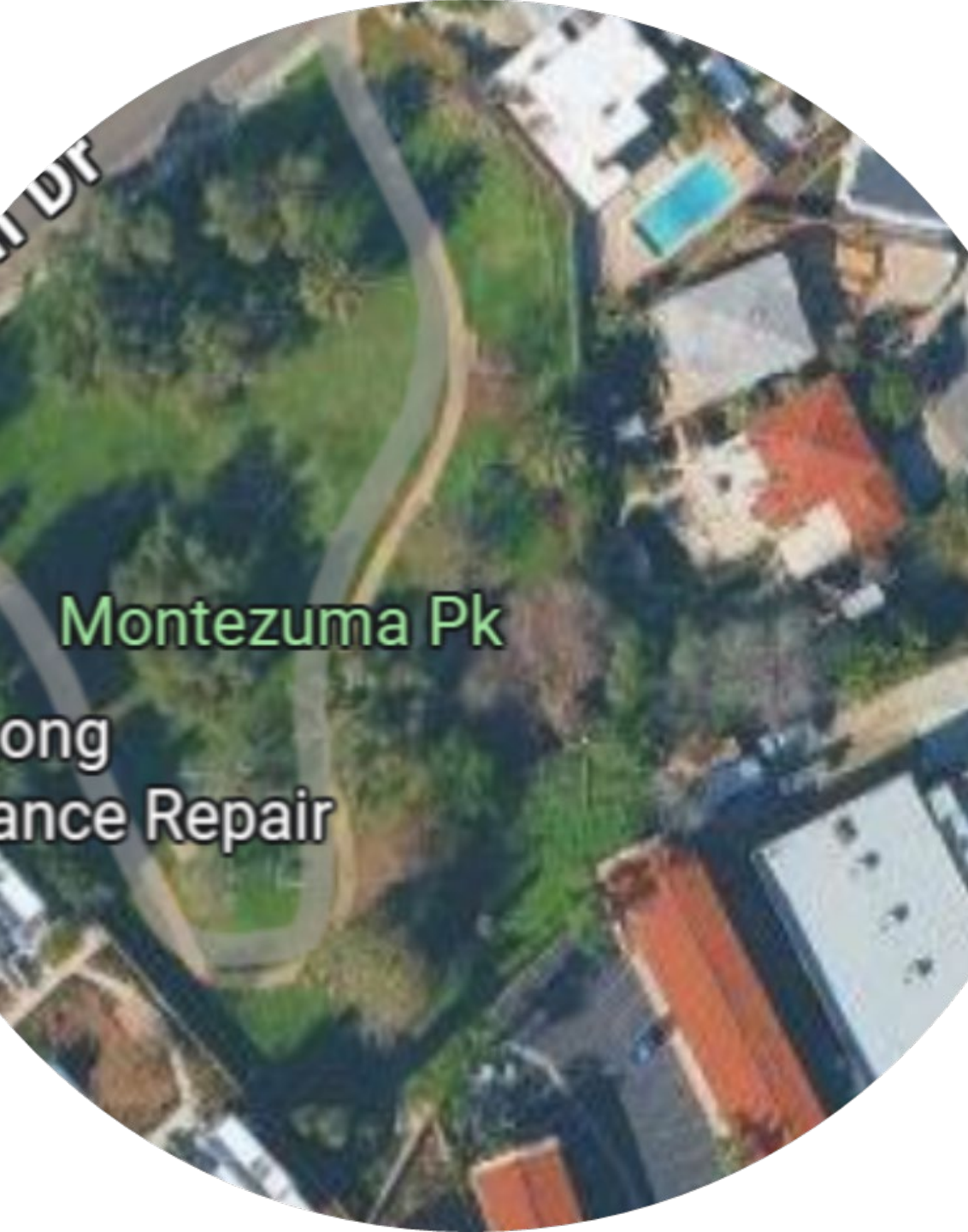
Doesn't align with SANDAG estimates for population growth

Doesn't align with national, regional or local demographic population trends

Doesn't offer a rationale for this level of density increase in this location or at this time.

7 Visions Plan

- Proposes density increases in alignment with other Community Plan Updates to provide adequate new development opportunities in alignment with SANDAG projections



College Area Is Severely Park Deficient

- There is only one 1.5-acre City park without a playground. There are no community centers, courts, or pools.
- This PLAN proposes a 277% increase in population. Only facilities for 917 park points are identified for a future population of 74,000.
- This does not even meet 50% of the park points needed for existing residents.



College Area Community Planning Board Recommendations

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Excessive Upzoning in the College Area Community Plan Update Is Discriminatory

SOURCE OCTOBER 7, 2025 LEAVE A COMMENT 0 LIKES
78 VIEWS



An aerial view of the College Area. (Photo courtesy of the city)

By Danna Givot

The City is planning to increase the College Area's zoning to allow 34,150 (2050) versus 8200 housing units on the ground in 2024 – a 316% increase. That's crazy when SANDAG estimates the entire city of San Diego will increase housing by 107,778 units between 2023 and 2050.

Why should the College Area be upzoned to provide almost one quarter of the City's new housing between now and 2050? It shouldn't!

In 2020, the College Area housed only 1.8% of the City's people and accounted for less than 1% of San Diego's acreage, so why would it be upzoned to accommodate 24% of the new housing in San Diego. It makes no sense.

Let's look at what other recent community plan updates have upzoned their community planning areas for and compare them to what is being asked of the College Area.

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the OB Rag with
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Oct 7, 12:38

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Mira Mesa, University, Hillcrest/Uptown and Clairemont have three or more times the existing housing and their community plans are only increasing their housing density by 98% on average, while the College Area is being hammered with a 316% increase. What could justify this?

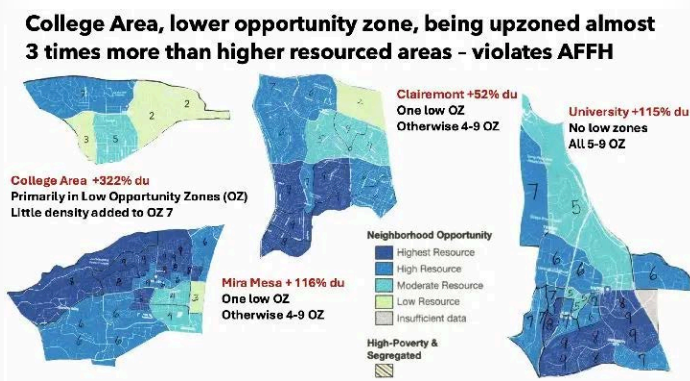
COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT
HOUSING UNIT INCREASES vs. RECENT SAN DIEGO CPUS 10/3/25

	Existing DU per CPU	Horizon Total	Total New Plan Capacity vs. Existing % Increase
Mira Mesa CPU 12/22	26,800 du	58,700 du	+119%
University CPU 7/24	26,520 du	57,000 du	+115%
Hillcrest FPA 7/24	23,800 du	52,800 du	+122%
Clairemont CPU 7/25*	33,100 du	50,200 du	+52%
Average	27,555 du	54,675 du	+98% avg
2 nd Draft College Area CPU*	8,200 du	34,150 du	+316%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%

*2nd Draft CPU

Could this be about providing greater resources and opportunities to San Diego residents? Highly unlikely.

Of these communities with recent plan updates, the College Area is the poorest and has the lowest resource and opportunity ratings according to the California Tax Credit Allocation Committee (CTCAC) Map. Note the comparative 2025 CTCAC maps below where light green and lower numbers show low resource areas and darker blues and higher numbers indicate higher opportunity areas. By increasing density in the College Area, the City is violating state and federal laws requiring the City to affirmatively further fair housing (AFFH) by concentrating density in higher opportunity neighborhoods, not lower resource areas.



Could this be about transit opportunities in the College Area? Not really. We do have two trolley stops and one bus that go downtown, but [downtown offers](#) only 4.9% of the San Diego region's jobs. To get to the biggest employment centers in Sorrento Valley 7.9% and Kearny Mesa 5.9%, it takes from 3 to 4 hours round trip on mass transit, not even counting time to access transit at both ends.



cindi l on San Diego Drywaller Underpaid 580 Workers on Affordable Housing Projects: "Article describes the Peyton Place San Diego has become."

Oct 7, 09:27



Chris on Update on Pt Loma Nazarene Student Put In Coma from Accident in Hawaii: Dakota Briley Is Recovering: "It's beyond sad the 18 year old driver is not facing any charges. Glad Dakota is recovering."

Oct 7, 08:11



Pats on South Carolina Judge's House Burns Down Amid Death Threats After Ruling Against Trump Administration: "My gosh!!! I hope it was not arson."

Oct 6, 21:28



Second Autopsy Funded by Colin Kaepernick Shows Black Mississippi College Student Did Not Hang Himself



South Carolina Judge's House Burns Down Amid Death Threats After Ruling Against Trump Administration



Don't Read Much into Rate Hike Delays. City Hall Is Coming for Your Money



San Diego Drywaller Underpaid 580 Workers on Affordable Housing Projects



Jamacha Says 'No' -- Protest 12 Homes on Woodrow Avenue -- October 7 -- UPDATED



Update on Pt Loma Nazarene Student Put In Coma from Accident in Hawaii: Dakota Briley Is Recovering



Golden Hill Residents Sue to Block Monolith Construction



Man Injured After Losing Control of Electric Scooter, Reported to Be in 'Point Loma Heights' But

Is the College Area itself a large employment center? It is not. [SANDAG indicates](#) that only 1% of the region's employees travel to the College Area for work and SDSU employs 0.62% of the region's employees. It is highly likely that many of these employees are part time lecturers and students who work part time as part of work-study programs.

Is there still a large demand for new off-campus housing for SDSU students? No. Since 2021, 3,500 new beds have been permitted off-campus with another 4,500 permitted on campus. Many of these off-campus residences are experiencing vacancies. In addition, SDSU west is building additional on-campus housing. It is also likely that some students will choose to live in Mission Valley, which has a variety of housing options with much building in process.

College Area experiencing on- and off-campus housing boom

• Adding almost 7,000 beds given 2025 approval of Evolve at SDSU

- Viva 2021 – 182 students
 - College View 2023 - 301 beds
 - Topaz 2023 - 169 beds
 - Zuma West 2023 - 30 beds?
 - 6195 Montezuma 2023 - 20 beds?
 - 6213-6219 Montezuma 2023 - 240 beds
- Iconic Phase II 2024 - 660 beds
 - 6253-6273 Montezuma - 38 rooms/ beds
 - 6650 Montezuma - 332 student beds
 - Union 2023 – 615 beds
 - Victory - 226 beds
 - Evolve – 4,500 beds

Numbers are estimates and subject to revisions

Meanwhile, SANDAG Series 15 population estimates project a 1,630 (8.8-17.3%) decrease in the 18-24 year-old College Area population between 2022 and 2050.

(https://adlsdasadsprodpublicwest.z22.web.core.windows.net/datasurfer/sandag_forecast_15_cpa_college%20area.pdf)

Is the College Area being punished because it has not been producing new housing? The College Area has been responsible for large portions of the City's new housing permits. From 2021 to 2024, the College Area was home to 5.4% of San Diego's building permits and 8.8% of San Diego's affordable building permits – even though we are only 0.9% of the City's acreage. The College Area is producing more than its fair share of housing, especially affordable housing!

COLLEGE AREA HOUSING PRODUCTION vs. SAN DIEGO
2021-2024

	Dwelling Units (DU) Permitted		College Area DU % San Diego DU
	College Area	San Diego	
Total Dwelling Units	1,567	28,983	5.4%
Affordable DU	420	4,799	8.8%
% Affordable Units	26.8%	16.6%	

Source: San Diego 2025 Annual Report on Homes

Beyond this, 71% of those building permits were in bonus density programs that the City's 316% unit upzoning doesn't include – ADUs, Complete Communities, and City and State Affordable Density Bonus Programs. These programs would create additional housing beyond the upzoning the City has planned for our community of 29,000 people. We should



Alana Coons on
Eric DuVall –
Head of OB
Historical Society
– Presented with
'Culture Keeper
Award' by SOHO:
“Just seeing this
now! Thanks
Editor dude, we
gleaned many a
fact and insight
from your
spotlight on Eric
in...”

Oct 6, 19:34



John
Heatherington on
San Diego
Drywaller
Underpaid 580
Workers on
Affordable
Housing Projects:
“Its no surprise
the planning
commission
voted
unanimously for
Todd's project.
After all, they
were all
appointed by
Todd himself.”

Oct 6, 18:36



Judy Swink on
Defend
Democracy, Vote
for Prop 50:
“Frances – if
Prop 50 passes, it
will not throw
away “a truly
democratic
citizen-based
nonpartisan
electoral reform.
Your argument...””

Oct 6, 18:04

Actually in Mission
Valley



Does Gloria Ally
Laurie Black Feel
Voter's Remorse?



Immediate Action
Needed - Historical
Resources
Threatened --
Virtual Workshop
Wednesday, Oct
8th

Recent Ocean Beach
and Point Loma News

Man Injured After Losing
Control of Electric
Scooter, Reported to Be in
'Point Loma Heights' But
Actually in Mission Valley

23 hours ago 1 Comment

Update on Pt Loma
Nazarene Student Put In
Coma from Accident in
Hawaii: Dakota Briley Is
Recovering

24 hours ago 1 Comment

New Memorial Installed
to Honor OBcean Who
Was UPS driver Killed in
Santee Plane Crash 4
Years Ago

4 days ago 1 Comment

Protect Point Loma Turns
Up the Heat Against
Proposed Development at
1004 Rosecrans

4 days ago 1 Comment

Will Ocean Beach Ever
Get Another Pier?

5 days ago 7 Comments

Two Palms Changed San
Diego Forever

also point out that the City doesn't count the 8,500 SDSU students who live on campus as part of our population, nor will they count the additional 4,500 who will soon join them as the Evolve dorms are built. These 13,000 students use our infrastructure every day – water, sewer, streets, sidewalks, etc. They attend off campus parties that tax our police and fire departments and impact our neighborhoods. If these students are included, the proposed plan would increase the College Area population by over 200%.

As it stands, the College Area has a 91%+ park points deficit. We have one 1.6 acre park, a portion of which is a drainage swale. That's the extent of our parks, other than a few joint use agreements, unavailable most of the time. We have no recreation center for a community of 29,000 people (including the on-campus SDSU students). Our library, with the 6th largest number of patrons in the City and the fourth lowest median income, has 28 dedicated parking spaces when its size warrants 80.

We are an underserved, under-resourced community and the City wants to increase our planned density by up to 316% with no commitment for remedying our infrastructure deficits. This violation of affirmatively furthering fair housing (AFFH) is indefensible.

The College Area Community Planning Board spent seven years producing its own Community Plan – the 7-Visions Plan. It upzones our community by 137% – more than any of the recent community plan updates. It provides for an increase of 112% in the College Area population. We are very willing to accept this planned growth, which is beyond any recent community plan adopted by the City.

However, the Planning Department, after promising to do so, didn't even include the 7-Visions Plan in the EIR for the College Area. We are not anti-growth. We support reasonable, measured growth on our transit corridors and nodes, as the 7-Visions Plan makes clear.

Please come to the Planning Commission Hearing on October 9 at 9 a.m. to support the community's 7 Visions Plan and oppose the City's excessive upzoning of the College Area. For address and more information, [click here](#).

MEETING LOCATION:

Edric Doringo Hearing Room – “The Edric”
7650 Mission Valley Rd., San Diego, California
92108



Al D on Don't Read Much into Rate Hike Delays. City Hall Is Coming for Your Money: “I fairness Todd Gloria had some budget cuts, The biggest villain Sean Elo-Rivera, Sean and the mayor fought over budget...”
Oct 6, 17:45



Honesty on Trash Fee Opponents Blast City's ‘Mismanaged, Disorganized’ Finances: “Your San Diego property tax bills are now viewable online. I just looked at mine and the entire, full annual...”
Oct 6, 15:34



scott andrews on Mission Bay Park is Not Surplus Land: A Noteworthy Update: “We have to STOP re electing the Joe La Cavas, who actually told the assembled at the Mission Bay Park...”
Oct 6, 08:32

5 days ago 1 Comment

Park at Cabrillo Lighthouse Is Closed During Government Shutdown

5 days ago 1 Comment

Ocean Beach Woman's Club Holds Fifth Annual Charity Ping Pong Tournament

5 days ago 1 Comment

October 2025 Events for San Diego from the Ocean Beach Green Center

6 days ago 1 Comment

17-Unit Project on Locust Street in Point Loma's Roseville Will Pierce 30-Foot Height Limit

6 days ago 1 Comment

Mission Bay Park is Not Surplus Land: A Noteworthy Update

6 days ago 4 Comments

Point Loma & OB Dems Monthly Meeting — Immigration and Prop 50 — Sunday, Sept.28

2 weeks ago 1 Comment

Eric Baldwin Ended His Skate Across the U.S. at Ocean Beach; His 61 Days Set a Guinness World Record, Raised Money to Help Children in Africa

2 weeks ago 1 Comment

San Diego Planning Commission to Take Key Vote Whether to Recommend Final Plans of Midway Rising to City

Note for those outside the College Area: If the City succeeds in excessively upzoning the College Area, it will continue to do so in future community plan updates, eventually getting to your neighborhood.

SHARE:  FACEBOOK  LINKEDIN  REDDIT  MIX  EMAIL



Author: Source

← Does Gloria Ally Laurie
Black Feel Voter's Remorse?

College Area Community
Plan Update Goes to
Planning Commission —
Thursday, Oct. 9 — and
Residents Need Our Help →

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Pats on Golden
Hill Residents
Sue to Block
Monolith
Construction: "I
do hope the
attorney has
better luck with a
judge that will
stop the
construction,
Save 30th. St.
Parking..."

Oct 5, 19:29



Pats on Golden
Hill Residents
Sue to Block
Monolith
Construction:
"Excellent article
Kate! I worry
about the this
high rise being so
close to a grade
school. It always
brings..."

Oct 5, 19:18



Jean (Jean Hoeger)
Planning to Magical
College Area: 'Oh, H
Fallen': "There was
this link
<https://www.sandiego.gov/planning/commission/agenda/2017/09/20/170920agenda.pdf>
form AND now I see
number in RKs repl

Oct 5, 17:16

Council — Thursday,
Sept. 25

2 weeks ago 4 Comments

Ocean Beach Library's
Python Found After
Disappearing for 2 Days

2 weeks ago 6 Comments

Blog Stats

5,678,417 hits



Lynn Edwards on Facebook
Planning to Magical
College Area: ‘Oh, H
Fallen’: “It’s Item 2 a
“In opposition” box,
write your commen
<https://www.sandiego.gov/planning-commission/agenda-form>”

Oct 5, 17:13



Chris on Wake
Up! Trump Is
Moving Swiftly to
Become the First
American
Dictator: ““And
now, with
masked thugs,
hired for the
purpose,
disappearing
people off our
streets, the
military deployed
in our cities...”

Oct 5, 17:09

Recent Posts

‘I Am Petrified’ : Erwin Chemerinsky, Dean UC Berkeley Law School, Warns of Democracy’s Peril Under Trump

Does Gloria Ally Laurie Black Feel Voter’s Remorse?

Excessive Upzoning in the College Area
Community Plan Update Is Discriminatory

College Area Community Plan Update Goes to Planning Commission — Thursday, Oct. 9 — and Residents Need Our Help

Lake Henshaw and the
Warner Ranch, a Brief
History

Immediate Action
Needed – Historical
Resources Threatened —
Virtual Workshop
Wednesday, Oct 8th

South Carolina Judge's
House Burns Down
Amid Death Threats
After Ruling Against
Trump Administration

Second Autopsy Funded
by Colin Kaepernick
Shows Black Mississippi
College Student Did Not
Hang Himself

Man Injured After Losing
Control of Electric
Scooter, Reported to Be
in 'Point Loma Heights'
But Actually in Mission
Valley

Update on Pt Loma
Nazarene Student Put In
Coma from Accident in
Hawaii: Dakota Briley Is
Recovering

San Diego Drywaller
Underpaid 580 Workers
on Affordable Housing
Projects

Don't Read Much into
Rate Hike Delays. City
Hall Is Coming for Your
Money

Jamacha Says 'No' —
Protest 12 Homes on
Woodrow Avenue —
October 7 — UPDATED

Golden Hill Residents
Sue to Block Monolith
Construction

Controversial Harmony
Grove Housing
Development Approved
By County Supervisors
Despite Fire Safety
Concerns; Residents
Disappointed in Sup.
Lawson-Remer

All Boats in Gaza
Humanitarian Flotilla
Have Now Been
Intercepted by Israel —
Hundreds Arrested
Including Activist Greta
Thunberg,

New Memorial Installed
to Honor OBcean Who
Was UPS driver Killed in
Santee Plane Crash 4
Years Ago

Protect Point Loma
Turns Up the Heat
Against Proposed
Development at 1004
Rosecrans

Defend Democracy, Vote
for Prop 50

Will Ocean Beach Ever
Get Another Pier?

This Time Last Year

Warren-Walker Middle
School Is Back in Ocean
Beach

Port of San Diego on
Status of Shelter Island
Boat Launch Ramp

Carl Schroder Pursued
the Quest for a Fishing
Pier in Ocean Beach for
Decades

OB Friends of the
Library Newsletter for
October 2024

Top U.S. General for
Trump Calls Him ‘Fascist
to the Core’ and ‘Most
Dangerous Person to
America’

Settlement of Lawsuit by
San Diego Homeless
Living in Vehicles
Results in Forgiven
Citations, Enforcement
Changes and
Improvements to Safe
Parking Lots

Reader Rant: ‘Bay Ho’s
Future — Higher
Buildings and Density,
More ADU Madness and
Loss of Neighborhood
Culture’

Plastic Nurdles Are
Everywhere, Especially
at the Beach

‘It’s the Little Things Like
Bike Counters and
Charging Stations That
Tell the Real Story About
Mayor Gloria’s
Accomplishments’

Elon Musk and SpaceX
Sue California Coastal
Commissioners
Including Alternate (and
Former OB Town
Council Chair) Gretchen
Newsom

Keep in Touch!



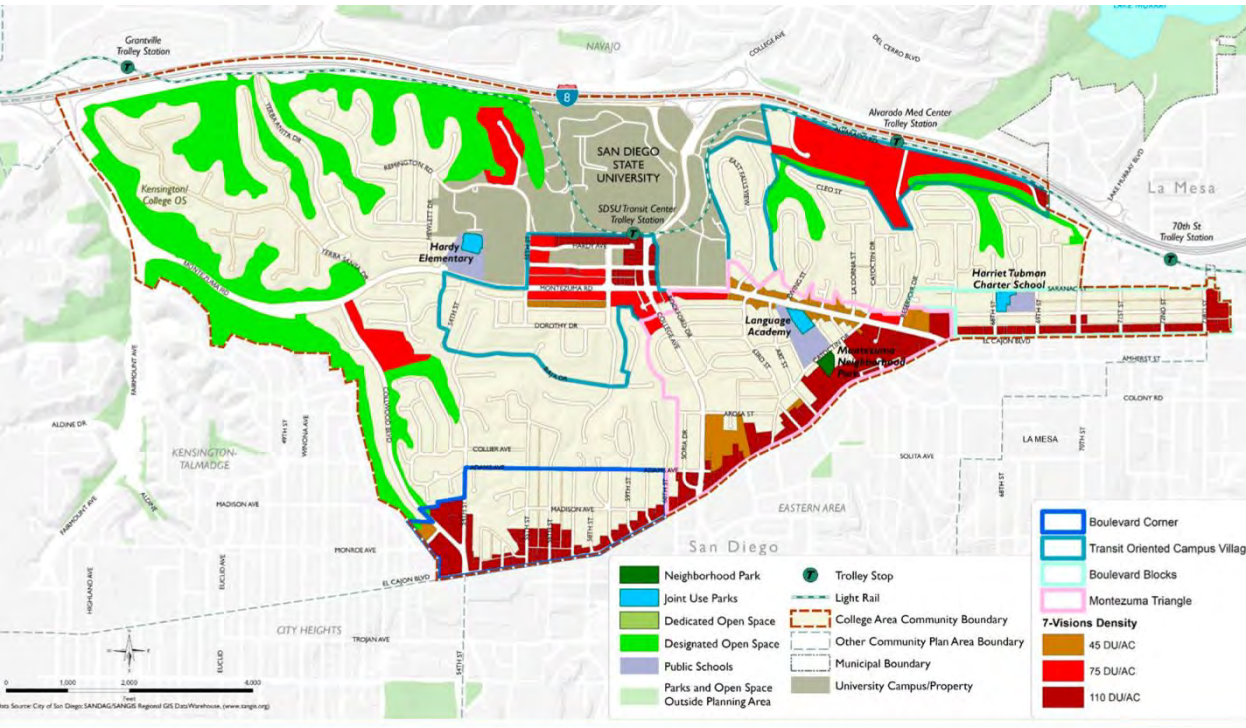
Response to College Area Community Plan Update #2 Focus on Housing and Population Growth

San Diego Planning Commission

October 9, 2025



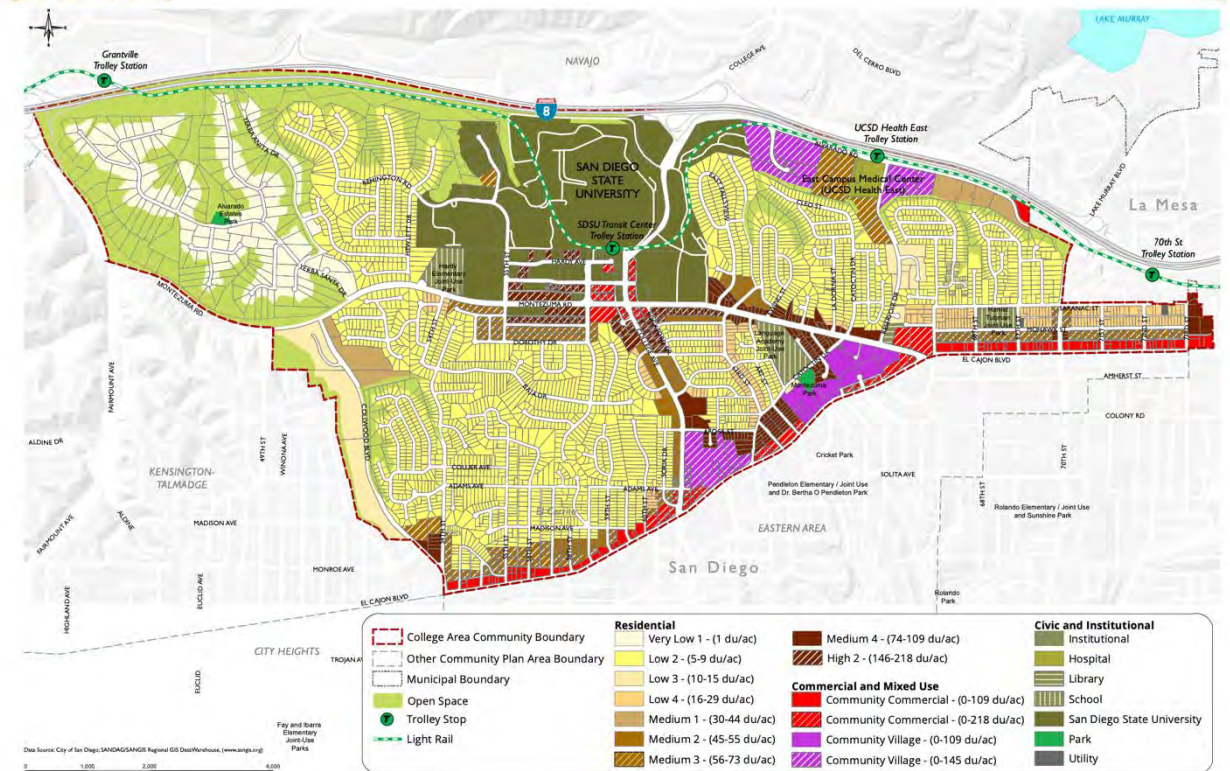
Two College Area Plans



Community's 7-Visions Plan 2022

2nd Draft College Area Community Plan Update 10/1/25

Figure 2-5: Land Use Map



2nd Draft CACPU is out of line with other CPUs

CACPU calls for **316%** increase in dwelling units (du)

- Recent CPUs average **98%** du increase
 - o Clairemont is only 52%

“7-Visions” Plan accepts **137%**

	Existing DU per CPU	Horizon Total	Total New Plan Capacity vs. Existing % Increase
Mira Mesa CPU 12/22	26,800 du	58,700 du	+119%
University CPU 7/24	26,520 du	57,000 du	+115%
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Average	27,555 du	54,675 du	+98% avg
2nd Draft College Area CPU*	8,200 du	34,150 du	+316%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%

*2nd Draft CPU

CACPU increases population **201% to 267%**

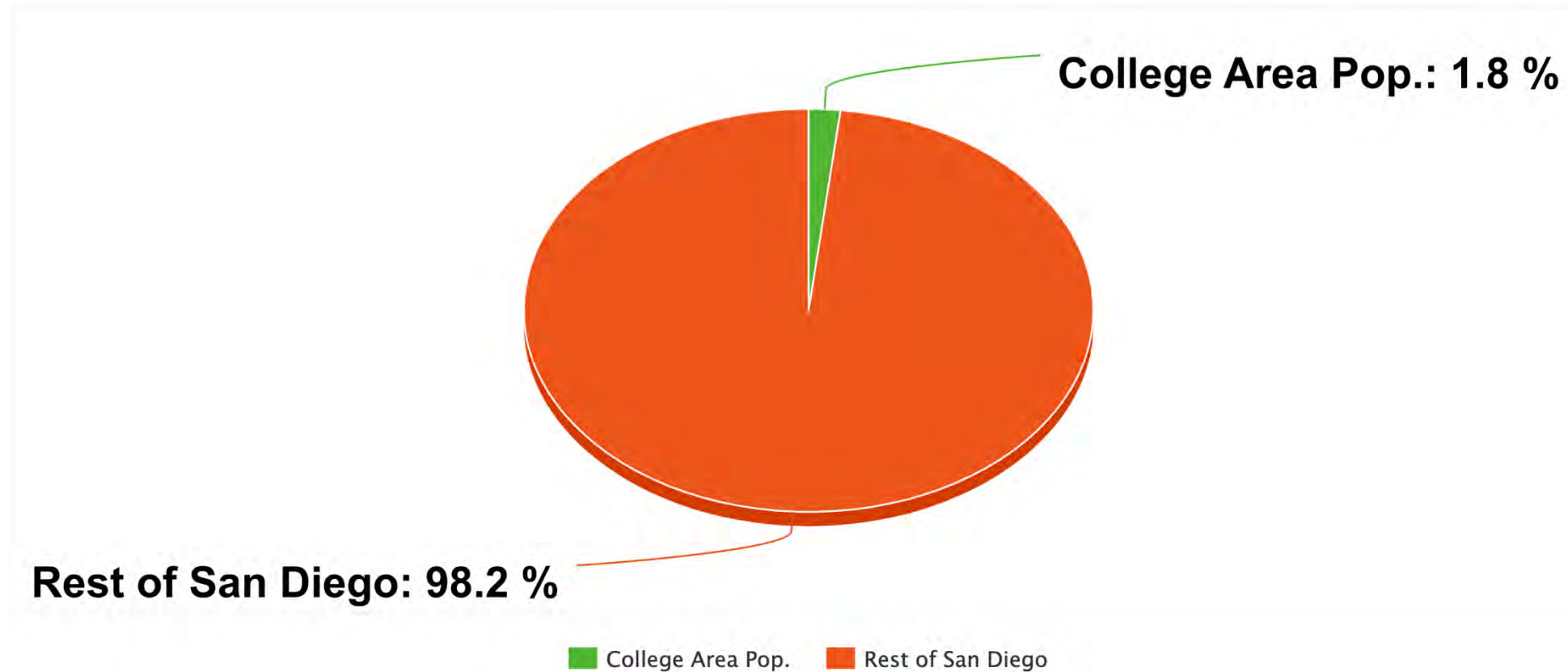
- Difference depends on including on-campus SDSU students

7-Visions Plan increases population **91%**

- More than the average of other recent CPUs

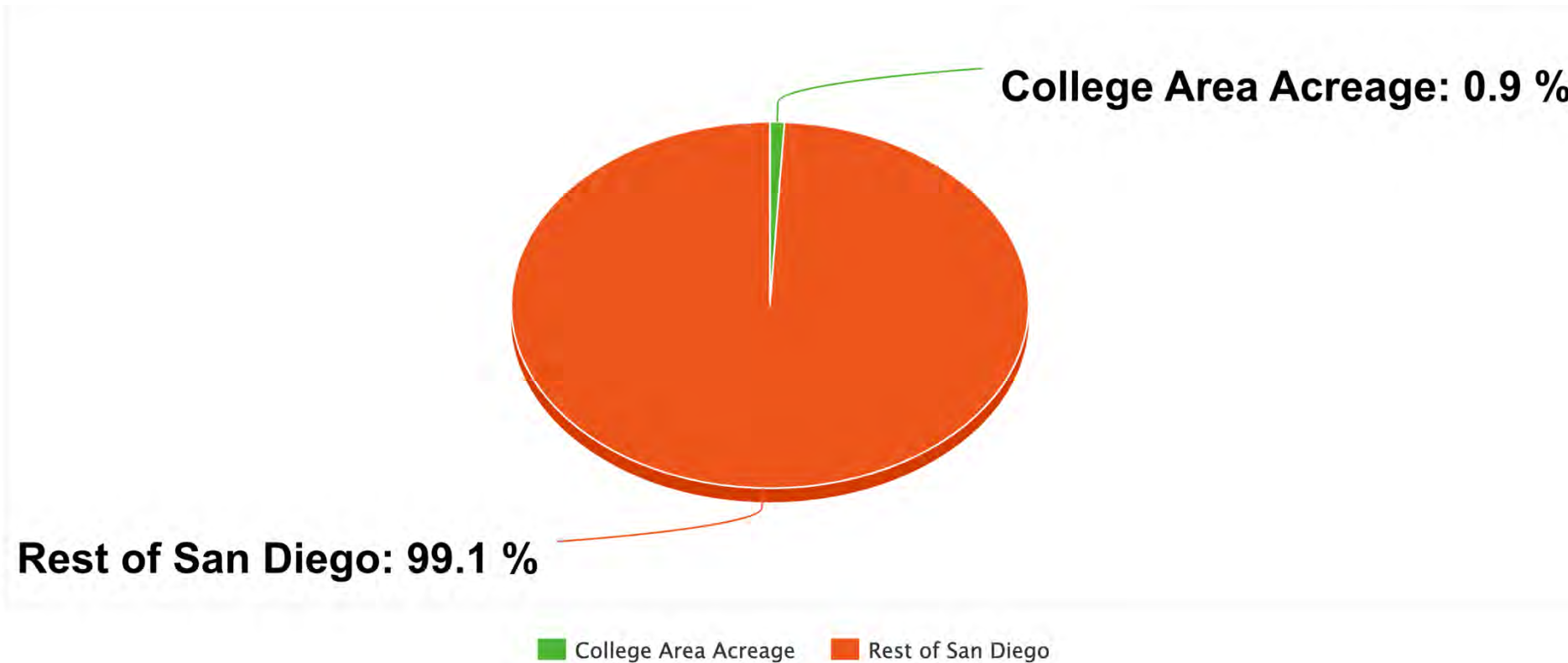
Plan	Existing 2024 Population	Horizon Total Population	% Increase Horizon/Existing
Average Recent CPUs	65,527	121,692	+86%
2 nd Draft CACPU Without On-Campus SDSU Students	20,400	74,940	+267%
2 nd Draft CACPU With On-Campus SDSU Students	28,900	86,940	+201%
7-Visions Plan with On-Campus SDSU Students	28,900	55,208	+91%

College Area was only 1.8% of SD's 2020 Population



2020 Census

College Area covers only 0.9% of San Diego's land - 1,970 of 219,241 acres.



City of San Diego

College Area is building more than its share of housing

College Area permitted **5.4%** of San Diego's building permits 2021-2024

- **8.8%** of San Diego's Affordable building permits
- **26.8%** of College Area permits were for affordable units

COLLEGE AREA HOUSING PRODUCTION vs. SAN DIEGO 2021-2024

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	College Area	San Diego	
Total Dwelling Units	1,567	28,983	5.4%
Affordable DU	420	4,799	8.8%
% Affordable Units	26.8%	16.6%	

Source: San Diego 2025 Annual Report on Homes

San Diego Housing Capacity - SANDAG Projections

San Diego is projected to add 107,778 housing units by 2050

- College Area is projected to add **2,219 housing units (2.1% of SD)**
- College Area is projected to add **2,501 people (3.8% of SD)**

SANDAG SERIES 15 PROJECTIONS 2022 to 2050

	Housing Units Added	% Change	Residents Added	% Change
City of San Diego	107,778	+19.5%	66,359	+4.8%
College Area	2,219	+27.4%	2,501	+9.4%
College Area % SD	+2.1%		+3.8%	

Why is the College Area being upzoned for **81%** of San Diego's 2050 population growth and **24%** of its housing growth when it is **1.8%** of 2020 population and **0.9%** of San Diego's land?



College Area is **INFRASTRUCTURE DEFICIENT**

- A 91% park points deficit for *current* population of 29,400
- Only one 1.6 acre park
- No recreation center
- A library with only 28 dedicated parking spaces
- No new sports fields – only "overlooks" and pocket/linear parks
- Pocket/linear parks dependent upon property owners
- No dedicated fire or police station
- **INADEQUATE INFRASTRUCTURE TO SUPPORT EXISTING POPULATION!**

SDSU housing needs don't justify 316% du increase

College Area experiencing on- and off-campus housing boom

- Adding almost 7,000 beds given 2025 approval of Evolve at SDSU

- | | |
|---------------------------------------|--|
| • Viva 2021 – 182 students | • Iconic Phase II 2024 - 660 beds |
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| • 6213-6219 Montezuma 2023 - 240 beds | • Evolve – 4,500 beds |

Numbers are estimates and subject to revisions.

- Yet SANDAG Series 15 projects a 1,630 (8.8-17.3%) decrease in the 18-24 year-old College Area population between 2022 and 2050.

https://adlsdasadsprodpublicwest.z22.web.core.windows.net/datasurfer/sandag_forecast_15_cpa_college%20area.pdf

College Area transit does not justify this upzoning

College Area Green trolley serves 1/3 # of University Blue trolley passengers, but College Area inexplicably being assigned 3 times University density increase

Most College Area transit doesn't get you directly to job centers – 3-4 hours RT

- Not convenient or efficient vs. car
- Many buses, but poor connections
- Most require multiple transfers
 - Sorrento Valley – 90 minutes* at best, 3 buses, 2 transfers (15% of San Diego's jobs)
 - Kearny Mesa – 71 minutes* at best, 3 buses, 2 transfers (11.1% of San Diego's jobs)
 - Downtown – 45 minutes* at best (9.3% of San Diego's jobs)
 - University – 90 minutes* at best, 2 buses, one transfer

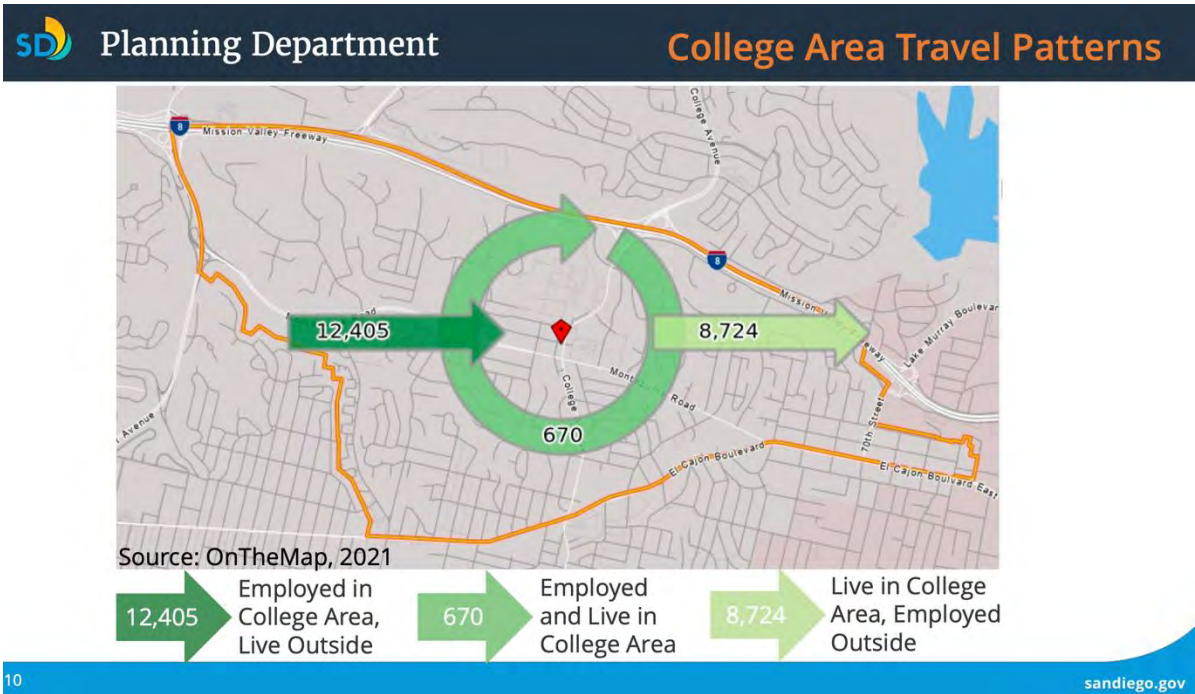
***Times stated are transit only, not access to & from transit**

College Area job opportunities don't justify upzoning

Reported jobs data defy logic – 3 times more jobs per person than Mid-Cities

	Jobs in CAP	CPA Population	Jobs/Person
College Area CPA	13,300	29,400	.45
Mid-Cities CPA	21,102	133,267	.16

Source: San Diego Planning Department



Major Concern - Low 4 Residential now zoned RM-2-5

Density is 29 du/acre  Eligible for Complete Communities

- Destroys integrity of any plan
- Will attract development off nodes & corridors – into neighborhoods
 - Cheaper land & not in Community Enhancement Overlay Zone
 - Lower affordable housing requirements

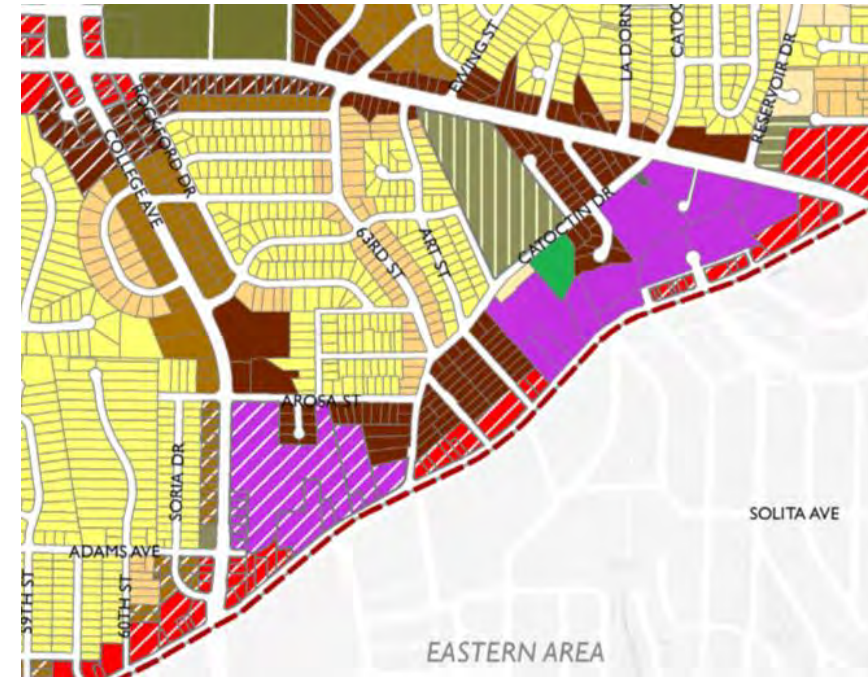
Low 4 Res must be eliminated to ensure corridor & node development

- Option 1 – Remove from plan, restore to RS-1-7 (63rd Street, Cresita)
- Option 2 – Downzone to Low 3 Residential (Saranac & Mohawk)
- Option 3 – Raise Complete Communities threshold to 45 du/acre or eliminate CCHS as a density bonus option in CPAs with CPUs

Related Areas of Concern

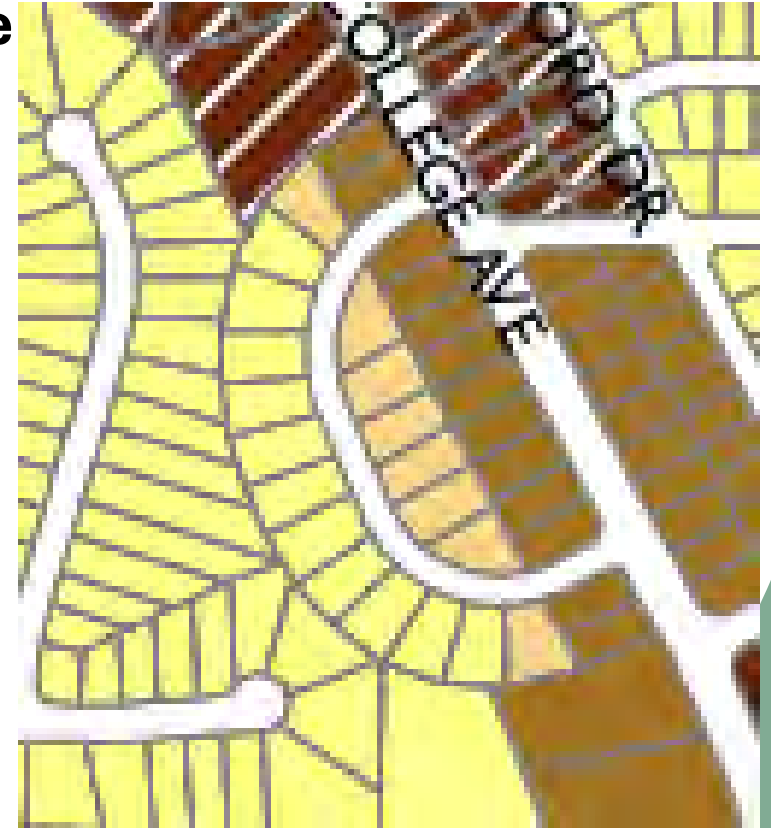
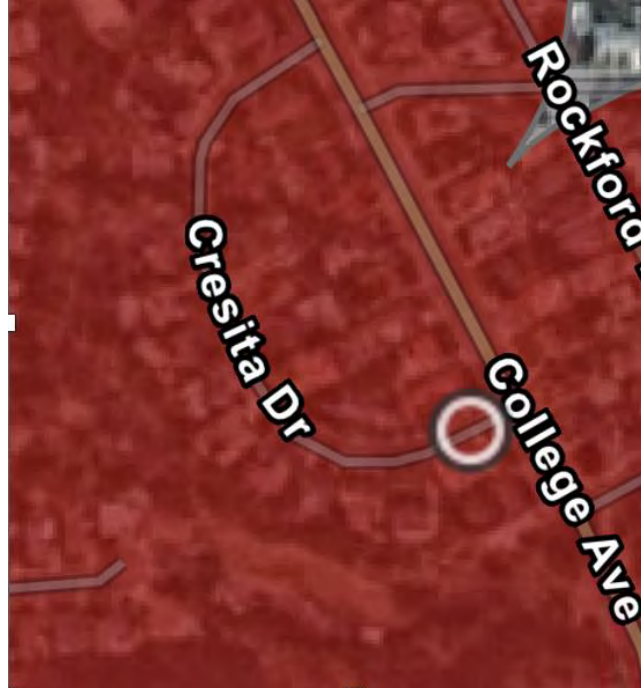
Low 4 Residential Development in East College running up 63rd street should be returned to RS-1-7

- It bisects single-family neighborhood
- Doesn't provide transition from higher to lower density
- No support for it in the Blueprint SD/Village Climate Goal Propensity Map – no purple or transit



Low 4 Residential Development in West College on Cresita Drive should be returned to RS-1-7

- Steps from canyon rim in very high fire hazard zone
- Has limited egress onto busy College Ave that is already dangerous for existing residents
- Poses evacuation danger
- Has limited parking

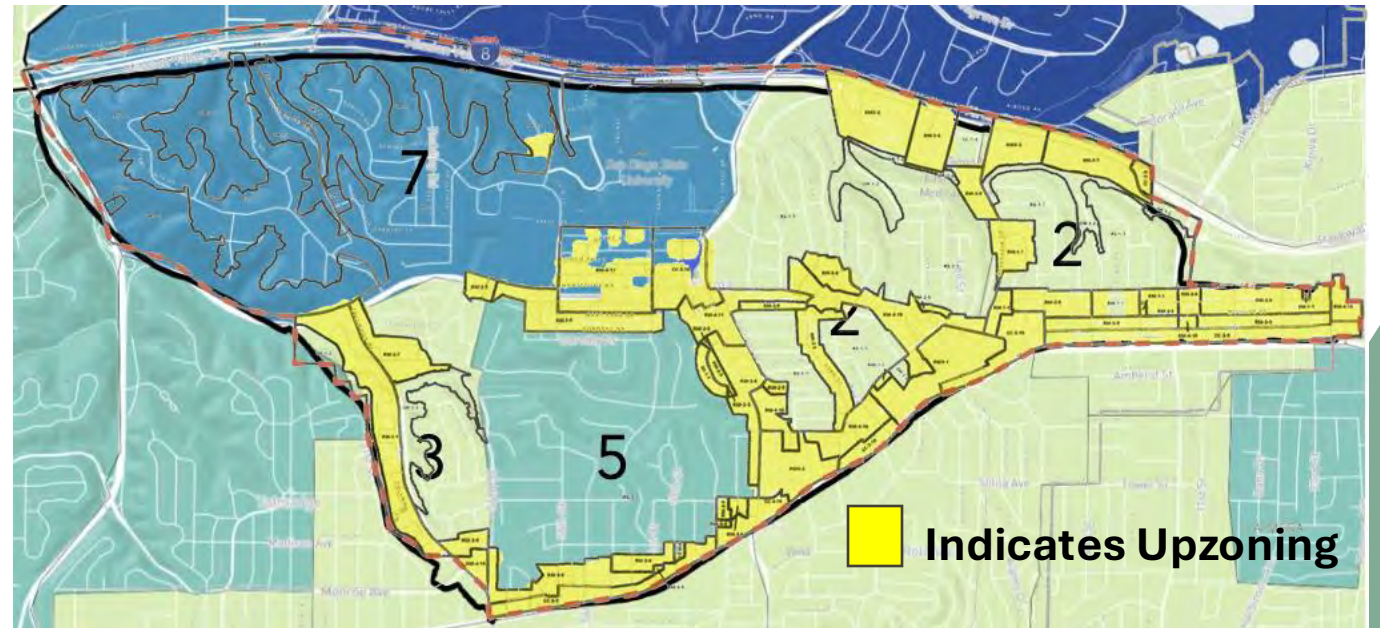
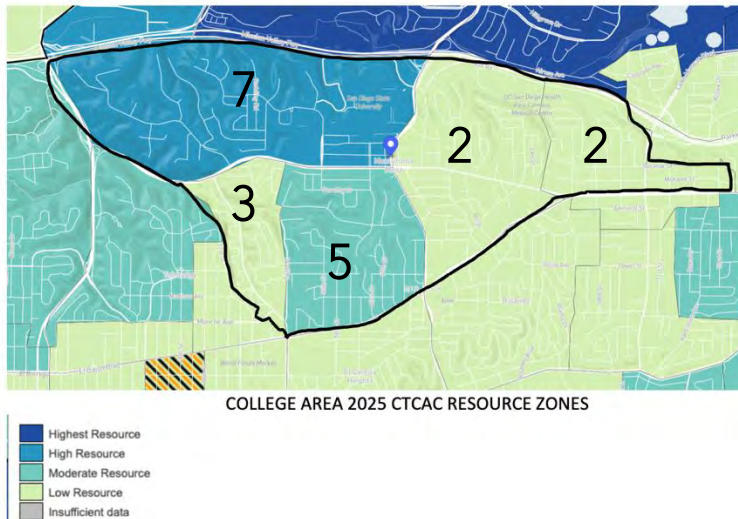


How does the CACPU Affirmatively Further Fair Housing? It Doesn't

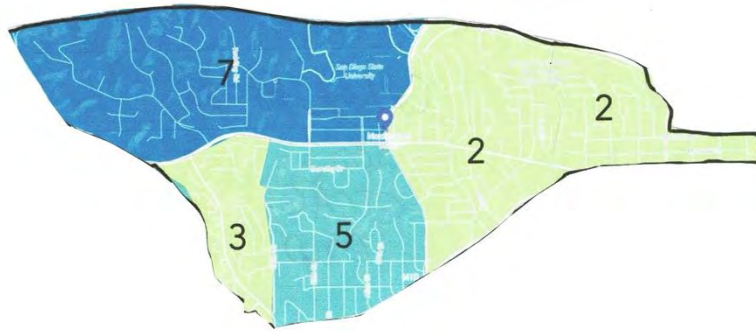
“It plans for mixed use villages and corridors that are located primarily within the high ~~or highest~~ opportunity areas.” 10/2/25 Staff Report pgs. 12-13

Most density increases in low (2 & 3) and moderate resource zones, little in high

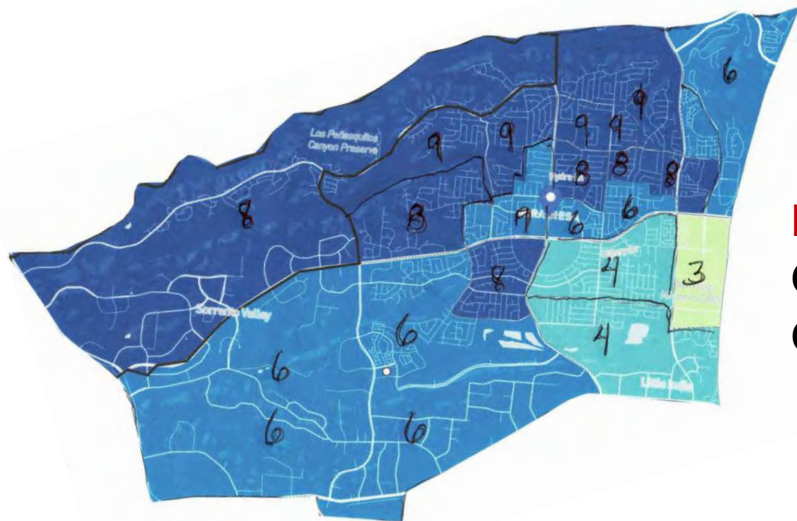
- College Area already infrastructure deficient
- No economic development plan
- 27% of College Area housing permits deed-restricted 2021-24



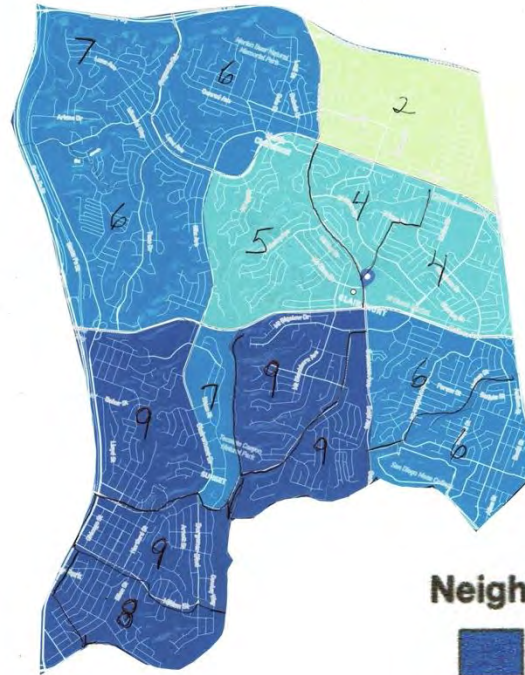
College Area, lower opportunity zone, being upzoned almost 3 times more than higher resourced areas - violates AFFH



College Area +316% du
Primarily in Low Opportunity Zones (OZ)
Little density added to OZ 7

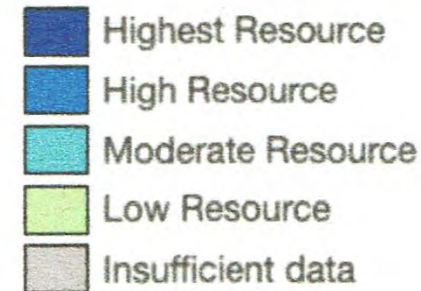


Mira Mesa + 119% du
One low OZ
Otherwise 4-9 OZ

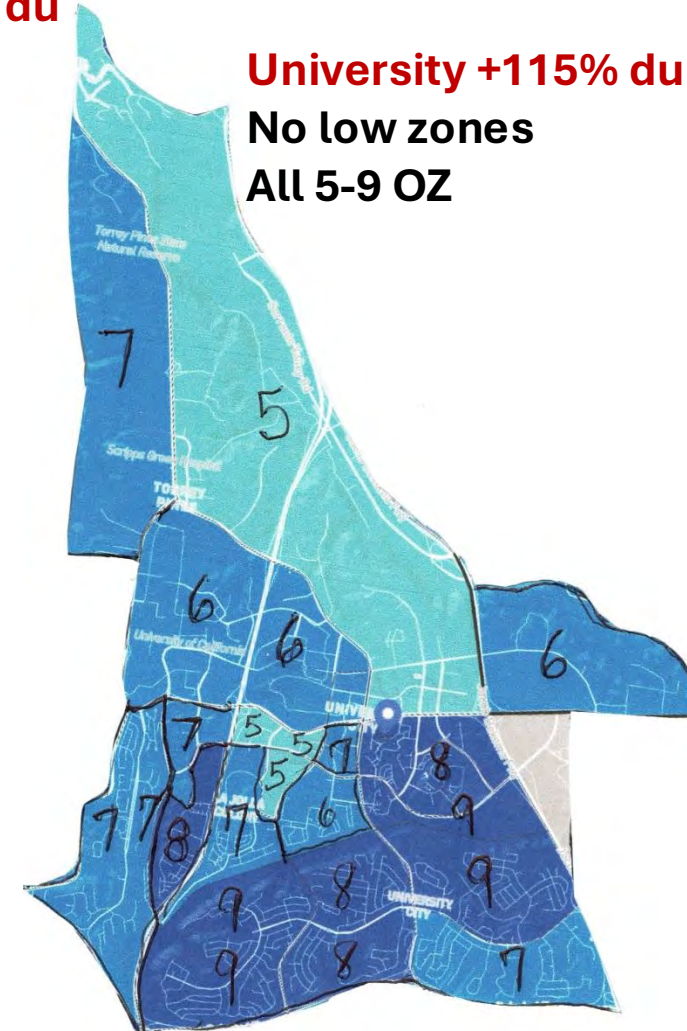


Clairemont +52% du
One low OZ
Otherwise 4-9 OZ

Neighborhood Opportunity



High-Poverty & Segregated



University +115% du
No low zones
All 5-9 OZ

This plan has no economic development component!

The CACPU proposes to triple the density and dramatically increase population, but provides no jobs or economic development for residents.

- This is unacceptable.**
- The idea should be to put housing close to jobs to minimize VMT, whether via auto or mass transit.**

Table 2-1
Development Potential

	Existing (2024)	Possible Net Future Change	Horizon Total
Population	20,400	53,540	73,940
Residential (Homes)	8,200	25,950	34,150
Non-Residential (sq. ft.)	5,470,000	-	5,470,000

City's Plan targets are unjustified and discriminatory

CACPU housing and population targets are not justified by SANDAG projections, Blueprint maps, SDSU housing needs or transit availability.

The proposed concentration of density discriminates against our lower resource community versus other recent CPUs in higher opportunity CPAs

2nd Draft CACPU horizon targets for the College Area:

- One quarter of San Diego's 2050 housing projections
- 81% of San Diego's population growth through 2050
- Yet College Area
 - Has only **1.8%** of San Diego's 2020 population
 - **0.9%** of San Diego's acreage
 - **No city commitment to meet current infrastructure deficits, let alone needs of proposed future population and housing targets**

71% of College Area growth comes from programs not included in CPU zoning #s

These go above and beyond the 316% increase in zoned dwelling units!

DENSITY PROGRAM USAGE COLLEGE AREA vs. SAN DIEGO 2021-2024

Density Program	College Area	San Diego
ADUs	25.7%	19.8%
Complete Communities	20.7%	11.6%
Affordable Density Bonus	24.8%	30.1%
Total	71.2%	61.5%

Source: San Diego 2025 Annual Report on Homes

Recommendations

- **Adopt CACPB's preferred "7 Visions Plan" and reject City's 2nd Draft CACPU**
- **Remove Low 4-Residential from any College Area Plan**
- **Create Economic Development Plan (including realistic jobs data)**
- **Create realistic Parks and Recreation Plan for College Area**
- **Acknowledge severe College Area infrastructure deficits. Establish timetable to adopt upzoning in increments contingent upon City's delivery of established infrastructure goals. Upzoning should begin on transit corridors and nodes, with single-family neighborhoods being the last areas to be upzoned, only if needed.**

Thank you!

Danna Givot

Resident, College Area

Vice Chair, Neighbors For A Better San Diego

Better4SD@gmail.com

NFABSD.org



College Area has severe infrastructure deficit

No funds or commitment to reverse current deficit, let alone provide for future population growth!

COLLEGE AREA vs. RECENT SAN DIEGO CPUs 10/3/25 EXISTING INFRASTRUCTURE

	Existing Population Per CPU	Total % Increase vs. Existing	Acres	Horizon DU/Acre	Fire Stations	Police Stations	Parks #/Acres	Open Space #/Acres	Recreation Centers #/sf	Aquatic Centers	Libraries
Mira Mesa CPU 12/22	76,300 (2018)	+88%	10,700	5.49	3	1 (storefront)	13/89 ac	2/vast Penasquitos Cyn	3/17,072 sf	1	1
University CPU 7/24	64,206 (2020)	+102%	8,700	6.55	3	2	11/118 ac	5/57 ac+	3/46,660 sf	2	2
Hillcrest FPA 7/24 (Uptown)	39,000 (2020)	+182%	2,658	19.86	3	0	5/12 Balboa Pk	3/?	0	0	1
Clairemont CPU 7/25*	82,600 (2025)	+26%	6,755	7.43	3	0	11/70 ac	2/1,423 ac	4/25,383 sf	1	3
Average	65,527	+86%	7,214	7.58	3	0.75	10/72 ac	3	2.5	1	2.75
2 nd Draft College Area CPU*	20,400 ¹ 28,900 ²	+262% ¹ +201% ²	1,970	17.34	0	0	1/1.6 ac	0/.26 mile utility easement trail	0	0	1 (28 parking)
Community's 7-Visions Plan	19,933 ¹ 28,433 ²	+112% ¹ +94% ²	1,970	9.86	0	0	1/1.6 ac	0/.26 mile utility easement trail	0	0	1 (28 parking)

*2nd Draft CPU

¹Excludes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

²Includes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

CACPU du/ac close to Uptown

7 Visions du/ac > other recent CPUs

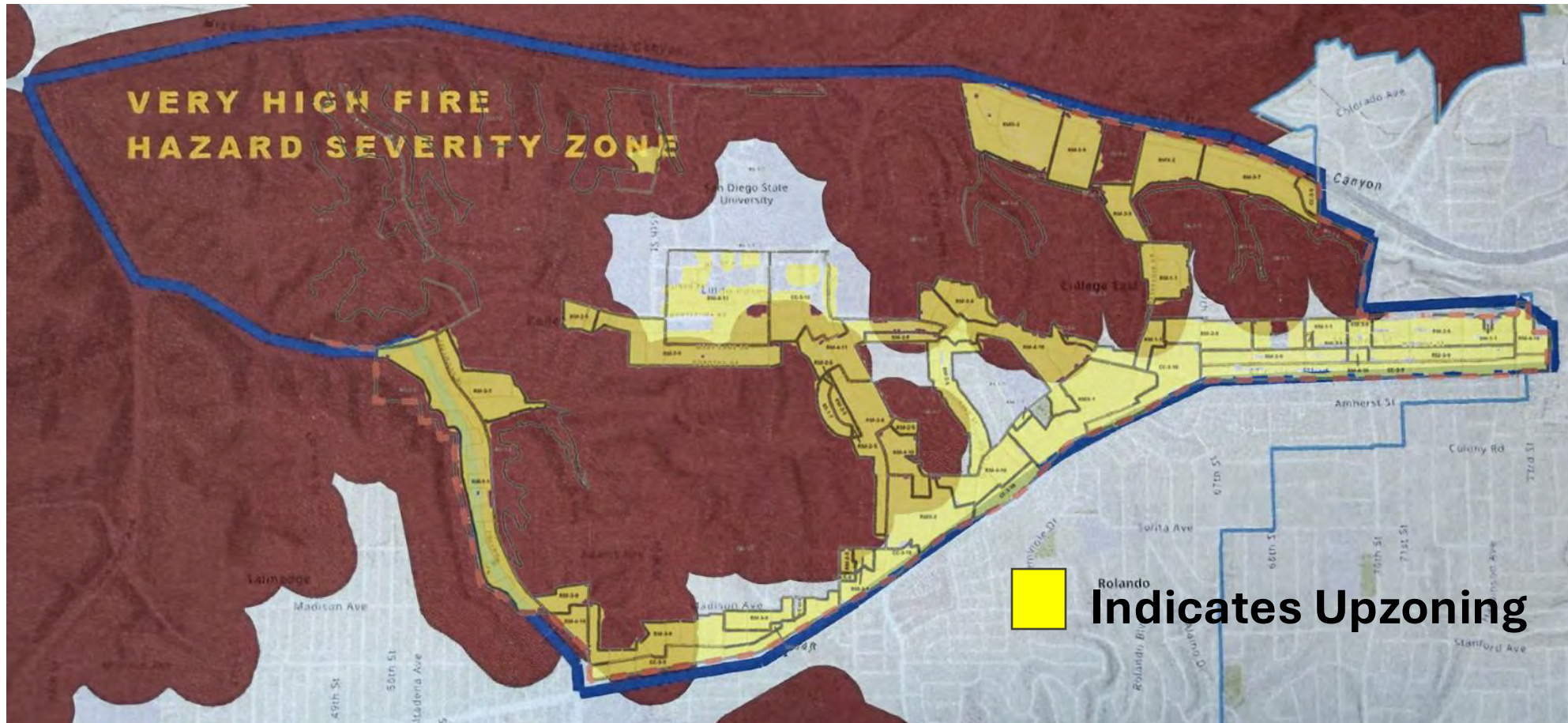
COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT vs. RECENT SAN DIEGO CPUs 10/3/25 HOUSING UNITS/POPULATION INCREASES 2050 vs. EXISTING

	Existing DU per CPU	Possible Net Future Change	Horizon Total	Total New Plan Capacity vs. Existing % Increase	Existing Population Per CPU	Horizon Total	Total % Increase vs. Existing	Acres	Horizon DU/Acre
Mira Mesa CPU 12/22	26,800 du	31,900 du	58,700 du	+119%	76,300 (2018)	143,400	+88%	10,700	5.49
University CPU 7/24	26,520 du	30,480 du	57,000 du	+115%	64,206 (2020)	129,566	+102%	8,700	6.55
Hillcrest FPA 7/24 (Uptown)	23,800 du	29,000 du	52,800 du	+122%	39,000 (2020)	109,800	+182%	2,658	19.86
Clairemont CPU 7/25*	33,100 du	17,100 du	50,200 du	+52%	82,600 (2025)	104,000	+26%	6,755	7.43
Average	27,555 du	27,120 du	54,675 du	+98% avg	65,527	121,692	+86%	7,214	7.58
2nd Draft College Area CPU*	8,200 du	25,950 du	34,150 du	+316%	20,400¹	73,940	+262%	1,970	17.34
CACPB 7-Visions Plan	8,200 du	11,234 du	19,434 du	+137%	19,933¹	42,208¹	+112%	1,970	9.86

*2nd Draft CPU

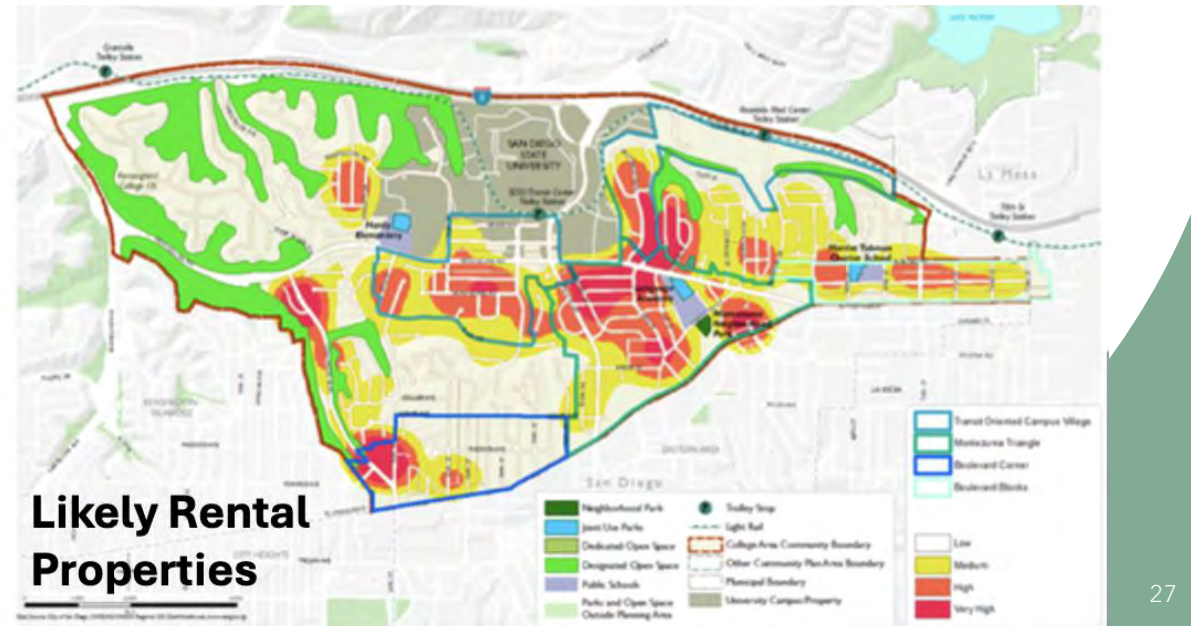
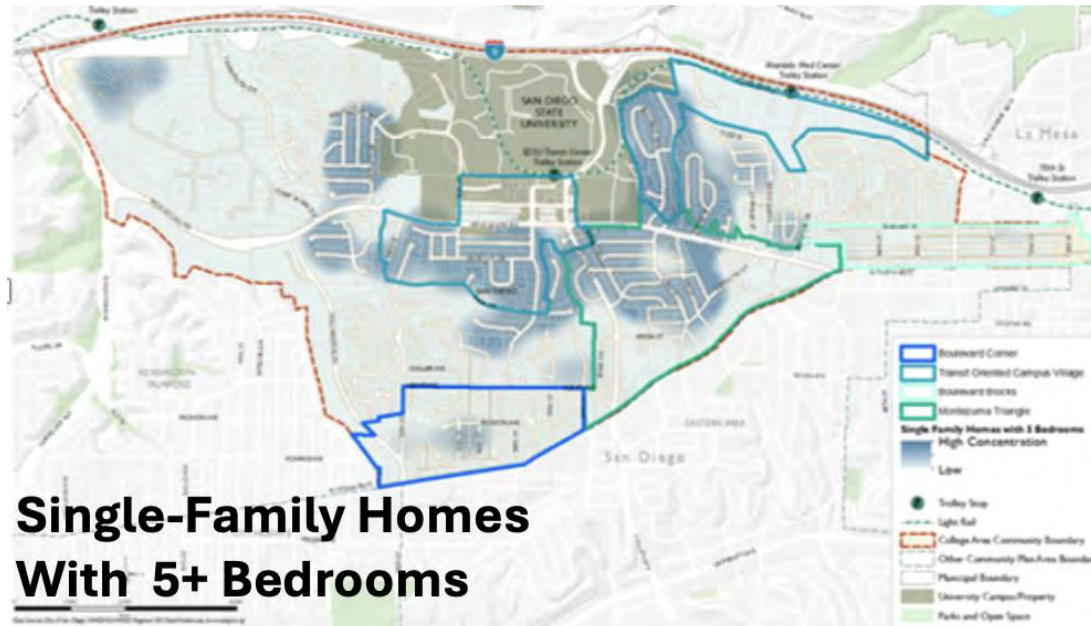
¹Excludes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

Upzoning along College Ave is in VHFHSZ.



Indicates Upzoning

Blueprint SD Did Not Inform the CACPU



COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT
vs. 1989 COLLEGE AREA PLAN HORIZON BUILD OUT & SANDAG SERIES 15 10/3/25
HOUSING UNIT/POPULATION INCREASES

	HOUSING UNITS				POPULATION			
	EXISTING	AT HORIZON BUILD OUT			EXISTING	AT HORIZON BUILDOUT		
	2024	1989 PLAN	7 VISIONS	2 nd DRAFT	2024	1989 PLAN	7 VISIONS	2 nd DRAFT
HORIZON TOTAL	8,200	8,750	19,434	34,150	20,400 ¹ 28,900 ²	22,000	42,208 ¹ 55,208 ²	73,940 ¹ 86,940 ²
DIFFERENCE VS. 1989 HORIZON			+10,684	+25,400			+20,208 ¹ +33,208 ²	+51,940 ¹ +64,940 ²
% INCREASE VS. 1989 HORIZON			+122%	+290%			+92%¹ +151%²	+236%¹ +295%²
SANDAG SERIES 15 FORECAST								
			2022	2050			2022	2050
SANDAG SER. 15 COLLEGE AREA			8,107 units	10,326 units			26,591 people	29,092 people
DIFFERENCE 2050 VS. 2022				+2,219 units				+2,501 people
% INCREASE 2050 VS. 2022				+27%				+9.4%

¹Excludes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

²Includes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

§143.0720 Density Bonus in Exchange for Affordable Housing Units*

(c) A rental affordable housing density bonus agreement shall utilize the following qualifying criteria:

(1) Very low income - At least 5 percent of the pre-density bonus dwelling units in the development shall be affordable, including an allowance for utilities, to very low income households at a rent that does not exceed 30 percent of 50 percent of the area median income, as adjusted for household size appropriate for the dwelling unit; or

(2) Low income - At least 10 percent of the pre-density bonus dwelling units in the development shall be affordable, including an allowance for utilities, to low income households at a rent that does not exceed 30 percent of 60 percent of the area median income, as adjusted for household size appropriate for the dwelling unit.

(3) The very low and low income dwelling units shall be designated units, be comparable in bedroom mix and amenities to the market-rate dwelling units in the development and be dispersed throughout the development.

(4) The very low and low income dwelling units shall remain available and affordable for a period of at least 55 years, as may be required by other laws or covenants.

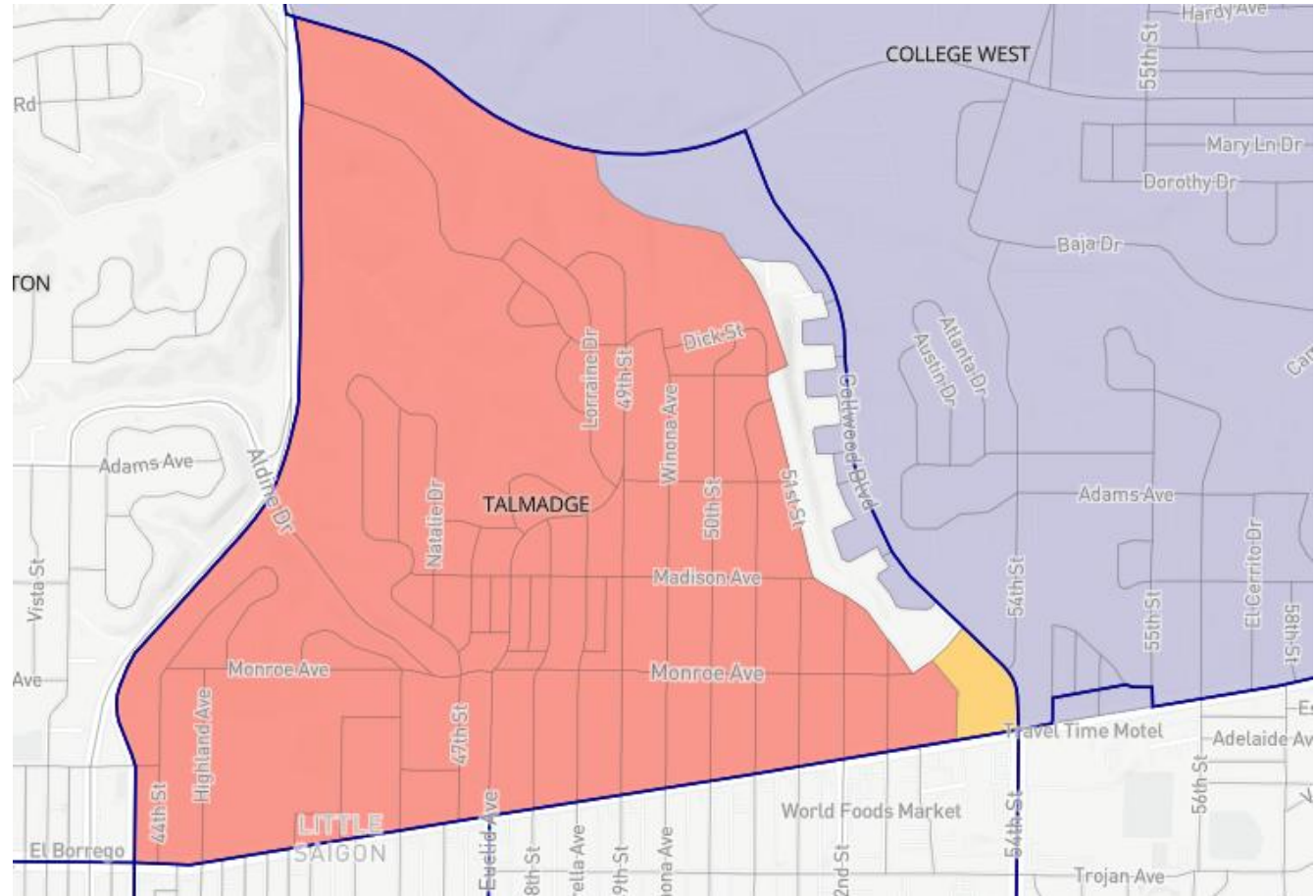
(5) Moderate income - At least 10 percent of the pre-density bonus dwelling units in the development shall be affordable to and occupied by moderate income households.

*Emphasis added

BOUNDARY CHANGE

- Talmadge N'hood, outlined in **BLUE** (official City boundary)
- Monroe/Collwood Xsection, in **YELLOW**, has been added.

Note the area in white...



Split Census Block Group



- Split Census Block Groups make data analysis more difficult

- for City
- for SANDAG
- for everyone

For the next 30 years

Great North Mid-City Park Desert

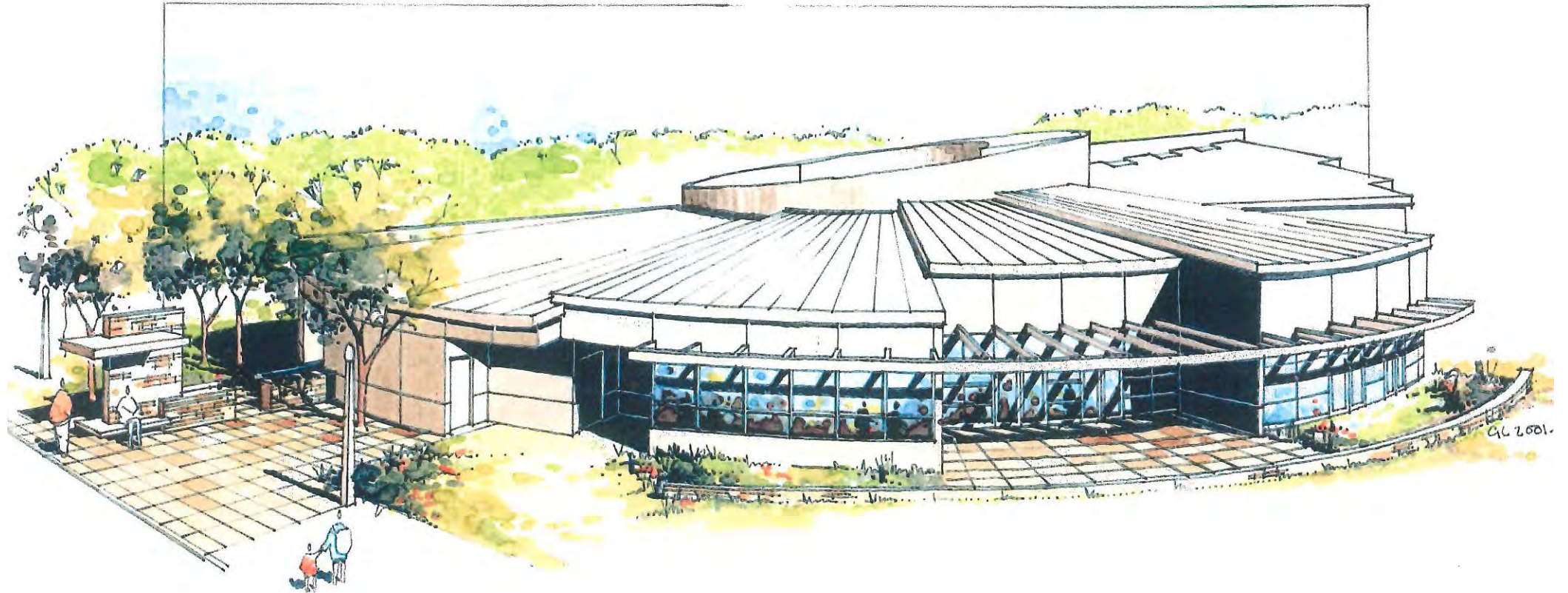
College Area sits within the North Mid-City Park Desert

- Population 97,727
- Park Pts Goal 9,773
- Actual Park Pts 1,862
- % of standard 19%

...Two San Diegos...



College-Rolando Library –Opened in 2005



College Area

Talmadge

Colina del Sol

El Cerrito

Rolando

Rolando Park

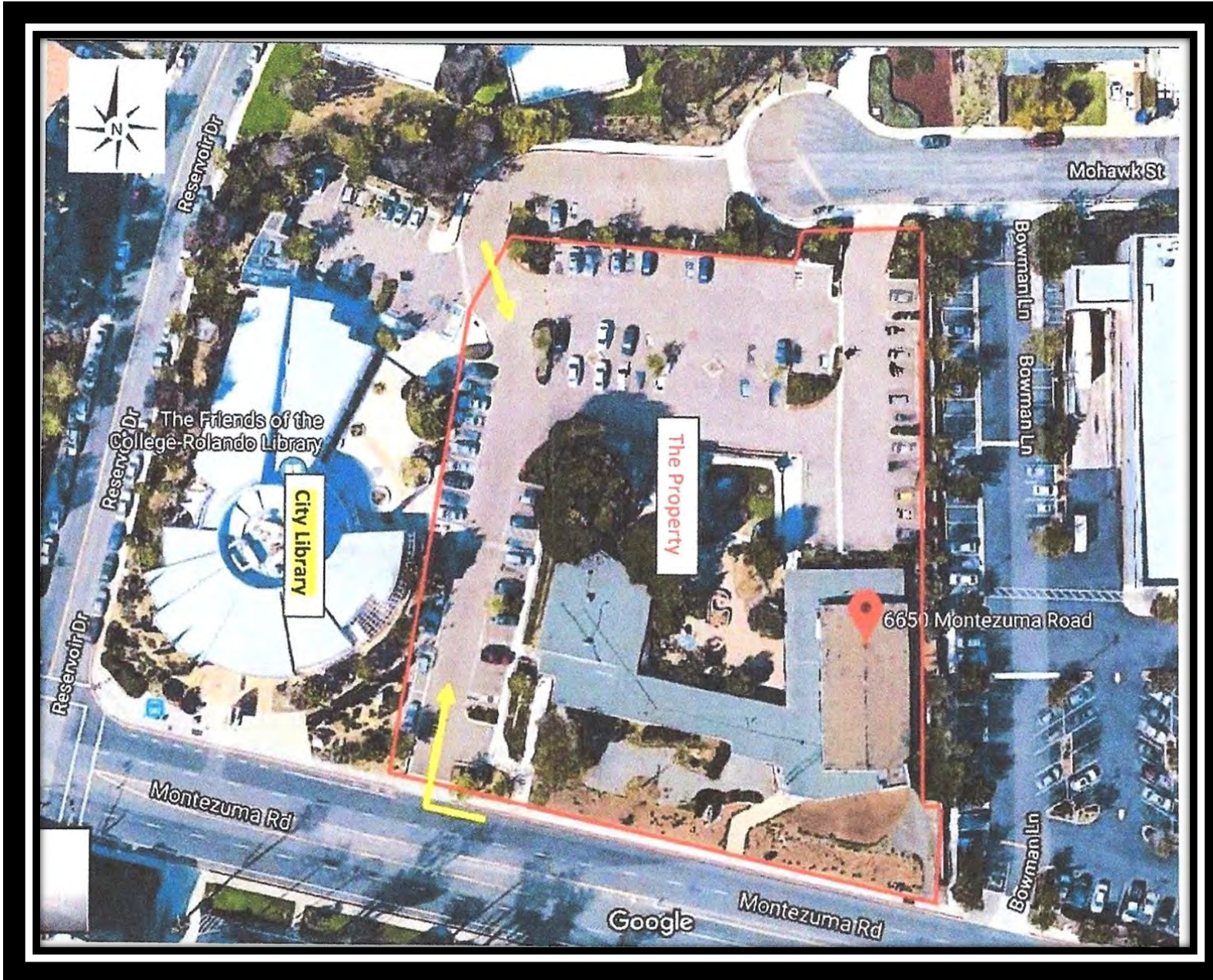
Legend:

- Fire Station
- Police Station
- School
- Library
- Hospital/Health Services
- Open Space or Canyon
- Trolley Stop
- Bus Stop
- Light Rail
- Bus Route
- College Area Community Boundary
- Other Community Plan Area Boundary
- Municipal Boundary

Scale: 0, 1,000, 2,000, 4,000 Feet

Source: City of San Diego SANDAG SANDAG Regional GIS Data File

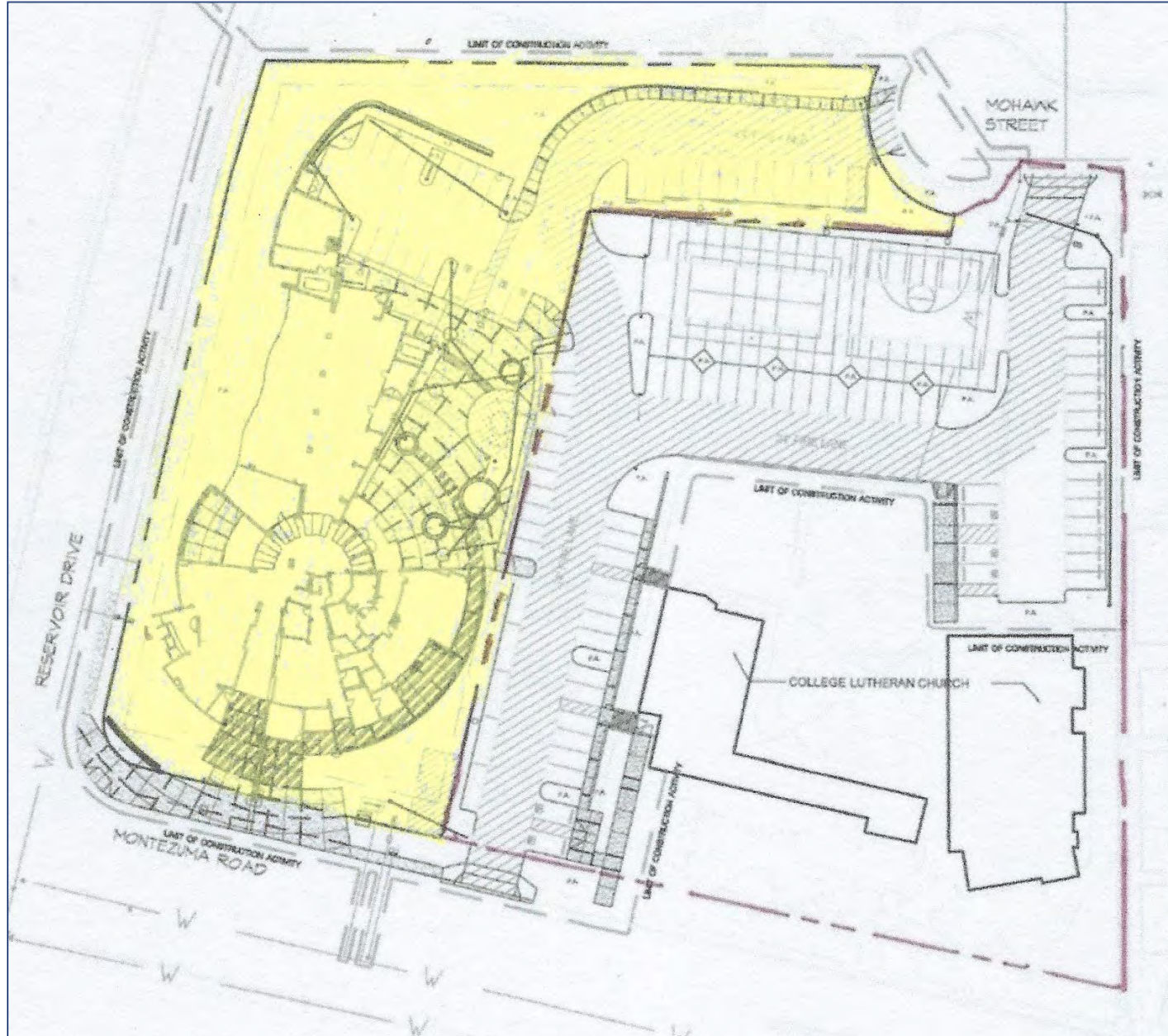
Base Map is figure 8.1 in Second Draft College Area Plan Update



Library is on left.

Private property is outlined in red.

All driveways and parking areas were constructed by the city



Yellow is city property.

Parking on city property is at the top in the diagram.

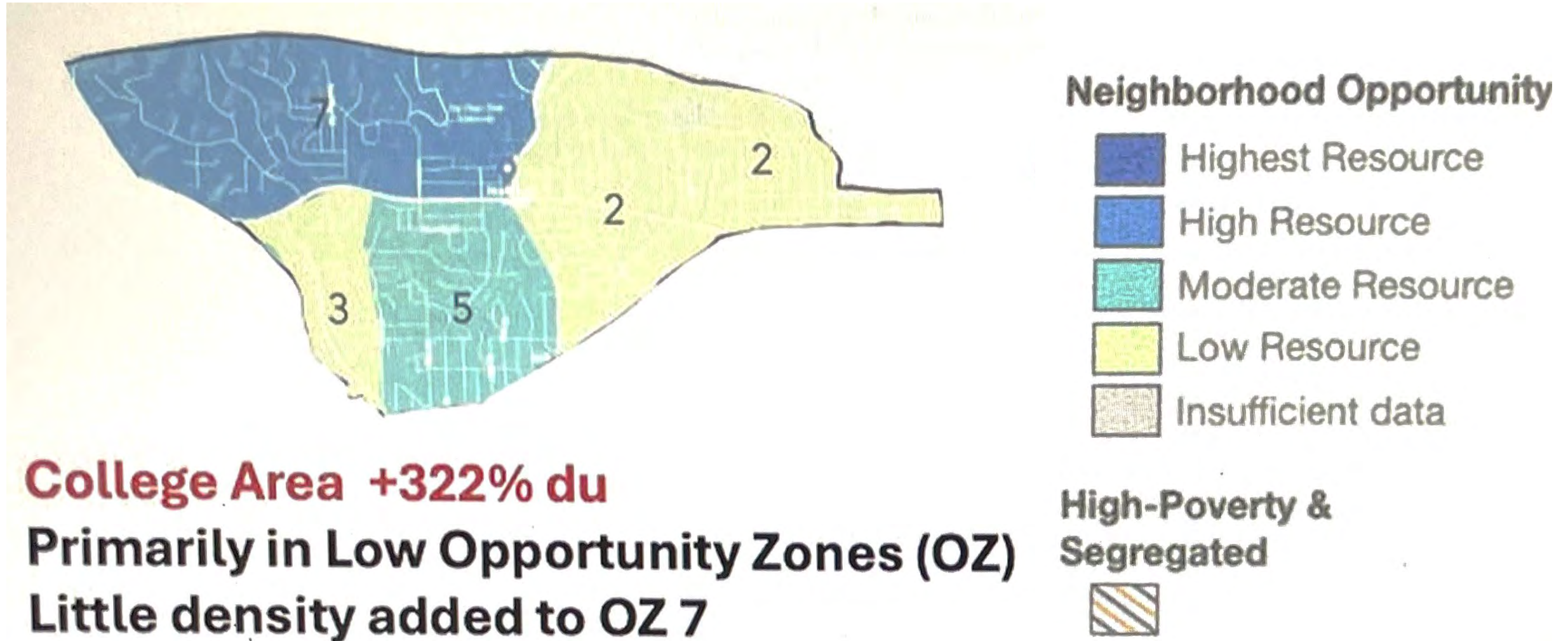
All driveways and parking areas were constructed by the city

The City's joint-use plan for our library fell apart in 2016 when the city declined to purchase the land on which it built library access and parking.

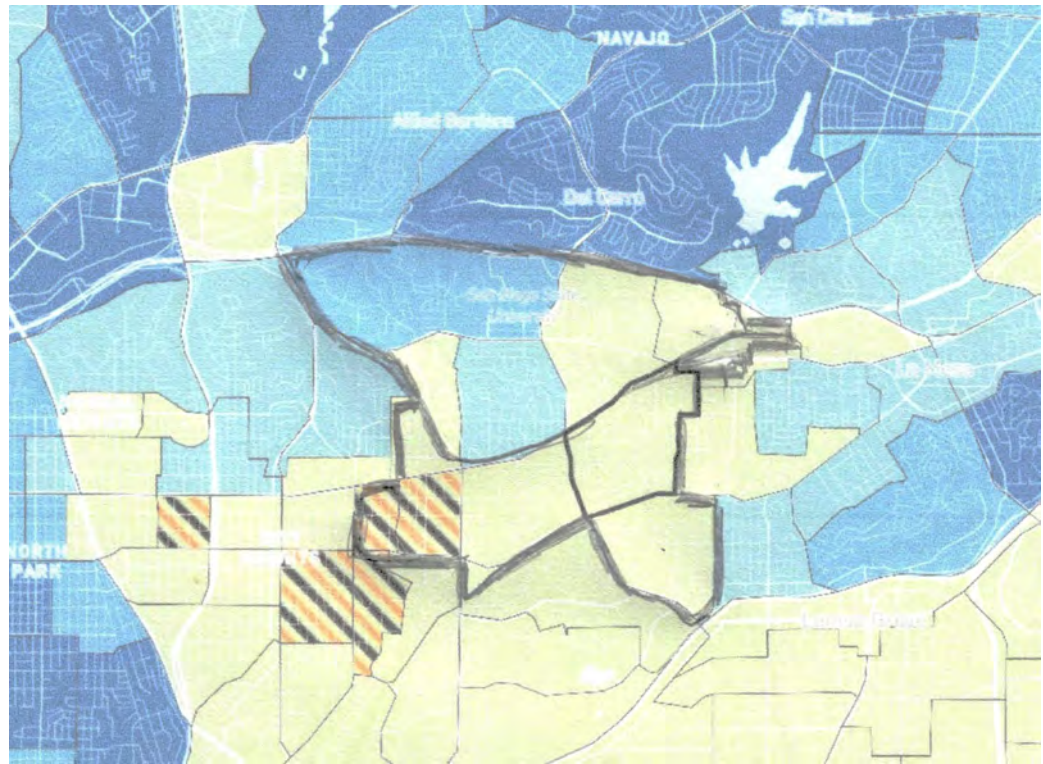
Our library cannot fulfill its function under current circumstances

- The City is without money to provide infrastructure**
- And this plan update only makes our situation worse**

City objective is to place density in high opportunity zones



College-Rolando Library Boundary Outlined. Includes College Area and parts of Mid-City



Neighborhood Opportunity

-  Highest Resource
-  High Resource
-  Moderate Resource
-  Low Resource
-  Insufficient data

High-Poverty & Segregated



Dramatic density increases shift communities towards becoming High-Poverty & Segregated Areas

COLLEGE AREA COMMUNITY PLAN UPDATE

PLANNING COMMISSION
OCTOBER 9, 2025



COLLEGE AREA
COMMUNITY COUNCIL

THE COMMUNITY PLAN UPDATE IS NOT FAIR

- The CACC and the College Area Community Planning Board met for several years before the City initiated the update process.
- The goal of the committee was to provide input on the anticipated community plan update to advise the city on the desires of the community.
- The community acknowledged the need for additional housing and put forward a plan that increase density 127% over the existing density – a higher increase in density than any other recent community plan update. Both adopted and in process. This is the 7-Visions Plan.

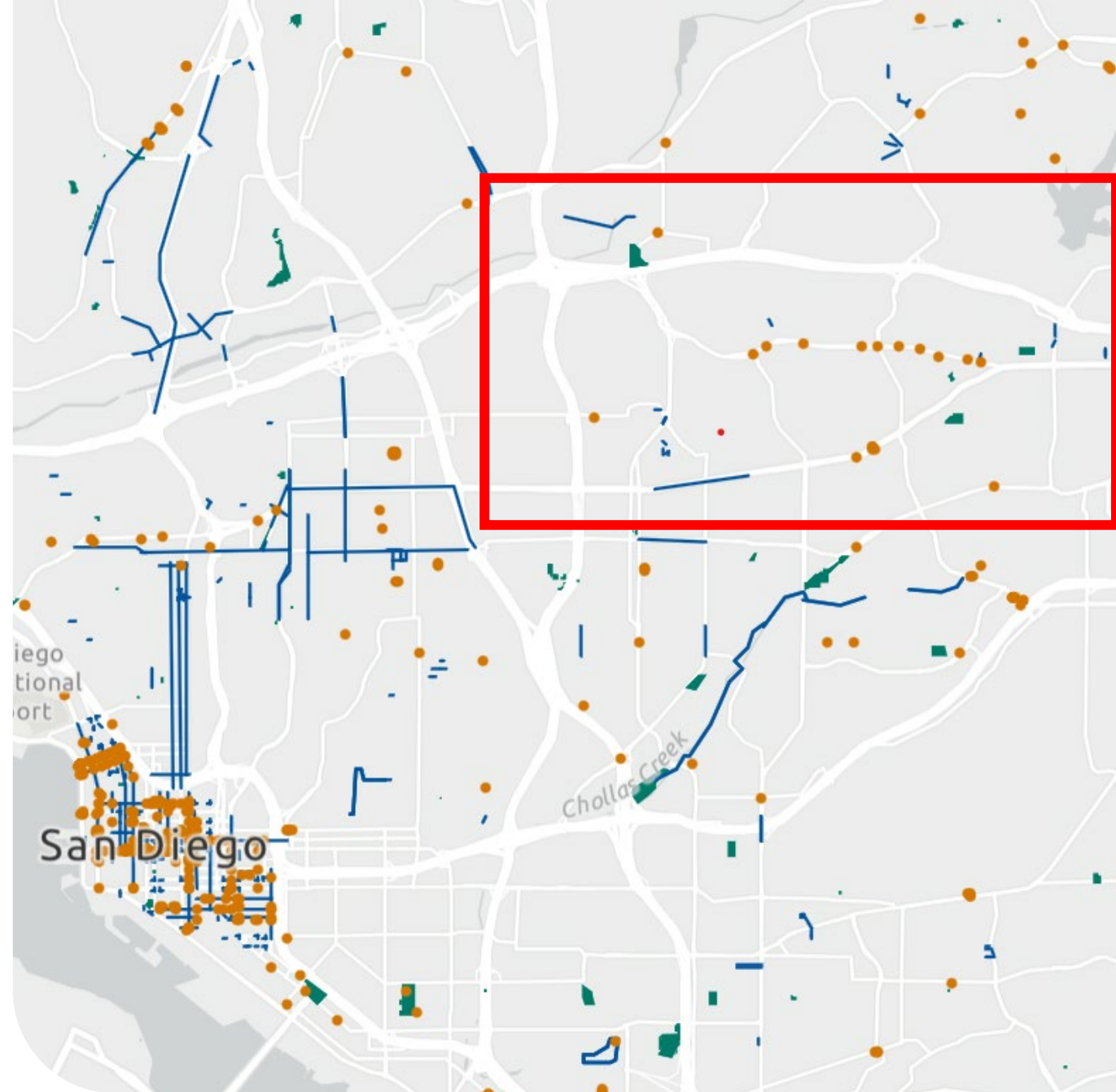


ACCORDING TO THE 2025 ANNUAL REPORT ON HOMES, 1,567 HOMES WERE PERMITTED IN THE COLLEGE AREA FROM 2021-2024.

- From 2021-2024 more homes were permitted in they College Area than all other communities in the City of San Diego with the exception of Downtown, Uptown, North Park, Mira Mesa and Navajo.
- From 2021-2023 more homes were permitted in the College Area than any other community except Downtown.
- The College Area is accepting more than its share of density without the necessary improvements in infrastructure.

THE UPDATE PROPOSES A 277% POPULATION INCREASE – WITH MINIMAL NEW INFRASTRUCTURE

- With all of the new units, the College Area has contributed the following DIF
 - Parks \$1,665,599 = 7.5% of city-wide DIF collected as of June 30, 2024
 - Mobility \$1,085,905 = 10% of city-wide DIF collected as of June 30, 2024
 - Library \$132,467 = 35% of city-wide DIF collected as of June 30, 2024
 - Fire \$52,169 = 2% of city-wide DIF collected as of June 30, 2024
- Despite this contribution to the city-wide DIF; minimal public improvements are proposed for the College Area.



FIRE SAFETY

- 80% of the College Area is in the Very High Fire Hazard Severity Zone
- The College Area has no fire station for its existing 22,000 residents and SDSU with 40,000 students and 7,500 employees.
- Many of the neighborhoods in the College Area have only one or two routes for evacuation.
- The update supports a new fire station with very vague language.
- The Update must require a new fire station in the College Area to support the horizon population of 74,000 people.



THE COLLEGE AREA IS SEVERELY PARK DEFICIENT

The College Area has one, 1.5 acre park. Approximately $\frac{1}{4}$ acre is a drainage swale and unusable.

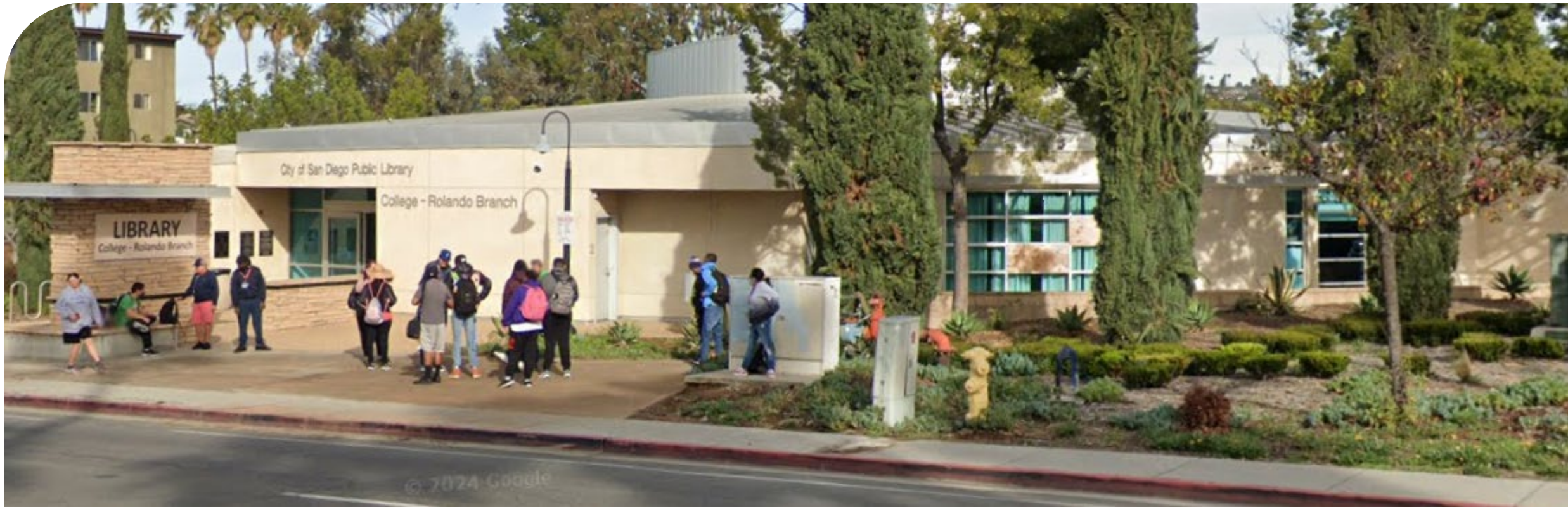
The Update contains no provision for adequate and realistic parks. The only real park area proposed is a new parkway along Montezuma Road.

The existing parks are grossly inadequate for the existing population, much less the proposed horizon population of 74,000 people + the population of San Diego State University.



THE COLLEGE-ROLANDO LIBRARY IS UNDERSIZED AND HAS INADEQUATE PARKING

- The College-Rolando Library has a service area that is much larger than the College Area and consists of largely low-resource, non-white communities.
- The library is beautiful but undersized for the service population.
- When the City built the library, it built the parking on land owned by the College Lutheran Church.
- The City did not purchase the land when the church was sold.
- The new owner will build student housing on the site and the library will have only 28 parking spaces, rather than the 80 parking spaces needed for the library.





City construction site diagrams.

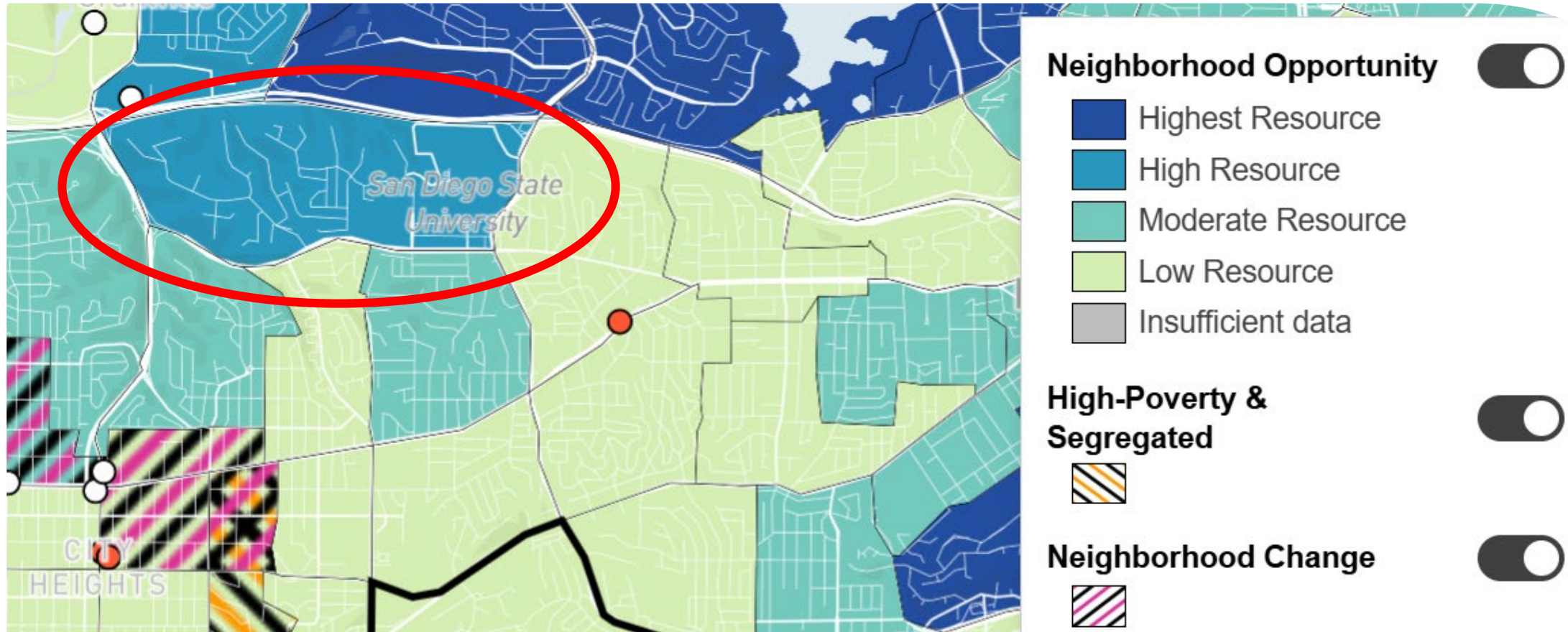
n 1: Yellow is city property (6600 Montezuma Rd.) Uncolored area within dashed lines is private property (6650 Montezuma Rd.).

n 2: Pink area is on private property and contains city construction for library access and parking.

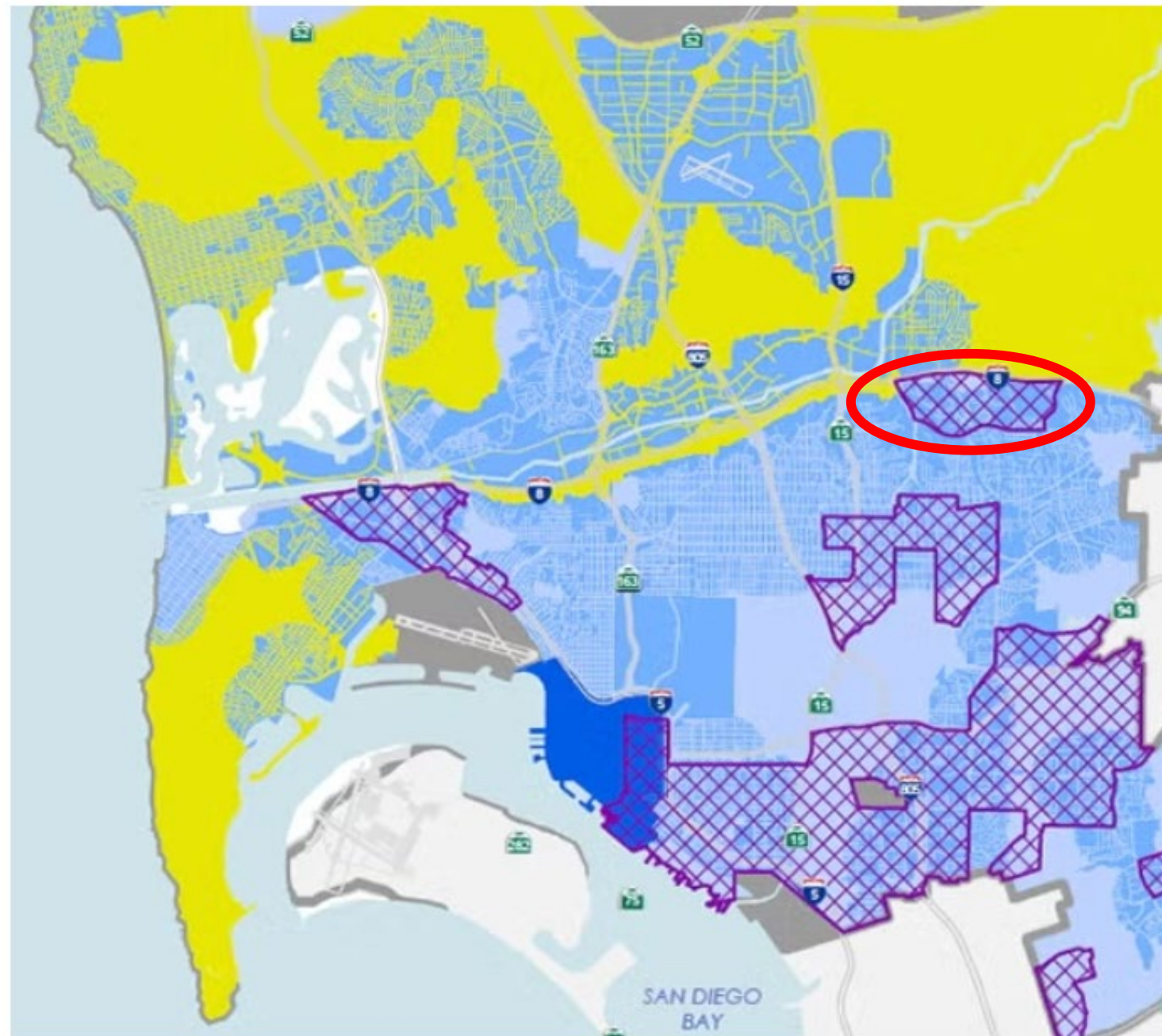


3 site plan of the intended 300,000 sq. ft. project on the private property. Built grey. Blue lines are vehicular path, drawn by JH.

IN A STRANGE TWIST – THE HIGH RESOURCE AREAS OF THE COLLEGE AREA ARE ALSO THE COMMUNITIES OF CONCERN



COMMUNITIES OF CONCERN



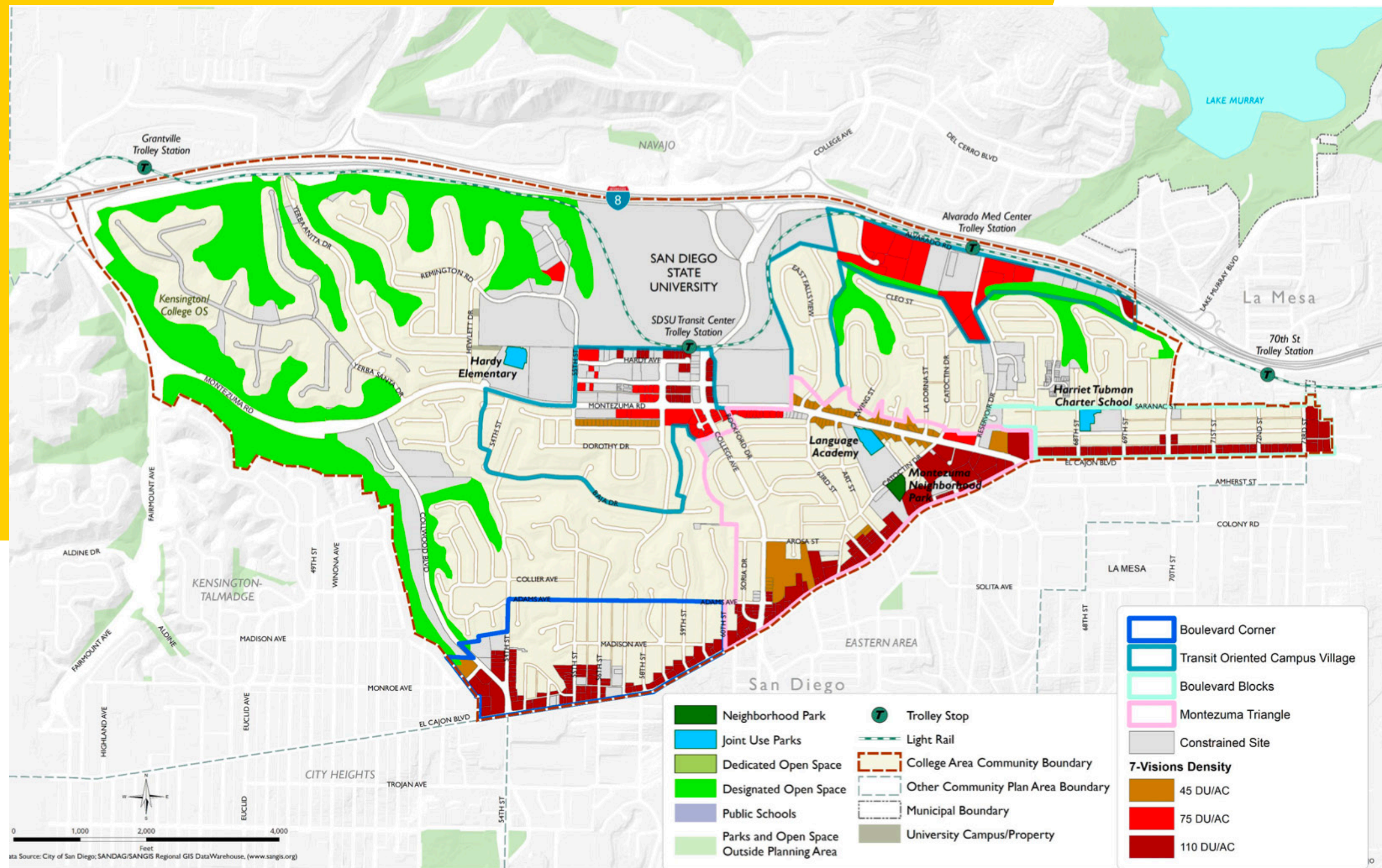
DO NOT APPROVE THE UPDATE WITHOUT APPROPRIATE AND REALISTIC INFRASTRUCTURE

- This community needs and deserves infrastructure to support its population.
- Under the current standards, the College Area is not receiving priority for infrastructure improvements.
- Allowing maximum density without adequate fire, parks and libraries is creating a dense unsafe community much like the projects in New York and Chicago and the former Soviet Bloc countries.
- The College Area deserves better! Send the update back to the planning department to come back with a plan with densities commiserate with realistic infrastructure, or,
- Recommend the 7-Visions Plan to the City Council.
- DO NOT RECOMMEND APPROVAL OF THE PROPOSED COLLEGE AREA COMMUNITY PLAN UPDATE TO THE CITY COUNCIL.





4700 BLOCK OF COLLEGE AVENUE & SORIA DRIVE
A DIVERSE & TIGHT-KNIT COMMUNITY OF SINGLE-FAMILY HOMES PROUDLY
REPRESENTING THE GATEWAY TO HISTORIC EL CERRITO



7-VISIONS PLAN

CALLS FOR NO UPZONING ON MAJORITY OF COLLEGE AVENUE, ALLOWING NECESSARY GROWTH WHILE PROTECTING EL CERRITO

Cerrito Square

A new vision
for a historic
neighborhood





UNIVERSITY HEIGHTS

LA MESA VILLAGE



VIEW PROPOSAL AT:
www.linktr.ee/CerritoSquare



College Area CPU

Wildfire Preparedness

Public Facilities, Services & Safety

San Diego Planning Commission

October 9, 2025



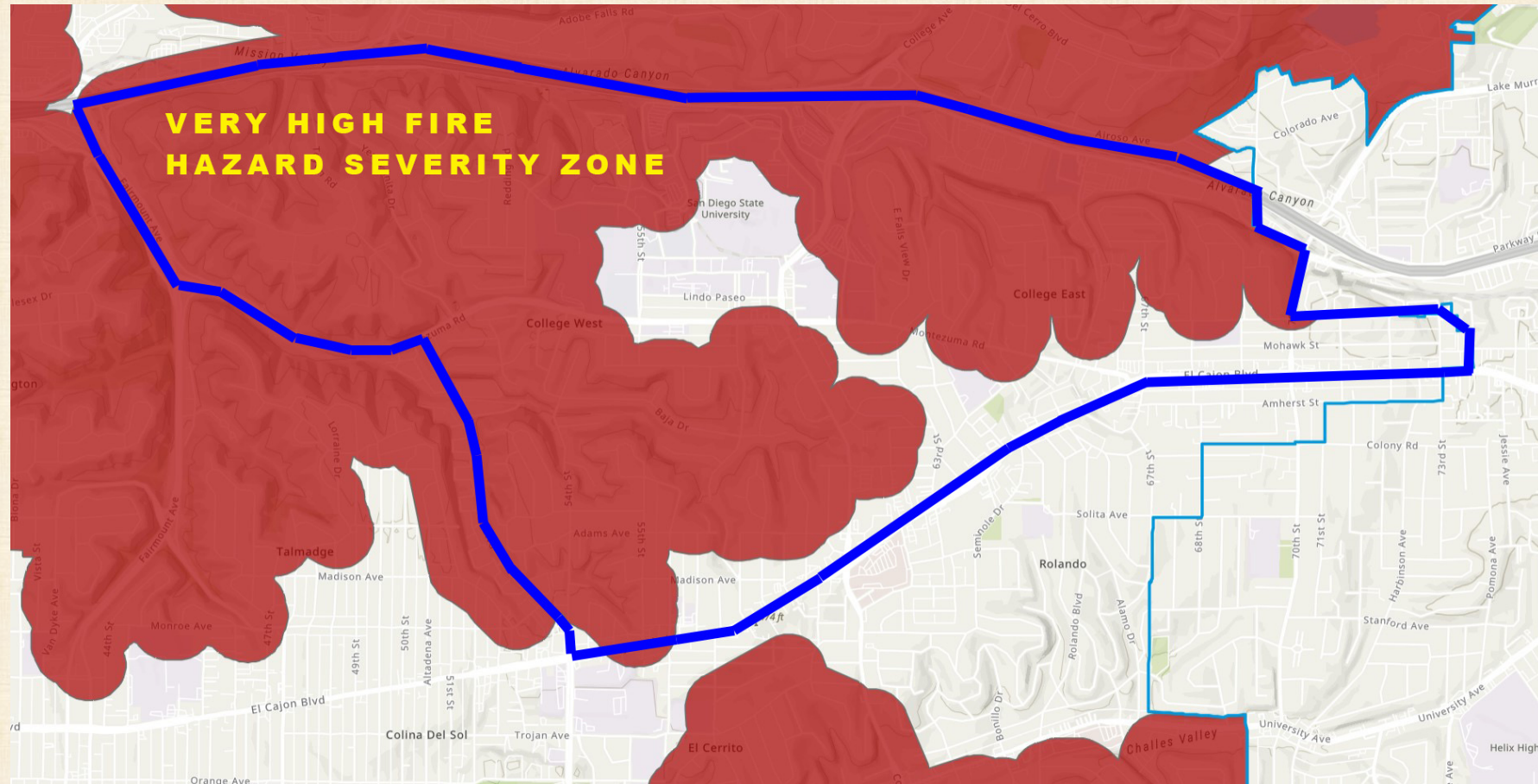
Use the CPU to . . .

- protect life, property and natural resources from unreasonable risks associated with wildfire
- thoughtfully plan/limit densification in VHFHSZ
- ensure response capabilities and necessary firefighting infrastructure
- prepare people and neighborhoods for urban wildfire and ensure safe evacuations



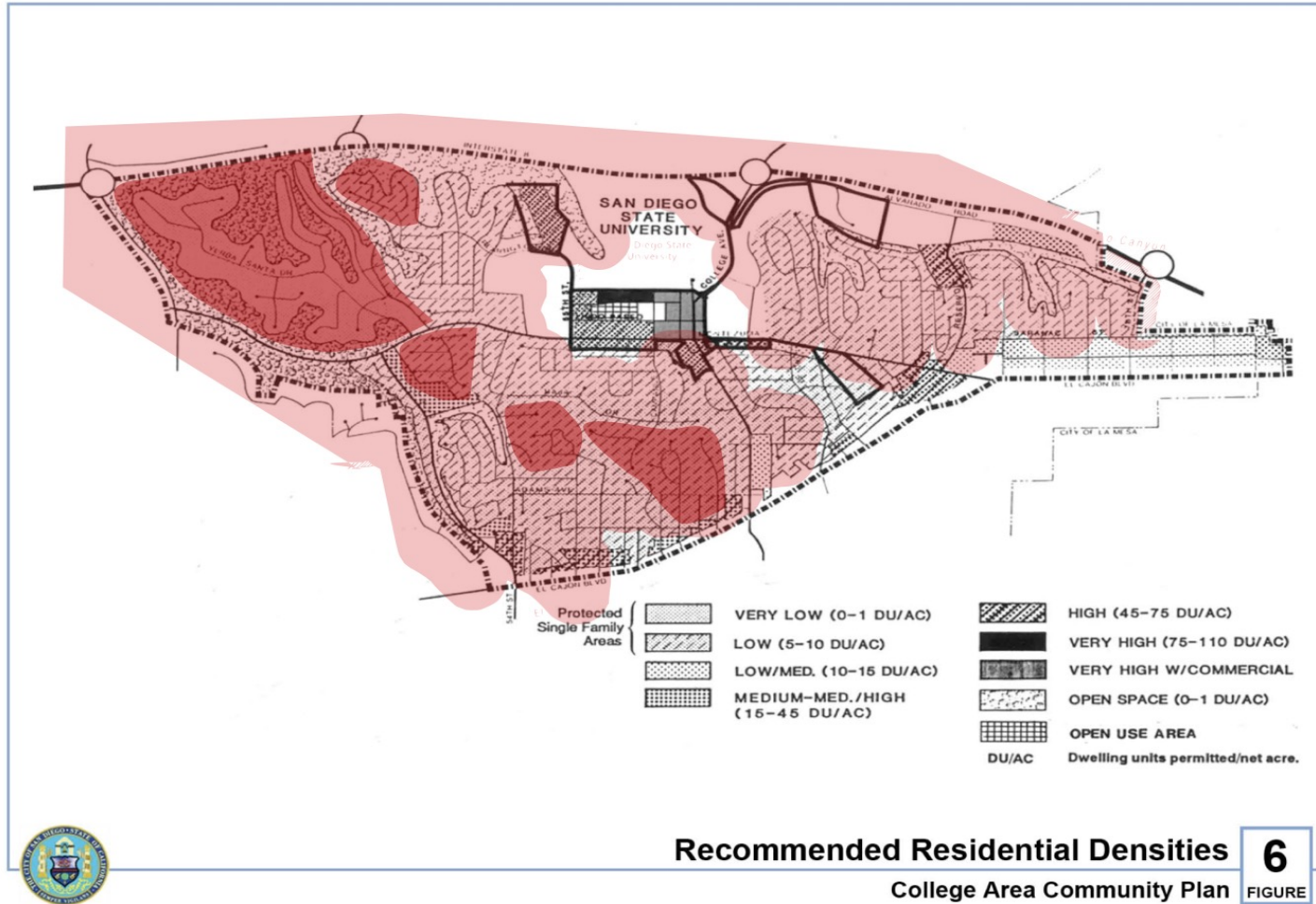
Very High Fire Hazard Severity Zone

An estimated 82% of College Area



Overlay of AB 2911 Subdivisions

One ingress/egress



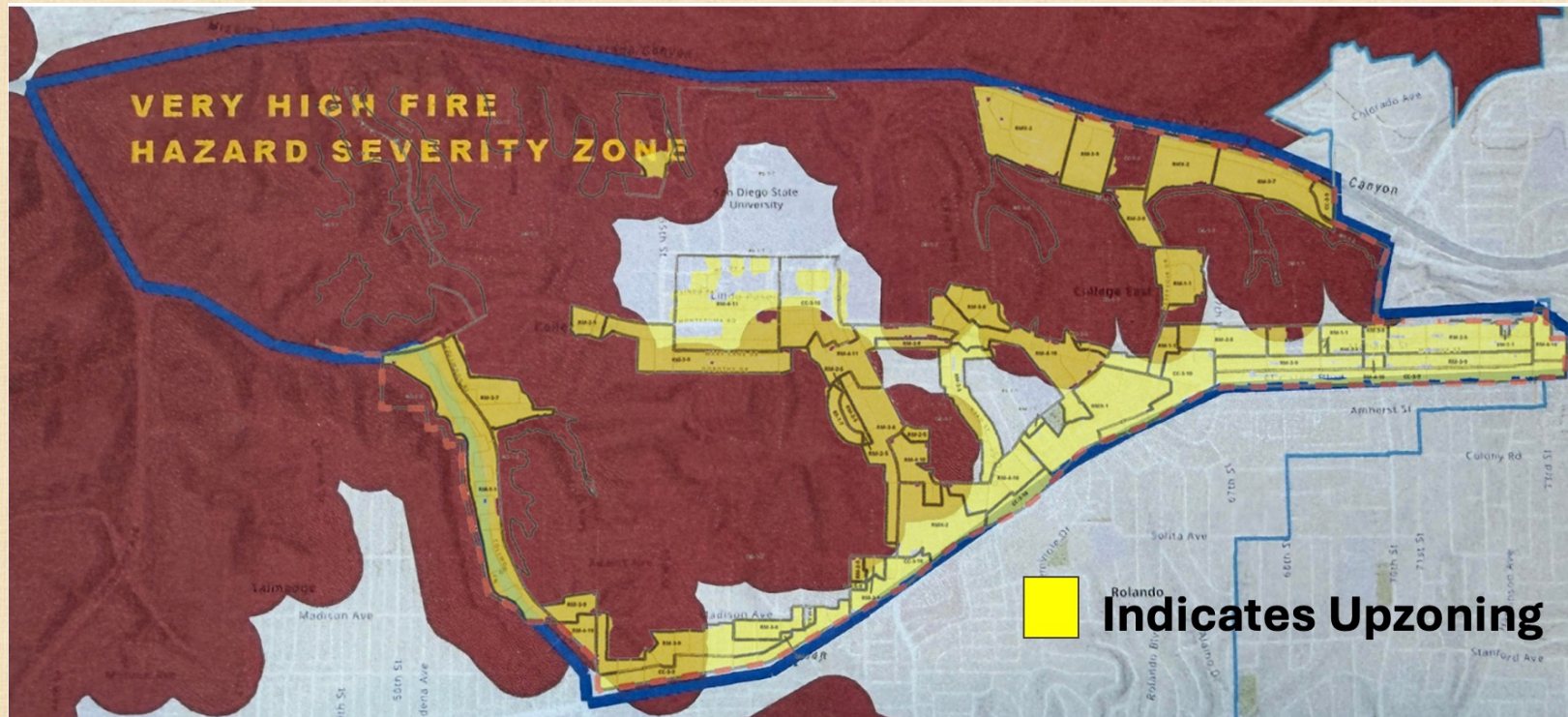
Recommended Residential Densities

College Area Community Plan

6

FIGURE

Infrastructure needs and risk-reduction resources must be in place before any upzoning in the VHFHSZ





College Area is waiting for a fire station

- Citygate Audits in 2010 and 2017 analyzed City fire coverage gaps and recommended 19 more fire stations
- “Of these 19 sites, Citygate believes 6 are the most critical, taking into consideration all factors”
- College Area was #3 on the list
- Since the audits, the City has built or renovated more than 10 stations, none within College Area





Population growth relates to risk and infrastructure needs

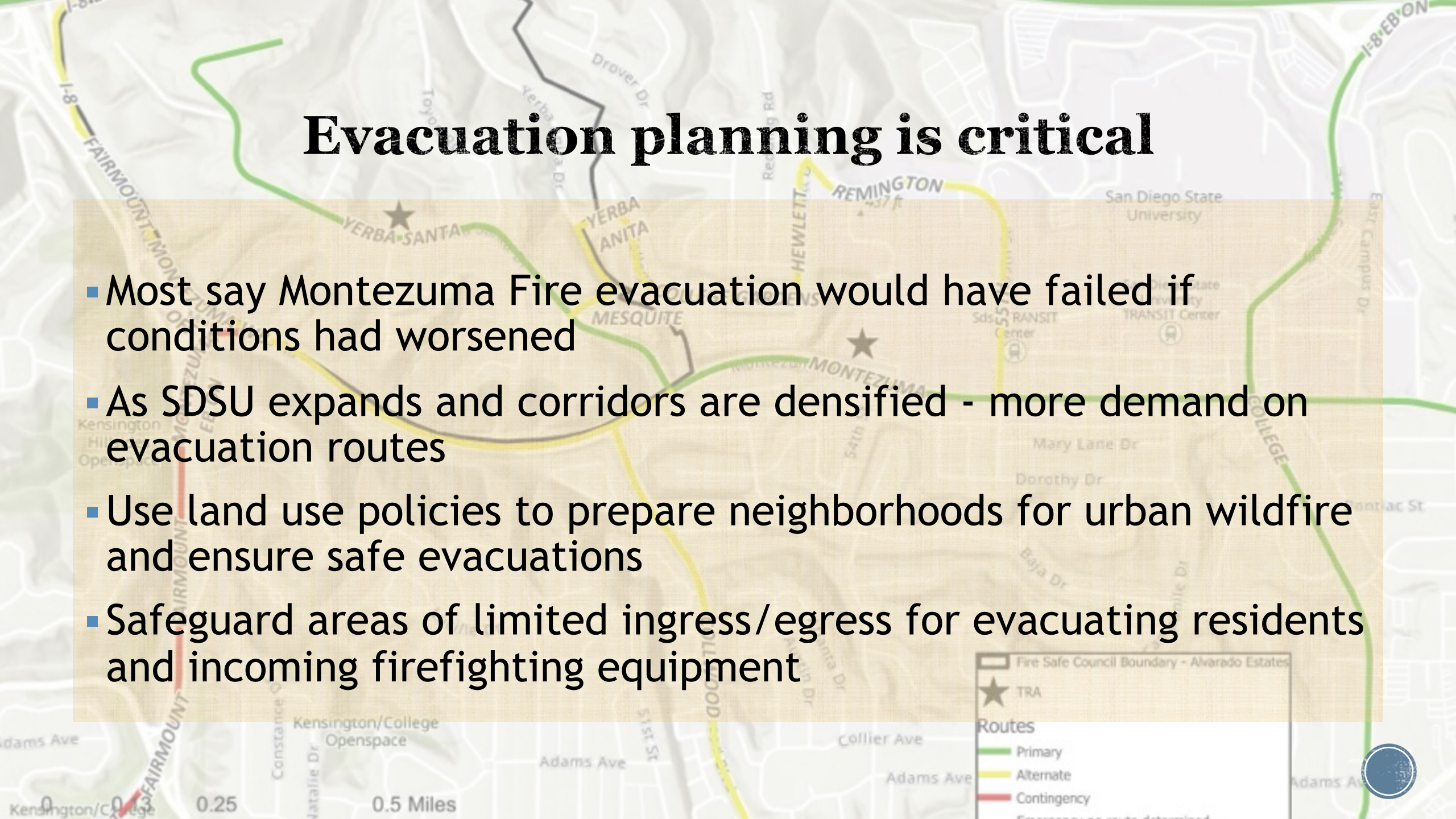
College West

- Since the Citygate audit in 2010, population has increased from 20,682 to 29,400 residents
- A 42% increase – and there is still no dedicated fire station
- Plans for the addition of 54,000 residents will increase call volume from 10,920 to an estimated 40k emergency calls/yr
- Fire stations and more personnel needed to ensure response times are maintained despite extreme growth

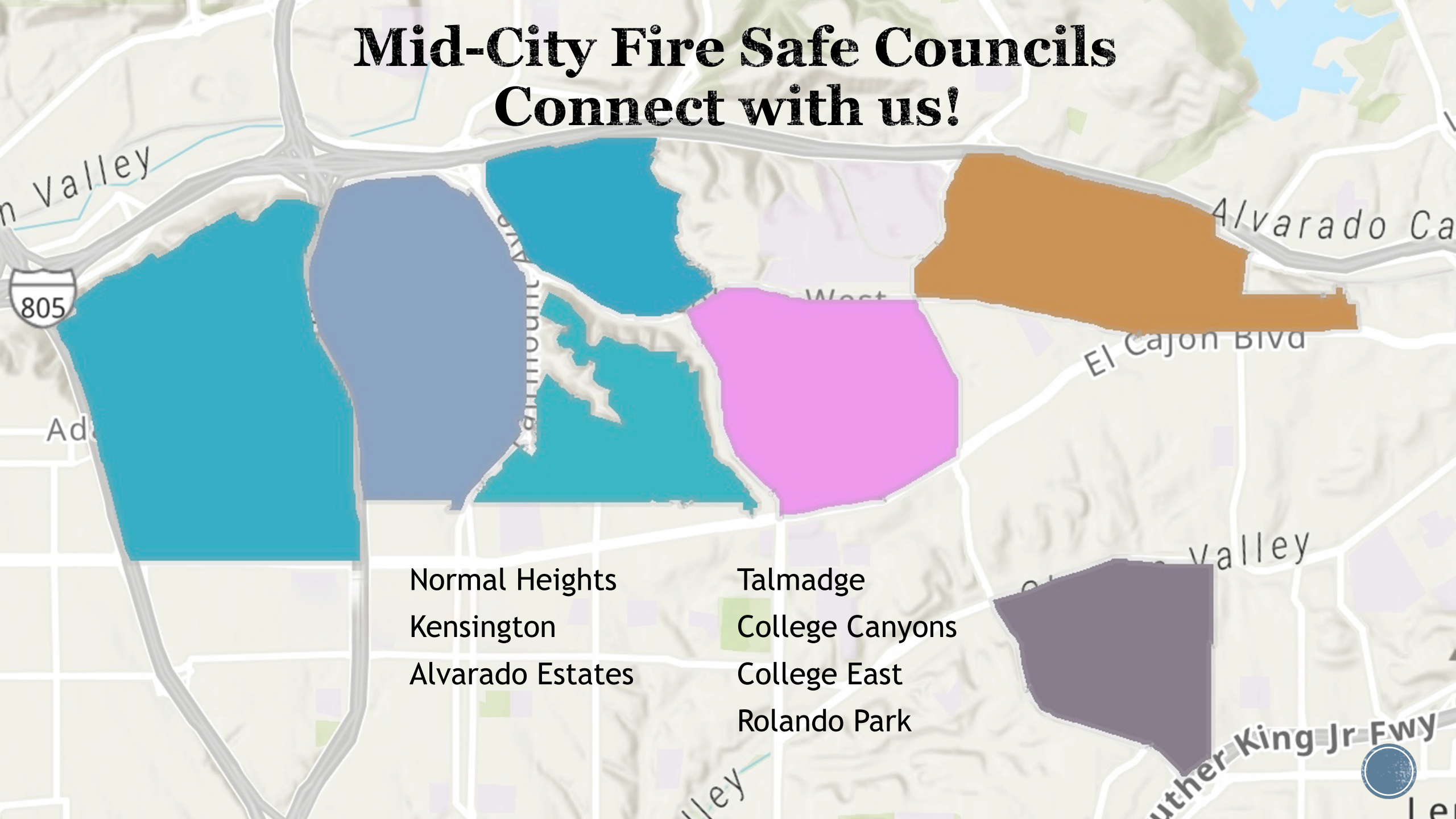


Evacuation planning is critical

- Most say Montezuma Fire evacuation would have failed if conditions had worsened
- As SDSU expands and corridors are densified - more demand on evacuation routes
- Use land use policies to prepare neighborhoods for urban wildfire and ensure safe evacuations
- Safeguard areas of limited ingress/egress for evacuating residents and incoming firefighting equipment



Mid-City Fire Safe Councils Connect with us!



Normal Heights
Kensington
Alvarado Estates

Talmadge
College Canyons
College East
Rolando Park

Karen Austin
Alvarado Estates FSC
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