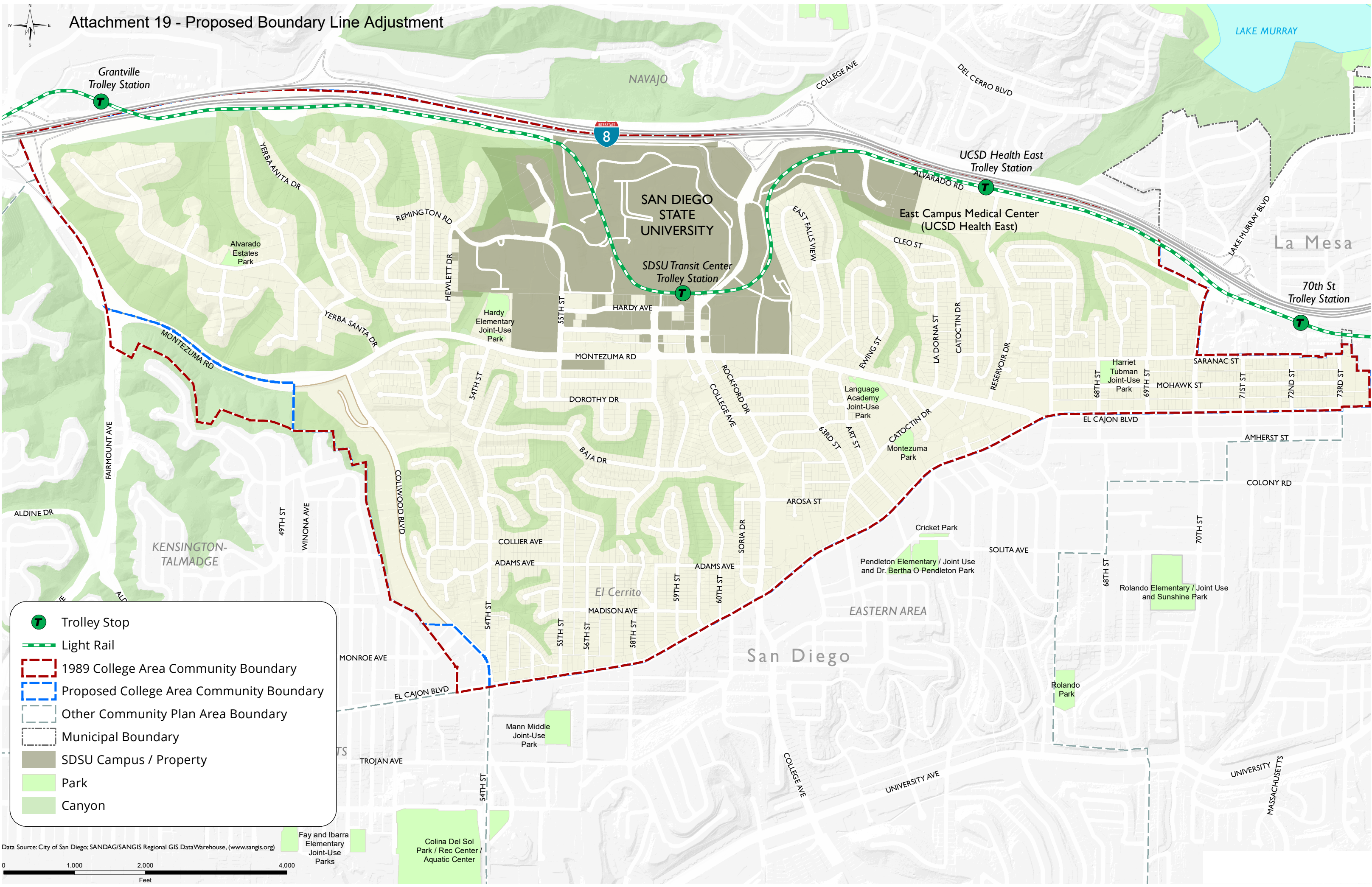




Attachment 19 - Proposed Boundary Line Adjustment



Trolley Stop



Light Rail



1989 College Area Community Boundary



Proposed College Area Community Boundary



Other Community Plan Area Boundary



Municipal Boundary



SDSU Campus / Property

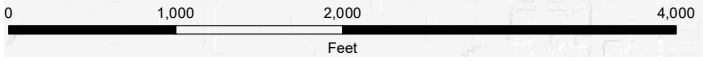


Park



Canyon

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS DataWarehouse, (www.sangis.org)



College Area Community Planning Board Response to the First Draft College Area Community Plan

March 10, 2025

The College Area Community Planning Board ("CACPB") has the following comments on the first draft of the College Area Community Plan Update:

The update is generally aligned with the 7 Visions Plan, but there are some significant differences and issues the CACPB is asking to be addressed.

1. Revise the plan to reduce changes to no more than a 11,250 increase over the maximum build out as proposed by the 7 Visions Plan. This proposed increase is in alignment with percentage increases in dwelling unit counts in recently adopted community plan updates for University, Mira Mesa and Hillcrest.
2. Revise the plan to eliminate all areas designated as Residential Low 4; to be clear, the CACPB does not support any land designated Residential Low 4 in the College Area.
3. Eliminate all density increases on Dorothy Way and Campanile Drive south of Dorothy Drive.
4. Eliminate all density increases in the Very High Fire Hazard Severity Zone except property that fronts on Montezuma Road between 55th Street and El Cajon Blvd; along El Cajon Boulevard and on College Avenue.
5. Designate all existing institutional uses such as religious, educational, City owned facilities, etc as institutional land use zoning; preserving these areas for future community-serving uses.
6. The community plan needs to include a public safety section that establishes specific plans to ensure emergency preparedness for response, commensurate infrastructure (firefighting access and suppression), determined and maintained evacuation routes for both the SDSU campus and neighborhoods and other relevant land use provisions.
7. Revise the plan to include a promenade on both sides of Montezuma Rd. from College Ave. to El Cajon Blvd, including two traffic circles on Montezuma (at 63rd and at Catoctin).

8. The Campus Town must require mixed use/commercial at the corridors and nodes between College and Montezuma, College and El Cajon and Montezuma and El Cajon.
9. Complete Communities should not apply in the College Area after the approval of the Plan.
10. The Community Priority Implementation Overlay Zone should only be applied to high density or mixed-use land use designations along the major corridors and nodes.
11. The Community Plan needs to have an Economic Development Element.
12. The plan should require phasing of zone changes tied to completed infrastructure triggers.
13. The Community Plan Update does not qualify for an Addendum to the Master Blueprint San Diego EIR. A Supplemental EIR is required, that includes the CACPB's 7- Visions Plan as one of the alternatives per the May 25, 2022, key takeaways.
14. Transportation data used to inform the Mobility element (January 13, 2025, presentation, College Area Travel Patterns, U.S. Census Bureau 2020) needs to be updated to reflect more accurate post-pandemic traffic and mobility uses.
15. In the Recreation element: (Pg 35) – Change the projected population of 87,300 people for the College Area to reflect the correct number for the Plan.
16. The proposed size of the College Avenue Recreation Center and parks is not sufficient for the community; alternate (additional) locations for future recreation center(s) and parks need to be identified and committed to.
17. San Diego State University facilities should not be counted as fulfilling the needs of residents of the area, there are not enough for on campus students to be able to also contribute to the community for general recreation/parks.
18. Joint Use Facilities, do not allow access to facilities during the day. They fill a need for sports facilities but not for passive recreation space. Table 10-8 Park and Recreation Inventory page 70-72: #7 – Confirm with Park and Recreation Planning regarding JUA for Hardy Elementary School is currently in the middle of school site redevelopment and will be removing the black top and play structure from the public area and reducing the size of the field, thereby reducing the value of the “park” and eliminating the option for expanding the agreement.

19. Though all the surrounding canyons around the College Area are zoned “park/open space”, they are privately owned and not accessible for recreation purposes. Recommend/encourage partnerships with private landowners in the MSCP (such as south/west end of Montezuma Road) to designate trails for public access that comply with the Multiple Species Conservation Program guidelines and that will discourage encampments.
20. The Plan needs to include a Public Facility element (current conditions assessment and recommendations) that specify the need for and provision of fire stations, police stations, wastewater, library and other facilities.
21. The existing library facility needs 52 additional dedicated parking spaces, and an increase as the population grows.

Although the CACPB appreciates the effort of the staff to accommodate the 7 Visions Plan, the Community Plan Update still needs significant changes to provide an acceptable guidance document for the next 30 years. The College Area has and will continue to accept a fair share of increased density, but there must be some ability to accommodate this density with the infrastructure and community services necessary to protect the public health, safety and welfare.

Thank you for your time and consideration of the issues raised in this letter. Please feel free to call me if you have any questions or need further clarification.

Regards,

Robert Montana Tom Silva
Chair, College Area Community Plan Chair, College Area Community Planning Board
Update Committee



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 23, 2025

TO: Coby Tomlins, Program Manager, City Planning

FROM: Anthony Tosca, Deputy Chief/Fire Marshal, Fire-Rescue Department

SUBJECT: College Area Community Plan Update

Purpose

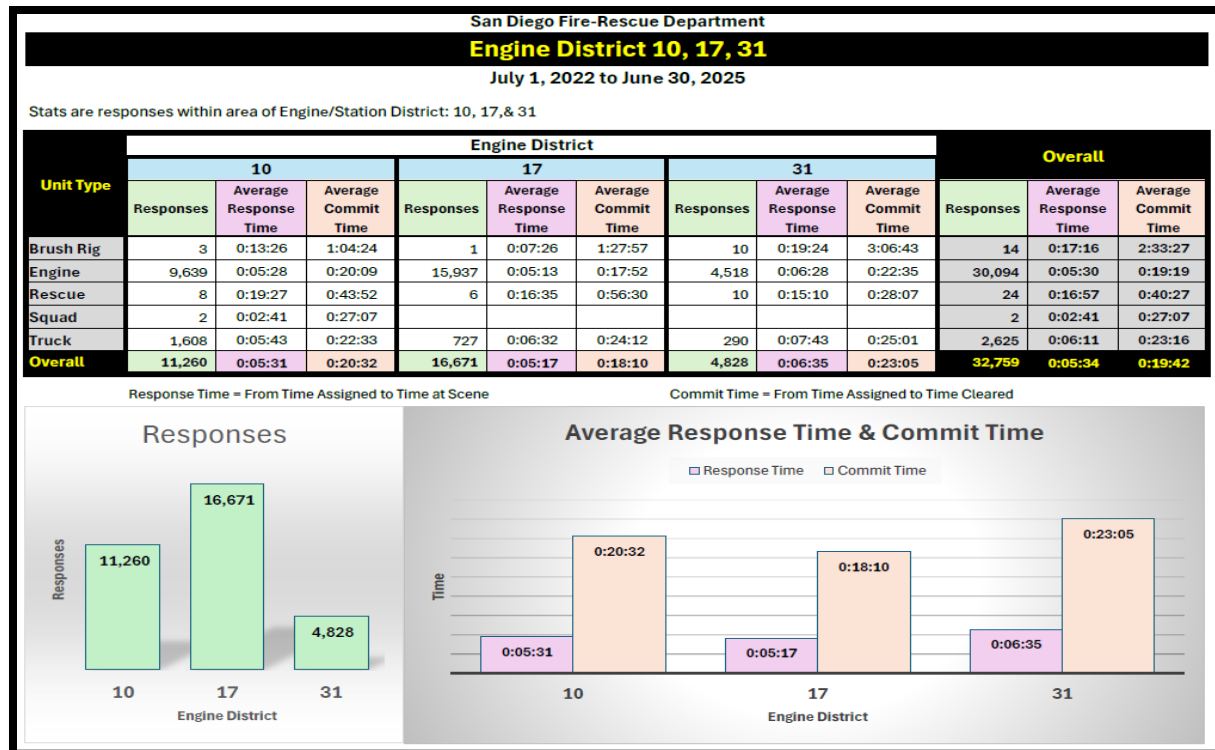
The purpose of this memo is to identify community level recommendations to maintain adequate fire services in the College Area based on the draft community plan update estimated future population. These recommendations are intended as long-term guidance over the next 30 years and represent one of several possible approaches to meeting the community's fire service needs. Accordingly, the recommendations in this memo should be viewed as potential strategies that may be implemented depending on future development activity, funding availability, and further technical analysis.

Existing Services

The College Area is currently served by the San Diego Fire-Rescue Department (SDFD) through fire stations 10, 17 and 31. Each response district operates out of an existing fire station and provides first-due coverage across the College Area community plan area boundaries. The service area includes San Diego State University (SDSU) with dense multi-family housing, canyon edge residential in the Wildland Urban Interface (WUI).

Emergency Calls for Service from July 2022 to June 2025:

- Fire Station 10 responded to 11,260 calls (3,753/year)
- Fire Station 17 responded to 16,671 calls (5,557/year)
- Fire Station 31 responded to 4,828 calls (1,609/year)



(Combined are 10,290 responses per year with an average of 5.5 minutes)

Potential Growth – College Area Community Plan Update

The College Area Community Plan Update anticipates an increase in housing population from 20,160 to 73,940, a net increase of 54,010 residents. This is an anticipated 268 percent increase in population. The demand for emergency services is expected to increase proportionally, rising from 10,920 calls per year to 40,200 calls per year across the three response districts.

Existing Regulatory Framework

- **City of San Diego General Plan** - Public Facilities, Services and Safety Element requires adequate fire protection and emergency response for new development.
- **San Diego Municipal Code** - Requires compliance with Fire-Rescue Standards of Response Cover for new land use planning.
- **California Fire Code** - Establishes requirements for fire flow, hydrant spacing, access, egress, and fire protection plans for Wildland Urban Interface Fire Areas
- **Public Resource Code 4290.5 (a)** - Adequate egress for existing subdivisions
- **NFPA 1710 (National Fire Protection Association)** - Established industry standard for response times
- **Climate Resilient SD Plan** - Calls for addressing wildfire, extreme heat and disaster response in the land use planning

Discussion

The following section provides a high-level assessment of how projected growth could affect fire protection services in the College Area. This section is intended to guide future planning and infrastructure; however, it is not a requirement and is subject to additional study as development comes forward.

- **Call Volume** – A projected increase to 40,200 calls per year
- **Response Time** – Without new fire personnel and resources, response times will exceed thresholds. Existing fire stations are near maximum workload, and they would be disproportionately impacted
- **Commitment Times** – Longer on-scene times commitments (18-23 minutes) would reduce available unit coverage during peak demands
- **Wildfire Risk** – Population increases along canyon edges may increase wildfire risk without additional brush apparatus
- **At-Risk Subdivisions** – A 268 percent population increase without additional secondary egress routes being provided will delay evacuation and emergency ingress to these communities

Additional Considerations

- Higher density developments increase the probability of multi-company response incidents such as high-rise fires, major wildfires, and medical events
- The expansion of SDSU's campus and transit corridors will elevate demand for truck companies and technical rescue operations for aerial access, ventilation and rescue.

Recommendations

The following recommendations are provided for consideration and are subject to development coming forward, future community needs, and further studies. The College Area Community Plan is a long-term policy, and as such, these recommendations may or may not occur. If development occurs, these recommendations represent one way of addressing the community's fire service needs, and other options (such as expansion of existing facilities, provision of new trucks, or agreements) may also be appropriate.

1. Construction of two new fire stations

- Station A – SDSU Montezuma/Corridor (as shown in the General Plan)
 - 1 Type 1 Engine (24/7) and
 - 1 Truck Company (24/7)
- Station B – El Cajon Blvd/70th Street
 - 1 Type 1 Engine (24/7) and;
 - 1 Brush apparatus (cross-staffed/seasonally)
 -

Additional investigation and studies would determine the timing, scale, and configuration of expansion of existing and/or fire stations, and their development could be phased in as growth occurs over time.

2. Potential Staffing Needs

- 54 additional firefighters needed to staff two engines, a truck company and a brush apparatus seasonally
- A staffing factor of 1.2 or 11 additional firefighters for a total of 65 firefighters should be considered to backfill for firefighters on leave, sick, injured or retirement

3. Operational Strategies

- Deployment of peak hour engines (12-hour Engine)
- Expanding community Risk Reduction programs (Inspections, education/outreach)
- Coordination with SDSU and regional agencies for cooperative agreements and shared facilities to augment staffing and fiscal impact
- Improve existing and provide new fire apparatus access roads to existing subdivisions with only one egress route in a Very High Fire Hazard Severity Zone

Summary

Potential growth across the City of San Diego, including infill development along transit is expected to place additional demands on fire services.

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.

AAT/aat

cc: Robert Logan, Chief, Fire-Rescue Department
James Gaboury, Assistant Chief, Business Operations
Dan Eddy, Assistant Fire Chief, Emergency Operations
Daniel Hypes, Assistant Fire Marshal

Attachment 22 - Public Comments Received - Second Draft College Area Community Plan Update

Comments on the Introduction

Overall, the plan, per my comments on recreation element, is an ivory tower exercise that doesn't reflect real world conditions in 2025 and therefore assumptions for the future are fatally flawed. Plan does not take into account 12,000 students living in the plan area for at least 9 months a year and their impact on infrastructure and the fact we are already serving this growing number (so assign fewer future residents because the 12k are not taken into account.) The parks and streets are already inadequate, so to put much more population without investment is very shortsighted and will be a disaster. Yet city staff and current elected and appointed officials will be long gone when the density comes so there is a lack of empathy for community members of the future.

I would like to comment on how difficult it was/is for the public to participate in the planning of their own community. For example, this public comment form. After I typed in my comment and pressed "next," it disappeared, and I had no way of knowing if my comment had been submitted or not. After playing around with it a bit, I realized that I had to take the extra step and select, "No, I have finished providing comments for all of the elements." This is very misleading. I am a college professor and had difficulties completing this comment form. It makes me wonder how many comments were prevented from being submitted by this process.

Another example is when the community was asked to choose the future of the College Area, but was given only two options to choose from. Neither of the two options were what the residents of the College Area wanted, and we were left to try to write in our own responses.

We are beginning to accept our fate. Fewer and fewer residents are showing up to the planning meetings as we begin to realize that you never wanted our input. You only wanted to give the perception that you cared. Your minds were made up before the planning ever started.

It appears that the mayor and the city council are appeasing developers and not considering the needs and wants of their constituents, the residents of San Diego. People are asking why and people will remember at the next election.

Comments on Land Use

Why does Alvarado Estates have a lower density requirement than the rest of the College Area Neighborhoods and why do they have a park in a gated community leaving the rest of the college area with one park?

Would like to see even higher density around the Alvarado Trolley Station, and the 70th Street Trolley Station (on the portion of the land that San Diego owns). That seems like the best way to increase density while minimizing road traffic.

Also up-zone some of the neighborhood to the west of the SDSU campus.
Then students can walk to campus without having to cross Montezuma Road.

I want to express that I support adding as many units of housing necessary to ease the housing crisis in San Diego and this plan is a good step forward. I especially like the community village.

Keep character of college area as is. We need single family homes not multi family. It is too congested and circulation safety is a concern. There is no parking because of ADUs and multi family. We need to retain the single family charm of this neighborhood

The 7-Visions Plan recommended by the College Area Community Planning Board does not upzone most of College Ave. because it considers the primary transit corridors to be El Cajon Boulevard and Montezuma. Only the nodes intersecting those roads with College Ave are recommended for upzoning in the Communities 7-Visions plan.

Soria Drive is requesting if needed that the Committee include change to the 4700 block of College to Medium 1 and not Medium 3 when submitting their request for change to the City. Soria Drive is asking to allow keeping/staying closer to the 7 Visions Plan but know growth is inevitable.

I request that the portion of College Avenue backing up to the single-family homes on the 4700 block of Soria Drive be changed to Medium 1 Density instead of the Medium 3 Density that is currently proposed in the second draft of the College Area Community Plan.

please do not increase density on college ave 4700 block or allow historic homes by Cresita to be knocked down

We continue to hope the City will include our request to upzone Soria Dr to the same 16-29 du/ac as Cresita and 60th in the final College Area update. Given the location to transit lines, this would be a smart update that could help advance the City's environmental and housing goals. Several factors to support this request are provided herein:

- 1.Soria's close proximity to College Ave and El Cajon Blvd;
- 2.Soria's topography separates much of it from the rest of the El Cerrito North neighborhood given the canyon between Soria and 60th;
- 3.All of Soria Dr., and particularly the East side whose backyards abut to College Ave, are very similar to Cresita Dr, and the East side of 60th, which is zoned for higher density.
- 4.Behind Soria Dr, the West side of College Ave is labeled as a Community Village (0-145 du/ac), further supporting this suggestion.

We request that the portion of College Avenue behind the 4700 block of Soria Drive be changed to Medium 1 Density instead of Medium 3 Density that is currently proposed in the second draft of the College Area Community Plan. The 7-Visions Plan recommended by the College Area Community Planning Board (CACPB) does not upzone most of College Avenue because it considers the primary transit corridors to be El Cajon Boulevard and Montezuma. Only the nodes intersecting those roads with College Avenue are recommended for upzoning in the Communities 7-Visions plan.

We request that the final version of the Community Plan be changed to Medium 1 Density which is in line with the CACPB's 7-Vision Plan while still allowing necessary growth.

As someone who's been a renter in San Diego for many years, I've watched housing costs climb to unsustainable levels. Like many others, I'm deeply concerned about the lack of affordable, quality homes across the city and I'm writing in strong support of the College Area Community Plan Update, particularly the inclusion of Low 4 (RM-2-5) zoning on corridors like 63rd Street.

The updated plan already reflects significant compromise. Entire swaths of single-family zoning were preserved between the first and second drafts, even as San Diego continues to face a housing supply crisis. At this stage, removing more Low 4 areas would be a step in the wrong direction.

Corridors like 63rd are exactly where we should be adding more homes. It's a connected, walkable street with direct access to transit, large lots, and existing infrastructure. These are the kinds of places where moderate infill such as duplexes or small low-rise multifamily buildings can create housing without disrupting neighborhood character.

There's also a clear difference between zoning capacity and actual construction. Just because a property is rezoned doesn't mean it will be developed right away. Most projects take years, and many will never reach their maximum allowable density. We need to plan for capacity now, knowing that only a fraction will ever materialize.

What's more, limiting development to ADUs alone doesn't solve the problem. With the rollback of recent bonus ADU rules, many projects will now be forced to shrink just to remain feasible. That means smaller units, fewer bedrooms, and less family-friendly housing. Zoning like RM-2-5 allows for the creation of larger, more livable homes for families and long-term residents—something San Diego desperately needs.

I urge the Planning Department to retain 63rd Street in the Low 4 zone and avoid further rollbacks to the plan. We can't continue to delay or water down the solutions we need. This current version of the plan offers a thoughtful, balanced path forward—and it deserves full support.

Thank you for your time and consideration.

Sincerely,
Arnima Bhasin

This correspondence serves to comment on the College Area Community Plan Update (CPU). I am providing this letter on behalf of the property ownership at 6650 Montezuma Road. Thank you for allowing our participation in this CPU process.

We would like to express support for the proposed land use designation and zoning included in the CPU. We are very supportive of mixed-use development including housing and dense residential development at this location. We support the land use designation for the site as Community Commercial (0-218 du/ac) and the proposed zone of CC-3-10.

Our position is that high-density housing is what is most appropriate in this location. This site is exactly where dense housing belongs. The site remains a critical location for high-density housing.

We strongly support the land use designation for the site as Community Commercial (0-218 du/ac) and the proposed zone of CC-3-10, as it best reflects the community's planning goals while ensuring the site is leveraged to its highest potential for much-needed housing.

Thank you for considering these comments. Should you have any questions, please contact me at mescobareck@atlantissd.com or 619-523-1930.

We request that the portion of College Avenue backed up behind the 4700 block of Soria Drive be changed to Medium 1 Density instead of the Medium 3 Density that is currently proposed in the second draft of the College Area Community Plan.

The 7-Visions Plan recommended by the College Area Community Planning Board (CACPB) does not upzone most of College Avenue because it considers the primary transit corridors to be El Cajon Boulevard and Montezuma. Only the nodes intersecting those roads with College Avenue are recommended for upzoning in the Communities 7-Visions plan.

We request that the final version of the Community Plan be changed to Medium 1 Density which is in line with the CACPB's 7-Vision Plan while still allowing necessary growth.

Agree with College Area Planners that primary high density be limited to primary transit corridors (ECB & Montezuma) At this point College should be Medium 1 density Even with this change I am concerned that there is insufficient development of parks and infrastructure to accommodate planned population growth,

the CACPB plan revision committee's original recommendations I feel were reasonable in increasing density This proposal goes much further than advisable given currently inadequate infrastructure (including parks etc) I would go further than the College area planners in demanding a more moderated density proposal at this point but will support their decision that the overall plan is ok except that College Avenue density be reduced to medium 1 as it is not the high transport road that El Cajon & Montezuma are, I ask you accept this one small change to the city's proposed plan

Reduce housing unit increase to 11,250 units from 26,050 units. City is asking College Area to plan for an increase of 322% versus what's on the ground now, when other community plan updates have only been for about 100%. The College Area should NOT be upzoned for triple that versus the housing we have on the ground today!

-The proposed College Area Community Plan Update violates affirmatively furthering fair housing goals by tripling density in low resource neighborhoods and providing no supportive infrastructure.

-The College Area already suffers from a severe infrastructure deficit before adding the proposed 54,480 new people in the plan update. The City must make concrete commitments to give us parks, a recreation center, and library parking before adding upzoning for more density and people to our community underserved community. The proposed park sites and rec center are too small and insufficient.

-Remove Low-4 Residential from the College Area Community Plan Update. Low-4 will allow towering Complete Communities projects in our single-family neighborhoods, where they don't belong.

-The plan should have an economic development plan. It assumes stagnant non-residential space with an almost tripling of population.

-The Proposed College Area Plan population and density targets are unjustified and discriminatory. They plan for 82% of San Diego's population growth and 24% of its housing growth in the College Area (based on SANDAG Series 15 projections) when the College Area is only 1.8% of San Diego's population (2020 census) and 0.9% of its acreage.

-The west side of College Avenue between Arosa and Adams should not be upzoned to Medium 3 Residential. It backs to RS-1-7 with no transitional zone. It is not upzoned in the community's 7-Visions Plan.

College area already suffers from severe infrastructure deficit before adding proposed 54,480 new people to plan update. The city needs to make concrete commitments to give us oarks, a recreation center, and library parking before adding upzoning for more density. Proposed park sites and rec center are too small and insufficient. Remove Low-4 residential from plan update. Will allow towering complete communities to destroy our single family neighborhoods. Reduce housing unit decrease to 11250 from 26050 to be in line with other community plan updates that have been imposed on other neighborhoods

Read UT story 9/7/25 on Clairemknt Comm plans and note huge differences in the stated goal of protecting SF neighborhoods in Clairemont and no such goal in College area, which actally, due to SDSU, has 12,000 more residents than plan stated. College has much more historical home stock from the 1920s, 30s and 40s than Clairemont, yet city wants these historical nuggets razed, not protected as city is prorecting less bistorically significant housing in Clairemont. Is it because Clairemont might be whiter than College?

No more high density housing in single family neighborhoods. No parking, privacy. High traffic is not acceptable.

reduce housing unit increase to 11,250 units from 20,050 units. City is asking College Area to plan for an increase of 322% versus what's on the ground now, when other community plan updates have only been for about 100%. The College Area should NOT be upzoned for triple that versus the housing we have on the ground today!

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This process is confusing, so I am reiterating all the concerns that have been shared with me by very knowledgeable people!

Reduce housing unit increase to 11,250 units from 26,050 units. City is asking College Area to plan for an increase of 322% versus what's on the ground now, when other community plan updates have only been for about 100%. The College Area should NOT be upzoned for triple that versus the housing we have on the ground today!

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The west side of College Avenue between Arosa and Adams should not be upzoned to Medium 3 Residential. It backs to RS-1-7 with no transitional zone. It is not upzoned in the community's 7-Visions Plan.

This level of density that is being proposed is completely incompatible with the vehicle infrastructure that is in place. Our single family neighborhoods are becoming more blighted with multi family density by the day. These post war developments were not designed to accommodate all the automobile traffic that is being introduced by the increased density of development.

As much as our current public officials wish that people would not drive, it isn't going to happen. There will NEVER be a time in our region that there will EVER be any more than a small percentage of adults who do not use an automobile as their primary mode of transportation. Thinking or wishing it to be otherwise is to deny reality.

Adding more units and residents becomes especially problematic and dangerous in those neighborhoods that are in proximity to canyons with limited ingress/egress. This should have been apparent in the Halloween fire of 2024.

Furthermore, we are a region of the country that does not have all of the resources to accommodate a perpetual increase in the human population. We no longer have the luxury of making public policy decisions based on this assumption. Where is the water coming from to support these housing units? If Nevada style residential water restrictions are in the works, those seeking future public office need to make their plans public so that they can be resoundingly defeated at the polls.

We simply cannot continue to add more and more residential units without having a significant impact on the quality of life that makes San Diego into America's Finest City.

The College Area already suffers from a severe infrastructure deficit. The City must make commitments to provide adequate parks, a recreation center and library parking before adding more density and people. The proposed park sites and recreational center are too small..

When political leaders disregard the input of their community whom they were elected to represent, they blatantly represent their own interests only.

I believe it is a very reckless and not obtainable plan to increase the housing density proposed (3x). You should relocate SDSU campus, students (allowing them to live within walking distance and professors. With your current plans, there is not enough affordable housing for average citizens. The government is just bowing down to the contractors. City officials should lose portions of their astronomical pensions for any unoccupied units. Also, they should pay for not providing any kind of parking plan.

Proposed residential development is too dense. Also, there is no clarity as to how we go from present day single family dwellings to the Mohawk St. Transitional development. Will you use eminent domain to force owners out of their primary residences?

This community is already being inundated with ADU's which have no on-site parking. El Cajon Blvd and 70th St are already overloaded with traffic at times. I dislike the population density of the plan.

The 2nd draft is still trying to triple the housing density in our low resource neighborhoods, without evidencing plans for adequate, commensurate infrastructure. I'm not in favor of the Low 4 residential area because it will result in Complete Communities projects which will tower over the residential homes and remaining few backyards in our single family home neighborhoods. SFH neighborhoods are a desirable housing type which must also be encouraged and protected!

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The west side of College Avenue between Arosa and Adams should not be upzoned to Medium 3 Residential. It backs to RS-1-7 with no transitional zone. It is not upzoned in the community's 7-Visions Plan.

1. Reduce housing unit increase to 11,250 units from 26,050 units. City is asking College Area to plan for an increase of 322% versus what's on the ground now, when other community plan updates have only been for about 100%. The College Area should NOT be upzoned for triple that versus the housing we have on the ground today!
2. The proposed College Area Community Plan Update violates affirmatively furthering fair housing goals by tripling density in low resource neighborhoods and providing no supportive infrastructure.
3. The College Area already suffers from a severe infrastructure deficit before adding the proposed 54,480 new people in the plan update. The City must make concrete commitments to provide infrastructure upgrades especially roadways in and out of college area (montezuma west to fairmont north should be widened) in a high fire area, give us parks, a recreation center, and library parking before adding upzoning for more density and people to our community underserved community. The proposed park sites and rec center are too small and insufficient.
4. Remove Low-4 Residential from the College Area Community Plan Update. Low-4 will allow towering Complete Communities projects in our single-family neighborhoods, where they don't belong.
5. The plan should have an economic development plan. It assumes stagnant non-residential space with an almost tripling of population.
6. The Proposed College Area Plan population and density targets are unjustified and discriminatory. They plan for 82% of San Diego's population growth and 24% of its housing growth in the College Area (based on SANDAG Series 15 projections) when the College Area is only 1.8% of San Diego's population (2020 census) and 0.9% of its acreage.
7. The west side of College Avenue between Arosa and Adams should not be upzoned to Medium 3 Residential. It backs to RS-1-7 with no transitional zone. It is not upzoned in the community's 7-Visions Plan.

The college area is primarily a low density residential area surrounding the university with the addition of retail to serve the area. Mid rise and high rise residential units do not fit this community.

Single family housing neighborhoods must be a part of the solution to San Diego's housing crisis by accommodating multi-family housing. Please restore the (slightly) higher densities that were recently removed on/around East Falls View Drive and Campus Village Center south of Montezuma Road. In addition, please update SFH zoning to be consistent with dwelling units/acre permitted under existing city ADU and Complete Communities policies.

While this plan is an improvement over current zoning, it is insufficient to meet state RHNA requirements. Please stop prioritizing single family neighborhood "character" over San Diego's urgent need for more multi-family housing near the transit and job centers in the College Area.

This plan says that it wants to encourage more mixed use and community, however, zoning separation of residential from low impact commercial use is not only preventing neighborhood change and development but also keeps neighborhoods locked into car centric infrastructure. All levels of residential use must be allowed commercial use such as live/work or Accessory Commercial Use. This allows small cafes and coffee shops or accounting offices or barbers and seamstresses to open shop in neighborhoods and encourage walkability. It's not ideal, but is acceptable to enable community buy-in for the plan to limit the number of units per lot, but don't limit use except for safety reasons. If there's no safety reason (tragedy of the commons such as pollution spillover) to neighboring lots, then don't limit use.

Comments on Mobility

I support and want walkable neighborhoods.

Is there more discussion about the residential permit parking district that is currently there. I think it's an important aspect to talk about especially with the residential permit parking district encompassing a lot of college area due to San Diego State. How does having a community parking district differ from the current residential permit parking district where residents are already having to pay for a permit to park near their homes?

College ave is stated to be a 2M + 2T street + rapid transit (or as stated transit only lanes) + class IV cycle track - has the City verified that this street design plus the desired increased parkway abides to fire aerial access? The max aerial access is 30 ft; once all these conditions are placed, aerial access may not be guaranteed creating a fire and life safety issue for properties fronting College ave.

Further it is unclear if College ave will have its own dedicated bike and bus lane - further clarification is needed.

Parking is horrible. Too many people in a small area because of ADUs and multi family. Stop with the ADUs and multi family. There's so much and this area can't accommodate it. Narrows streets and too many parked cars, visibility concerns at intersections, left turn yields at traffic lights are dangerous and hard to do because there are too many cars going straight. There should be a separate left turn signal. Too many people in the area means more reckless and fast drivers.

I would like to request class IV bike lanes on the following streets: 63rd st, Catocin Dr, Reservoir Dr I would like to be able to bike all the way the UCSD Health East trolley station on a protected bike lane. San Diego motorists are terrible to bikers and pretty much hate them. Me and my family need all the protection we can get. The lifted 4X4 trucks that barrel thru red lights on our city streets make me question owning a bike at all.

I love seeing Cycle Tracks, they are vital for the very busy roads. It's vital they become a reality where they are currently shown, not just a draft.

I would like to express my strong support for the proposals to replace auto lanes with bus-only lanes. And while bus lanes can be shared by bicyclists, I'd prefer to see safer, protected bike lanes on dangerous roads such as El Cajon Blvd, by removing existing street parking. There is abundant off-street commercial parking in this area.

You're missing any kind of light rail or circulator network around campus. If you want to end car dependence then you need a fixed route network with consistent and frequent service. Busses are fine but half-assed. And all networks should be hub and spoke from the trolley.

I can't figure out how I am going to get there from my home or where can I park

The mobility plan is weak and doesn't call for wider sidewalks and enough shade trees. All walking paths are on busy streets. They should be away from cars.

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Is there more discussion about the residential permit parking district that is currently there. I think it's an important aspect to talk about especially with the residential permit parking district encompassing a lot of college area due to San Diego State. How does having a community parking district differ from the current residential permit parking district where residents are already having to pay for a permit to park near their homes?

I am an avid cyclist. I ride more than drive my car.

a.The biking infrastructure.

a.You have Montezuma rd, a main throughway, 2 lanes, where cars normally go freeway speeds, sporting a class IV bike lane. Montezuma rd, in its current state, is not maintained, at all, by the city. It has glass shards, debris, tree roots, which have been reported numerous times by numerous cyclists, who, unfortunately go this way because there aren't many other alternatives that are easily accessible. (keep Meade out of the discussion--- it's not College area)

I would come to the same conclusion for Collwood. Downhill with limited escape routes going NB. This cyclist will be in the traffic lane for safety sake.

b.Even suggesting that 54th/Baja as a bike alternative has got my scratching my head! I can pedal up it, (Campanile/54th SB/NB), but casual riders won't, unless they are encouraged to get an E-bike, and wear a helmet going down & up those steep grades

c.BIKE SECURITY: there is an obvious theft issue at many locations of the city. It's an easy steal if the owner of a bike is in a business.

The Thief Network has the tools to defeat cable or u-locks. Will there be the option to bring a bike into a business,

d.BIKE TRAVEL: Will the supporting infrastructure support bike movement, by making sure that the detection sensors can sense a bike. A lot of them don't work. Believe me, I know.

e.MAINTENANCE OF THE BIKE LANES: The City does not have an answer for me regarding this issue., I, and other avid cyclists, have made many getitdone requests to 'sweep' a narrow area of many main streets around College, and other areas where we have bollards 'protecting us' Nothing is ever done. Before we ruin another area of the City, those in charge need to have an answer to maintain the ones we already have.

regarding MTS, to make it more effective, an extension of the rapid 215 to La Mesa might streamline things. In order to get to a "work area" (sorrento valley, eg), it takes 2 additional xfers from my location.... RAPID 215 to the green line to the coaster, and probably a couple of hours. I once did a test run to Oceanside, comparing a bike ride from my location compared to time on transit, and I got there faster by bike.

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I can't figure out how I am going to get there from my home or where can I park

There is no plan element acknowledging that folks who rent and are younger tend to eat at home less often and take more home deliveries. When a single family home gets converted to 8 or 10 dwellings, each with 2 or 3 occupants, the number of deliveries to a given street skyrockets! Most of the delivery drivers double-park during the delivery, which, if it were a once-a day phenomenon would not be intrusive, but some streets have a delivery truck or two on them constantly, all afternoon! This is not an exaggeration! Peer to peer drivers (Uber eats, grubhub, doordash, etc.) routinely park their cars in front of home driveways, not the driveway of the apartment they are delivering to! I have been blocked from entering or exiting my own driveway three days in a row recently. Now imaging all this increased delivery traffic thrown into the fire evacuation scenario we had a year ago on Halloween in the college area! It was already gridlocked for hours in a highly unsafe traffic jam! No doubt all the delivery traffic added to the snarl, as did the population density increases already in place 20 months ago.

Despite the developer fee exclusions provided to those who built within a mile of transit NONE of the builders, contractors, or occupants of the ADU apartments in the college area take public transit! ZERO!

Comments on Urban Design

Low #2 residential areas should not be next to Medium 3 areas. There needs to be a gradual increase of density. In fact there should be no Medium 3 areas in this community. The community village area. (0-145 du/ac) does not belong in the area where it is shown. Yes, some people might walk there, but many would take their cars and that would add to the traffic problems that exist already.

regarding MTS, to make it more effective, an extension of the rapid 215 to La Mesa might streamline things. In order to get to a "work area" (sorrento valley, eg), it takes 2 additional xfers from my location.... RAPID 215 to the green line to the coaster, and probably a couple of hours. I once did a test run to Oceanside, comparing a bike ride from my location compared to time on transit, and I got there faster by bike.

I just don't like the whole thing

There has been no requirement whatsoever for builders to comply with existing housing stylistically and so all have been big ugly boxes, not anything that looks like houses.

You know, when I first got to San Diego in the 1990s the dominant topic in the planning community was "the preservation of open space." Folks understood the oppression one feels walking in shadowed canyons of buildings where there is little light and no longer-distance sight lines. It's time to acknowledge the damage that recent policies have done to the urban forest, to open space, and to the residents psyches. There has been no justification that stands up to the laugh test other than developers want to get wealthier. Growth is NOT always good! Use your brains. What number of San Diegans is optimal? 2 million? 10 million? Vienna is one of the worlds great cities, more famous and more respected globally than San Diego, and it has had a population of about 1 million for over one hundred years. You can't even conceive of that can you? It's time to pause the unbridled growth that harms the college area disproportionately ! No triple-density goals for us! No 300% increase while other areas are slated to grow by 100%

No SB79

Any good quality Urban Design Element includes a complete environmental review of that plan. Are we taking into consideration the steady increase in temperatures that we may be dealing with in our neighborhoods in the next 30 years? Proper shade and solar instillations must be brought up to scale or we will be in deep trouble.

The City should be against the size and SDSU's Evolve project in a high fire zone. The City should be demanding that SDSU place student housing next to the SDSU trolley station in parking lots 1, F and G along College Ave. MTS is claiming it needs more riders and the City does nothing to push SDSU to build in these location.

If it is true that a substantial density increase for the College Area is intended, without the accompanying increases to infrastructure (water/sewer capacity, fire house, electrical upgrades, parking, libraries, parks, green space) that would be required to sustain the neighborhoods as safe and civil places to raise families and establish long-lasting friendships instead of merely warehousing humans, then I strongly oppose this short-sighted and inhumane destruction of thousands of dreams.

I urge the City to reduce the proposed housing unit increase for the College Area from 26,050 units to 11,250 units. The current plan represents a 322% increase compared to existing housing, which is far beyond what other communities are being asked to absorb. Other plan updates typically call for about a 100% increase, so it is unfair and unreasonable to expect the College Area to triple that amount.

The proposed plan is fundamentally flawed. Our community is already struggling with:

Haphazard ADUs: Many accessory dwelling units have been built cheaply, without consistent oversight, and are likely to become poorly maintained and deteriorated quickly.

Parking shortages: Street parking is already overburdened, and adding thousands more units will only make this problem worse.

Public safety risks: Overcrowding increases the threat from fire danger in our neighborhoods.

Additionally, I strongly oppose allowing single-family homes to be purchased by LLCs, out-of-state investors, or speculative buyers. This practice pushes out local families, drives up costs, and erodes the fabric of our community. Instead, we should be expanding opportunities for lower-income families to purchase homes and build equity, not creating policies that encourage investors to take over our neighborhoods.

The current plan is not the right path forward for the College Area. We deserve a plan that is balanced, fair, and truly supports the long-term health and safety of our community.

In table 11-4, the bottom row of tree images are not identified by the correct tree species names. The plan includes *Washingtonia robusta* (Mexican Fan Palm) as an alternate street tree species. This palm species is identified as an invasive species by the State of California. In figures 11-2 and 11-3 on pages 124-125, reducing the number of automobile lanes on El Cajon Blvd is counter-intuitive to the increased residential density and increased traffic volume that will result from the re-zoning on El Cajon Blvd. Please take this into consideration. Please also provide an exhibit that illustrates the street condition on El Cajon Blvd between College and Montezuma.

The College Area already suffers from a severe infrastructure deficit before adding the proposed 54,480 new people in the plan update. The City must make concrete commitments to give us parks, a recreation center, and library parking before adding upzoning for more density and people to our community underserved community. The proposed park sites and rec center are too small and insufficient.

The plan to increase the amount of housing from 100% to 322% is reckless and shows the city doesn't care at all about the residents, family's and the community plan. It shows the utter greed of the city of San Diego and its council. You all must be in the pockets of the developers as shown by your reckless actions. We, the community who own and live in the college area demand you reverse your policies ambitions and stick to the 100% plan which already is ruining our neighborhoods!

The entire ADU concept should be destroyed. I live next to ten (10) ADUs and no families reside in them at all. Only SDSU students who have wealthy parents out of state to pay the constantly rising ADU rents. The construction was horrendous and we have had sewer explosions and water pressure problems. I doubt the ADUs will withstand a seismic event.

MORE PARKING for our Montezuma/ Rolando Library. PUNY 28 parking spaces is not enough for meetings and library users. TAKE BACK CHURCH LOT next to Montezuma Library for new library location AND make present library location for extra parking for library use.

The City should be against the size and SDSU's Evolve project in a high fire zone. The City should be demanding that SDSU place student housing next to the SDSU trolley station in parking lots 1, F and G along College Ave. MTS is claiming it needs more riders and the City does nothing to push SDSU to build in these location.

Comments on Economic Prosperity

Stop the overdevelopment of the college area

The neighborhoods south of the 8 freeway have been overtaken by poorly constructed and under supervised ADU's. The quality of these backyard apartments is notoriously low. The occupants do not feel thankful to live in them because they are ridiculously expensive. I have one on the north and the south side of my home. I have had conversations with the student tenants and they are very honest about the quality of these apts. They are a rip off and often do not even provide parking or a simple driveway. This is not thoughtful planning this the shotgun approach to planning... Throw something against the wall and see if it actually results in cheaper housing. Upzoning in our underserved, low income neighborhood is shameful and deeply concerning.

Making lifetime renters is not prosperity.

I am unaware of an Economic Prosperity Element, other than the economic benefit to be had by developers, absentee landlords, and the politicians who are intent on paving over every inch of this beautiful city for their own short-term economic gain.

Comments on Parks

The Recreation Element does not go far enough to actually provide for the parks and recreational opportunities that College Area children and all residents need and deserve. College Area is already at a great deficit which will only be exacerbated with population growth. We need recreation facilities for robust play, including fields, courts, playgrounds and more. This CPU needs to determine exactly what types and where park space, recreation centers and other facilities will really be developed BEFORE building housing units for 50,000 more people. Services should be provided for all people, of all ages, abilities and needs in order to provide equitable parks, facilities and programming to meet the current and future population growth. The current 1.5 acre Montezuma Park is the largest contiguous free-standing park space. The CPU plan of parklets and promenades with benches along thoroughfares should in no way qualify toward recreational value/park points. Please continue to articulate a stronger plan to meet the City's goals for equitable parks and recreational facilities within the College Planning Area.

The 10-minute map on which planning is based is a joke. 1) I walk very fast, fibit even says my walking is "elliptical" but there is no way I can get to the park on Cactoctin in 10 mins (and as an 11-year resident, it is so far away I didn't know its proper name is Montezuma Park.) Plus I would have to cross a 4-lane collector street, College. 2) if the 10 minute map is based on the supposed trail beginning on Adams Ave, that is even more of a joke and reflects staff & planners never having been on it & only using GIS. I am an experienced hiker & and I wouldn't access it from Adams (10 min walk for me) without a) poles, b) gloves and knee pads. It is that steep at Adams. It is NOT city owned, but is a utility easement. Nowhere near any park standards. You want kids and seniors to fall and rip open parts of their body and even strain or break limbs???

Why do you hate parks? How is it that you have the ability to exponentially increase density in the College Area but lack the ability to create parks and recreation areas? You should not be able to have one without the other. A linear park on Montezuma is not a park. It is a nice looking street. I will not be able to go there and throw a baseball around with my children. I won't be able to play fetch with my dog. At best, I may be able to sit on a bench and watch the cars drive by. The college area is already significantly lacking open spaces and parks. This update plan is your opportunity to fix this. I hope this comment is read out loud to the public, so that future residents of the College Area are aware of your neglect and failure as community planners, even though it was addressed by its residents at each meeting, every step of the way.

This area is crying out for parks and green space. These need to be large parks, Not pocket parks or corridor parks. They need to be big enough that kids could play a game, people could run or jog, dogs could run off-leash. There is a need for more parking at the library.

Please give our community some parks and open spaces / community centers. What we have right now is essentially nothing. The plan adds more people who will also suffer a lack of park access.

Comments on Public Facilities, Services and Safety

Thank you for the opportunity to comment. I Co-Chair the Alvarado Estates Fire Safe Council and work collaboratively with 6 other FSC groups in our Mid-City region. we all know that urban wildfires are becoming more frequent where houses and other built structures meet or intermingle with undeveloped areas of wildland vegetation. In fact, we had a nearly 40-acre fire along College Area's Montezuma Road last Halloween, which took 18 fire agencies to control at the cost of millions of dollars. In 1989, when the last CPU was adopted for College Area, fire preparedness was not addressed. In the "Public Facilities, Services & Safety" element of this current draft CPU, policy statements should be articulated to protect life, property and natural resources from unreasonable risks associated with wildland fires by using land use planning and management practices to better prepare College Area for wildfire. Here are a few examples: 1)Add the Very High Fire Hazard Severity Zone and AB 2911 Subdivision maps. 2)Within 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.3)Require periodic planning and coordinated operations among key agencies to establish and maintain evacuation corridors and ensure safe evacuations. 4) Invest in firefighting infrastructure upgrades to meet the future needs of College Area growth. 5)Encourage fire resistant landscaping and design, such as the use of fire-resistant plant species and non-combustible materials, fire breaks and regular brush management. Thank you for reviewing this request to incorporate more policy language to safeguard our community from the threat of wildfire.

The infrastructure of this area is already lacking. Water pressure is low, the roads are in poor shape and the traffic does not flow through the area. There are canyons in the area and if a fire was in any of them people would be stuck in the area and lives could be lost. They would not be able to exit in enough time because of the density in the area and The fact that there are. not enough roads to accommodate the people that are living in the area.

I know that current levels of public facilities, services, and safety are very inadequate for the current population, and the idea of shoehorning thousands of more people into every square inch of space will succeed in making everyone miserable

Comments on Historic Preservation

While opportunities for education are important, it is also crucial to hold ourselves accountable for pain, and usher in healing. This includes removing the electronic signage on businesses that include a parade majorette wearing a headdress. While a much longer process, this should also include renaming Andrew Jackson Post Office.

Comments on Implementation

Developers and those that are building ADUs need to be required to provide parking for the number of people they are hoping to house. We may all wish that people would take public transportation, but until it is built out, people are going to continue to use their cars. This is reality. Having cars line the streets is not safe. Nor is it attractive. This city needs all types of neighborhoods. This is a neighborhood that has character that is being lost. To design an urban area in which people want to live there need to be neighborhoods with character. This is a neighborhood of people with modest incomes, people of various races, gender, sexual preference, country origin, single or part of a family unit, and so forth, all living together in one community supporting one another. This is what makes up the country's best city.

My name is Mona Azari, and I am the long-time property owner of 4808 63rd Street—a 10,000-square-foot corner lot at 63rd and Stewart, located between Montezuma Road and El Cajon Boulevard. I've proudly owned and managed properties in the College Area for over 15 years, housing students, families, and professionals alike. I write today in strong support of the current second draft plan, particularly the inclusion of 63rd Street in the Low 4 designation (RM-2-5 zoning). I urge the City to adopt this version without further downscaling.

While I own just a few properties in the area, this particular lot is a perfect example of why 63rd Street should be zoned for moderate multifamily housing. The existing home is a 4,200+ square foot single-family structure with 10 bedrooms and 7 bathrooms. While unique, it is not easy to find tenants seeking a house of that size. Our long-term vision is to redevelop this property with multiple mid-sized rental units that better reflect the future needs of the community—not luxury towers, but thoughtfully designed, by-right housing that adds meaningful supply to a constrained market.

Unfortunately, the recent rollbacks to the Bonus ADU program have created significant barriers for small property owners like us, especially those with larger lots. The administrative burden, the fear of steep penalties for compliance errors, and the hard caps on ADU square footage (1,200 SF max and just 4,400 sqft maximum building area) make it much less feasible to add meaningful housing under the current rules. We essentially could not develop ANY new bonus ADUs under these new restrictive rules, meaning we would not be able to expand the property beyond just one new detached ADU if the zoning is not updated.

In contrast, RM-2-5 zoning would allow us to build larger units with more bedrooms—ideal for families, students, or multigenerational households. On our lot alone, this could mean adding potentially 10 or more well-designed units at 1,000 square feet each, built to modern fire and energy codes, and offering real long-term housing options. That is the kind of responsible, community-focused reinvestment we want to make—but we need the right zoning in place to do it.

To be clear, we are not developers pursuing high-density, Complete Communities incentives. We are a small family business with limited capital and deep roots in this area.

We want to contribute to the housing supply in a way that is realistic and sustainable for small owners like us. RM-2-5 zoning gives us that opportunity”ADUs alone do not.

Some opponents are trying to remove 63rd Street from this plan under the guise of “protecting neighborhood character,” but they fail to recognize that 63rd is already one of the busiest and most visible corridors in the College Area. It connects Montezuma and El Cajon, serves SDSU students daily, and is surrounded by large, level lots with redevelopment potential. It's a prime location for gentle infill, and removing it now would be a major setback to the plan's goals.

Finally, many of the loudest voices opposing the current zoning are not property owners or residents of this street. They do not bear the financial or legal responsibility of maintaining and upgrading properties. We do. And we are asking for a modest, practical path forward that allows small-scale infill to succeed”not just on major commercial corridors, but on logical, walkable streets like 63rd.

This is exactly what the Low 4 zone was created for. Please stand firm on this zoning designation. Let's not let another decade go by without building the housing our neighborhoods so clearly need.

Sincerely,

Mona Azari

My name is Brian Zomorodi. I've been a property owner in the College Area since 2011, and my family has invested heavily in this community over the years. My son Ryan is a proud San Diego State alumnus, a small business owner, and together we own two properties on 63rd Street between Montezuma and El Cajon Blvd. Together, we are committed to being thoughtful, long-term stakeholders in the future of this neighborhood.

I'm writing to express my strong support for keeping 63rd Street within the proposed Low 4 land use designation (RM-2-5 zoning) under the second draft of the College Area Community Plan Update. I appreciate the Planning Department's thoughtful revisions in this draft and the effort to strike a fair balance between housing goals and community feedback.

Unfortunately, I've seen increased opposition to the inclusion of 63rd Street in the Low 4 zone, despite the City's already significant efforts to scale back zoning in other single-family areas. This draft already reflects meaningful compromise. I urge the City to stand firm on this decision and preserve 63rd as one of the few remaining opportunities for modest infill.

Here are a few key reasons why:

63rd Is a Logical and Connected Corridor for Infill Housing

This is not a cul-de-sac or low-access street. 63rd Street is already one of the busiest residential through-streets in the area—used daily by students, residents, and service vehicles traveling between Montezuma Road and El Cajon Boulevard. It plays a critical role in linking disconnected blocks and easing pressure off of College Avenue and other major arteries.

Compared to quieter residential streets like Mohawk, Cresita, which are also in the Low-4 Designation, and many others that were removed from Low 4 between the first and second drafts, 63rd already functions as a key connector. Its central location, high visibility, and level, buildable lots make it an ideal candidate for moderate infill.

If the goal is to create a village feel, walkable, well-traveled corridors like 63rd already active and well-positioned should be embraced as the very types of streets that support that vision.

Sidewalk Access Is Not a Valid Reason to Downzone 63rd

Concerns about sidewalk access have been exaggerated. In fact, every parcel within the proposed RM-2-5 zone has a sidewalk except for two. These gaps are the exception, not the rule.

Other missing sidewalks are located on parcels in the proposed higher-density Medium 4 zone and within the Community Enhancement Overlay Zone (CEOZ) areas where development will trigger required infrastructure upgrades. If sidewalk continuity is a concern, it should be addressed through policy tools like the CEOZ, not by eliminating the opportunity for future housing.

Students and Residents Want Options Not Just Busy Corridors

Not everyone wants to live on top of campus or right along College Avenue or El Cajon Blvd. Residents including my tenants choose 63rd Street because it offers a more laid-back, residential feel while still being within walking distance of SDSU and El Cajon Boulevard.

RM-2-5 zoning provides a modest increase in density not high-rises or party houses, but small-scale infill like duplexes, triplexes, or cottage courts. This is the kind of gentle growth that supports diverse housing needs and allows more residents to enjoy the same livable qualities that current neighbors value today.

Feasibility, Not Capacity, Limits What Gets Built

Just because zoning allows something doesn't mean it will be built. As longtime property owners, we understand how financially risky, time-consuming, and expensive development can be especially now, with high interest rates, rising construction costs, and rental market uncertainty due to incoming supply.

That's why it's so important to separate zoning capacity from realistic development. Most parcels will never be built out to their theoretical maximum. But planning for reasonable capacity ensures options for the future when the timing and economics align.

Even today, the College Area has only been developed to roughly 50% of its housing capacity over the past several decades, which is a clear, objective demonstration of this point.

Rezoning Enables Larger, Family-Friendly Housing Not Just Micro-Units

Opponents who pushed back on the City's bonus ADU rules may not realize that the rollback is now forcing many small property owners to design micro-units just to make projects pencil. With increased permitting costs and fewer square feet allowed, developers are often limited to smaller ADUs with 1-3 bedrooms max, leaving few viable options for larger households.

Rezoning streets like 63rd to RM-2-5 makes a meaningful difference. It would not only allow more units but more importantly, larger, more spacious units with additional bedrooms that can accommodate families and multigenerational households. On my own parcels, for example, the difference between ADU-only and by-right multifamily is the difference between creating tight, minimal living quarters vs. real, comfortable housing for growing families. This is a key benefit of Low 4 zoning that is often overlooked by opponents.

The Gentle Density Transition Argument Is Inconsistently Applied

Some opponents have argued that Low 4 zoning on 63rd doesn't provide a gentle transition to neighboring RS-1-7 homes. But this same condition exists throughout the plan:

-->Medium 4 (RM-4-10 zoning) is proposed adjacent to single-family homes on Ewing, La Dorna, and Gary Court

-->High 2, Medium 4, and Medium 2 (including RM-3-8 zoning) impacts RS-1-7 homes on Rockford Drive and 62nd Street

In contrast, 63rd is proposed for the modest RM-2-5 zone, yet is being disproportionately scrutinized. If we accept this transition principle, it should be applied evenly not just used to target one street.

63rd Is One of the Few Remaining RS-1-7 Corridors Proposed for Upzoning

Between the first and second draft plans, the City removed a large majority of RS-1-7 parcels from any proposed density increase. Entire streets were reverted to single-family zoning in response to community feedback. 63rd is one of the last remaining opportunities for gentle infill under Low 4. If removed, it would virtually eliminate the potential for new housing in the interior of the community.

More Housing = Lower Rents = Long-Term Equity

When we plan for more housing, especially in walkable, high-demand areas like 63rd Street, we promote affordability. Increased supply helps stabilize rents, giving students, young families, and working professionals a better chance at economic mobility and long-term success.

It's worth remembering: the homes we now seek to preserve were once new developments themselves. This is our generation's chance to do the same for current and future residents.

The current plan strikes a thoughtful balance. It already reduces upzoning across much of the neighborhood, while preserving a few key corridors for future housing. Let's not backtrack further. Keeping 63rd Street in the Low 4 designation ensures the College Area can grow gradually, responsibly, and with room for the next generation to live here too.

Thank you for your time and leadership.

Sincerely,

Brian Zomorodi



Outlook

[EXTERNAL] Support for Maintaining 63rd Street in RM-2-5 Designation – College Area Community Plan Update

From Ryan Zomorodi <ryanzomorodi@gmail.com>

Date Wed 8/20/2025 11:54 AM

To PLN College Area Community Plan Update <plancollegearea@sandiego.gov>

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Dear City Planning Team, My name is Ryan Zomorodi, and I am a San Diego State University Alumnus who lived on East Falls View for 4 years, a local small business owner, and the owner of two parcels on 63rd Street. I am writing to express my strong support for maintaining 63rd Street's inclusion in the proposed Low 4 designation (RM-2-5 zoning) under the second draft of the College Area Community Plan Update. I appreciate the thoughtful revisions reflected in this latest draft and the City's effort to balance community feedback with San Diego's pressing need for more housing. The decision to preserve Low 4 zoning on 63rd Street—while scaling it back on many other single-family streets—is a smart, measured compromise that I believe serves both the neighborhood and the broader city. That said, I am concerned by increasing comments from a small number of opponents to remove 63rd Street from the Low 4 zone entirely. I'd like to share a few key facts and perspectives for your consideration:

- ✅ Sidewalk Access Is Not a Valid Reason to Downzone 63rd Some have claimed that 63rd lacks adequate sidewalk infrastructure. However, this is not supported by the actual conditions on the street: Every parcel within the proposed RM-2-5 zone has a sidewalk—except for one. Other small sidewalk gaps are located within higher-density RM-4-10 zones and the Community Enhancement Overlay Zone (CEOZ), where development will trigger infrastructure improvements. Additionally, 63rd has been identified by the City as a pedestrian connector, and as reported by the San Diego Union-Tribune, future development would be required to ensure continuous sidewalks on the street. If sidewalk continuity is a concern, it can be solved through existing policy tools like the CEOZ or standard development conditions—not by eliminating housing potential.
- ✅ 63rd Street Is a Key Connector and Ideal for Infill 63rd is not a cul-de-sac or low-access street. It connects directly to Montezuma Road and El Cajon Boulevard, offering strong transit, walkability, and emergency access. It plays an important role in breaking up the “triangle” of disconnected residential blocks, improving access to SDSU and surrounding amenities. If the goal is to create a “village feel,” walkable streets like 63rd—already active, centrally located, and filled with large, level lots—should be embraced as opportunities for moderate infill.
- ✅ Students and Residents Want Options—Not Just Busy Corridors Not everyone wants to live directly on College Avenue, Montezuma, or El Cajon Blvd. My tenants specifically choose 63rd Street because it's peaceful, residential, and quieter—yet still within walking distance of campus and the surrounding shops on El Cajon. These are exactly the types of areas that can offer a higher quality of life for students, young professionals, and families—without contributing to traffic congestion or commercial noise. Some may worry that adding more housing will disrupt that quiet character, but modest infill under RM-2-5—like duplexes or small-scale multifamily homes—can fit seamlessly into the neighborhood's existing feel. We're not talking about towers or nightlife; we're talking about housing that matches what's already here. Thoughtful growth simply allows more residents to enjoy what already makes this street special—without taking anything away from those who live here now.
- ✅ The Gentle Density Transition Argument is Inconsistent Some have argued that Low 4 zoning on 63rd doesn't

provide a “gentle transition” to adjacent RS-1-7 lots. But this concern applies to many areas in the current plan: RM-4-10 zoning is proposed adjacent to single-family homes on Ewing, La Dorna, and Gary Court. RM-3-8 zoning impacts single-family homes on Rockford Drive. Yet 63rd—proposed for modest RM-2-5 zoning—is being disproportionately singled out. This is not a consistent application of the transition principle. ✓ 63rd Street Is One of the Last RS-1-7 Corridors Remaining in Low 4 Between the first and second drafts, the City already removed a massive portion of RS-1-7 properties from any upzoning. Entire streets were reverted to single-family zoning in direct response to community concerns. 63rd is one of the few remaining RS-1-7 corridors still proposed for moderate rezoning. Removing it now would nearly eliminate all reasonable Low 4 infill options in the plan. ✓ Feasibility, Not Capacity, Limits Development As a small property owner, I want to be clear: just because the zoning allows something doesn’t mean it will happen. Real estate development is financially risky, time-consuming, and difficult—especially under current conditions: -Interest rates are high - Construction costs are at all-time highs -Rents may soften due to incoming supply from larger developments like the Evolve Housing project I say this not for sympathy, but to highlight a reality often ignored by opponents: zoning capacity is not the same as actual production. Most parcels will never be developed to their maximum potential. ✓ More Housing = Lower Rents = Greater Equity Allowing moderate-density development on streets like 63rd increases the likelihood of more affordable rental housing in the long run. More housing supply means downward pressure on rents—giving residents more financial freedom to save money to invest in the community, save for homeownership, or pay off student debt. The homeowners who now oppose these changes often forget that their own houses were once built by developers for the residents of their time. Now it’s our turn to build for today’s and tomorrow’s residents. ✓ Closing Thought The current plan strikes a reasonable, thoughtful balance. It already scales back more aggressive upzoning proposals and preserves the neighborhood character in most single-family areas. But we must retain some areas like 63rd Street for future housing. Removing this designation now would send the wrong message—and miss a rare opportunity to plan for inclusive, walkable, and sustainable growth. Thank you for your time, your hard work, and for thoughtfully considering the perspectives of property owners like myself who want to see our community grow responsibly and equitably. Sincerely, Ryan Zomorodi College Area Property Owner ryanzomorodi@gmail.com (818) 261-8387
CA DRE #01998734



September 18, 2025

Nathen Causman
Senior Planner
City of San Diego
ncausman@sandiego.gov

VIA EMAIL

RE: COMMENTS ON 2ND DRAFT OF COLLEGE AREA COMMUNITY PLAN UPDATE

Dear Mr. Causman:

The College Area Community Council (“CACC”) would like to submit this comment letter in response to the 2nd draft of the College Area Community Plan Update (Update). We apologize for the lateness of the letter, but there was a substantial amount of public input the CACC considered in the writing. The CACC is in full agreement with the letter submitted by the College Area Community Planning Group. The 2nd draft is still too aggressive, allowing an extreme increase in density and providing little or no improvements in infrastructure.

The College Area initiated community planning efforts in 2016 knowing the City would be updating our community plan in the near future. The community planning board and community council met for four years prior to the City initiating the community plan update. The community recognized a need to provide more housing and came up with the 7 Visions Plan calling for increased density along the major corridors of College Avenue, El Cajon Boulevard, and Montezuma Road, and recommended the highest densities at the intersections/nodes of these roads. The 7 Visions Plan recommended an increase in housing density of 137% versus existing (2023), whereas the 2nd Draft recommends an increase in density of 322%.

The 1989 College Area Community Plan projected growth to a total of 8,750 housing units and 22,000 people.¹ In 2023 the City found there were 8,100 dwelling units with a total population of 19,690 in the College Area (excluding approximately 8,500 SDSU students living on campus). The City’s 2nd Draft projects 34,150 dwelling units with a population of 74,150 (excluding approximately 13,000 SDSU students living on campus). The 7 Visions Plan projects 19,434 dwelling units with a population of 42,208.

It is important to note the College Area has very limited community services (e.g., no dedicated police or fire station) and the 2nd Draft does not project a significant increase in community services to support the 54,000+ additional residents anticipated at build out. The College Area currently has one neighborhood park of 1.34 acres and three joint use fields to serve the existing population of over 28,000 people (including on-campus SDSU students). The College Area has only 9% of the needed park points for the existing population. The Update

¹ College Area Community Plan, p. 23.

identifies approximately 945 existing and potential park points, but this would not even serve the existing population. With the projected build out, the Parks Master Plan would require 7,417 park points including 1.5 aquatic complexes and 3 recreation centers. The proposed 4,000-sf community center is not sufficient to be used as a community center. The promenade proposed along Montezuma Road is a help but gets the community nowhere near the parks needed to support the existing population, much less the additional 34,150 dwelling units proposed in the Update. There is little hope that redevelopment of the College Area will result in 6,472 park points because the area is already built out with limited potential to amass the large blocks of land necessary to provide adequate parks.

The College Area has contributed \$1,665,599 to the new citywide parks DIFs. As of June 30, 2024, the citywide park DIF balance was \$22,331,227 – the College Area contributed 7.5% but is seeing no benefit from those contributions. The only park improvements proposed for the College area are two dog parks and a playground at our one small park that has a net usable acreage of 1 acre. Allowing the growth proposed in the Update without the requisite park improvements will create an unhealthy and undesirable neighborhood.

Libraries are in a similar situation. The College Area has one, undersized library to serve the existing population. The landowner of the neighboring parcel owns the entrance to the driveway off Montezuma Road and a significant portion of the available parking. The landowner has been issued a building permit for a new motel/student housing development with inadequate parking. Due to the limited parking provided for building visitors and residents, the development will put additional pressure on library parking while also removing existing parking. Although the developer has agreed to provide 25 parking spaces, this agreement is temporary and does not provide exclusive parking for the library. In 2017, when the property was transferred to the current owner, he immediately chained off access from Montezuma Road. During the time access was not available from Montezuma Road, the library saw a dramatic reduction in use. The loss of parking will similarly diminish the value of the one community resource in the College Area. There is no proposal in the Update to provide additional library parking or increase the size of the library to accommodate the proposed population growth.

Friends of the College Rolando Library have offered at least two options to protect library parking to no avail. The College Area has contributed over \$132,000 to the citywide library DIF fund, which had a total balance of \$372,796 as of June 30, 2024.² It appears the College Area has contributed 35% of the citywide DIF for libraries, but the College Rolando Library is not benefiting from that contribution. The College Area is currently experiencing significant growth, but infrastructure is not keeping pace with that current growth, much less the significant population increase proposed in the Update.

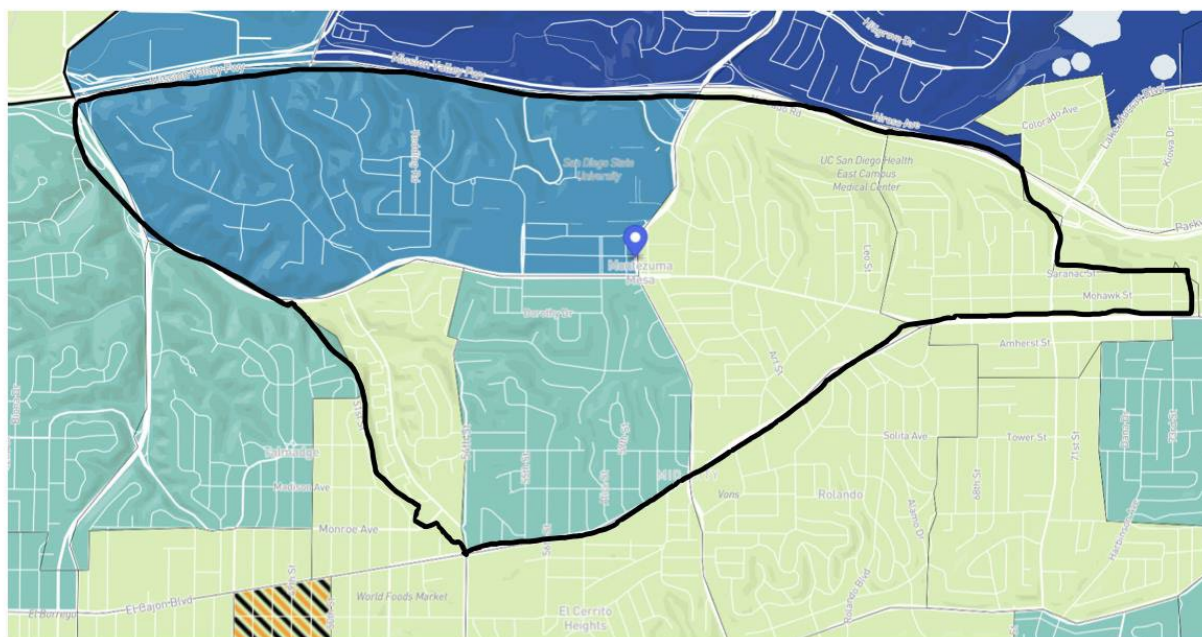
The College Area has not been the recipient of DIFs to improve community services other than a small amount to improve our one park. Park improvements include a playground and two dog parks...a lot to fit on one small park.³

² The 2025 figures were not available as of the writing of this letter but the CACC believes the funds for Montezuma Park were from the community DIF prior to the adoption of Build Better SD.

³ It is important to note, approximately .25 acres of this park is a drainage swale that is fenced off and unusable.

A significant portion of the College Area is designated low resource by the California Tax Credit Allocation Committee (CTCAC); this is not reflected in the language of the 2nd Draft. Another significant portion is designated moderate resource. As low resource areas, dense development should not be focused in these areas and provisions for adequate infrastructure must be included in the College Area Community Plan to support any density increases.

The only portion of the College Area designated as high resources is located in Very High Fire Hazard Zones (VHFHZ) with limited evacuations routes, making this area unsuitable for any increase in density. In fact, the only area designated as high resource is also the only area shown as a community of concern on the current map.



COLLEGE AREA 2025 CTCAC RESOURCE ZONES



When compared to other communities that were the subject of recent community plan updates or are currently in similar long-range planning stages, it is clear density is being focused in the College Area rather than other higher resource areas in violation of the Affirmatively Furthering Fair Housing (AFFH) policies of the Fair Housing Act. While the CACC does not wish to interfere in the planning for other communities, we use this statement to demonstrate the inequities of placing density in a low opportunity area, compounded by the lack of necessary services to support those low resource communities.

Thank you for the opportunity to comment on the 2nd Draft of the College Area Community Plan Update. I remain available if you have any questions or need additional information.

Regards,



Julie M. Hamilton
President
College Area Community Council
collegeareacc@gmail.com



[EXTERNAL] Copy of my 8/11/25 Presentation Responding to CACPU 2nd Draft

From Danna Givot <dannagivot@gmail.com>

Date Tue 8/12/2025 8:31 AM

To Causman, Nathen <NCausman@sandiego.gov>

Cc Vonblum, Heidi <VonblumH@sandiego.gov>; Robert Montana <robtanastan@gmail.com>; Jim Jennings <jimj138@gmail.com>

📎 2 attachments (3 MB)

CACPU 2ND DRAFT RESPONSE GIVOT 81125 FINAL.pdf; POPULATION 1ST VS 2ND DRAFT.docx;

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi, Nathen:

I am attaching a pdf of my presentation from last night.

A few things worth noting.

- Since the City has already done the only EIR it intends to do (based on the CACPU *1st Draft* as you advised last night), our recommendation to include the College Area Community Planning Board's "7 Visions Plan" as an alternative is moot. The City has reneged on the commitment it made to the Planning Board to do this.
- **By not counting students living on SDSU's campus (in "group quarters," as you explained last night), the City is undercounting the College Area's population by over 8,000 people. The 2nd Draft CACPU proposes to upzone the College Area to accommodate 82,380 people as the "Horizon Total," not the 74,170 people noted in Table 2-1 on page 32 of the 2nd Draft.**

**College Area Community Plan Update 2nd Draft
Comparison Table 2-1 ("Non-Group Quarters Population") vs. Actual Population**

	Population
Actual Per CACPU Pg 14	27,900
Table 2-1 Existing 2023 Pg 32	19,690
Uncounted SDSU students living on campus	8,210
Underreported "Horizon Total"	74,170
Corrected "Horizon Total"*	82,380

*Includes SDSU students living on campus

I continue to try to reconcile the population data you are presenting in your Tables 2-1 (see attachment) with the actual populations you present in the body of the draft plan updates (screenshot below). Your explanation that you don't include students living in "group quarters" or on campus defies logic. The census counts them and why wouldn't they? These students live within our community 9-10 months (or more) of every year. They use San Diego's infrastructure (sewer, water, streets, sidewalks, businesses, transit, fire and *especially police services*) every day they are here and though they are not permanent residents, they are regularly replaced so their impact is constant. Their effects on our community are significant and cannot be denied. The CPU is focusing on a "campus town" for just these students, so refusing to acknowledge them in the Table 2-1 Existing Population and Horizon Total is silly and does nothing to discount their considerable impact on the College Area.

- CACPU Draft 1 Reference

Population

The 2020 College Area population was approximately 24,900 and with 15,960 people work at jobs in community. The community population is largely influenced by San Diego State University student demographics and jobs associated with the University.

Page | 6

- CACPU Draft 1 Reference

Population

The 2023 College Area population was approximately 27,900 with 13,330 people working at jobs in community. The community population is largely influenced by San Diego State University student demographics and jobs associated with the University.

14

I sincerely hope that you will give due consideration to not only my presentation, which was requested by Robert Montana and the Community Planning Board, but also the other comments made verbally and in writing last night, and those that will be forthcoming.

While I believe that all of my slides were important, I would like to particularly emphasize 7, 8, 9, 15, 16 and 19 in terms of the big picture. We are a relatively small community - geographically (.9% of San Diego's acreage) and in terms of population (1.8% of San Diego per 2020 Census) - and we are low resourced versus the other CPAs with recent community plan updates. Yet the City has plans for the College Area to absorb a massive upzoning load relative to our size and resources. Our infrastructure deficit is huge relative to our current population, let alone the excessive increases the City wants to upzone us to accommodate. We are being targeted in ways that violate AFFH and we are already absorbing disproportionately large portions of the City's building permits (over 10% in 2023), roughly a quarter of which are for deed-restricted housing. And, of course, none of the dwelling unit projections in the CPU take into consideration that 70% of our building permits are coming from bonus density programs that don't show up in the CPU projections and will represent additional dwelling units and density.

Please enter this communication with attachments as a written response to the CACPU 2nd Draft.

As always, if you have any questions about my presentation or data, I am happy to answer them.
Thanks for working with us, Nathen.

Best regards,
Danna

COMPARISON – COLLEGE AREA CPU POPULATION/HOUSING 1ST & 2ND DRAFT DATA VS. SANDAG

**Table 2-1
Development Potential**

	Existing (2020)	Possible Net Future Change	Horizon Total
Population	20,300	67,000	87,300
Residential (Homes)	8,200	26,800	35,000
Non-Residential (Sq. Ft.)	5,470,000	-	5,470,000

CACPU 1ST DRAFT

**Table 2-1
Development Potential**

	Existing (2023)	Possible Net Future Change	Horizon Total
Population	19,690	54,480	74,170
Residential (Homes)	8,100	26,050	34,150
Non-Residential (sq. ft.)	5,470,000	-	5,470,000

CACPU 2ND DRAFT

SERIES 13 REGIONAL GROWTH FORECAST

College Area Community Planning Area
City of San Diego

POPULATION AND HOUSING

	2012	2020
Total Population	20,735	25,437
Household Population	17,654	20,395
Group Quarters Population	3,081	5,042
Civilian	3,081	5,042
Military	0	0
Total Housing Units	7,436	8,402

Series 15 Regional Forecast

College Area Community Planning Area

Population and Housing

	2022	2029
Total Population	26,591	27,384
Household	19,922	20,758
Group Quarters	6,669	6,626
Civilian	6,669	6,626
Military	0	0
Total Housing Units	8,107	8,906

SANDAG

Census Demographic and Housing Characteristics

College Area Community Planning Area

April 1st, 2020

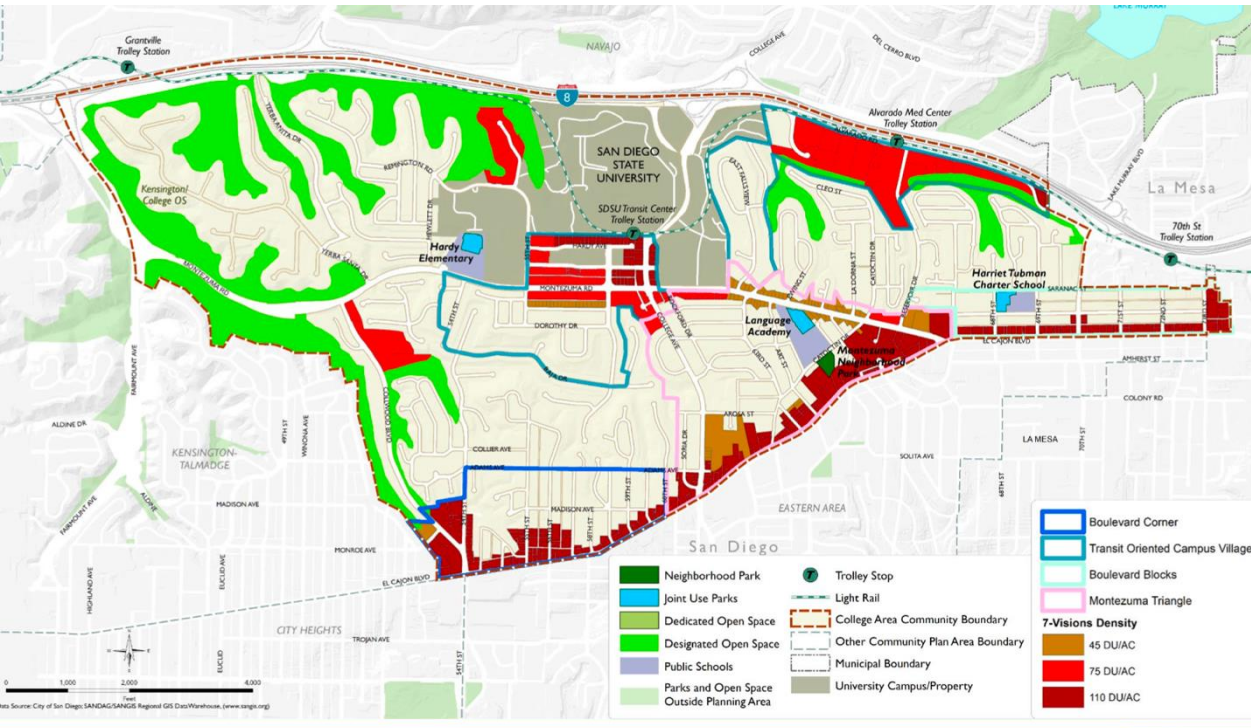
Population Type	Population	Housing Structure Type	Total Units	Households	Vacancy
Total Population	24,968	All Types	7,667	7,114	7.21%
Household	18,506				
Group Quarter	6,462				
Persons Per Household	2.6				

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

College Area Community Planning Board

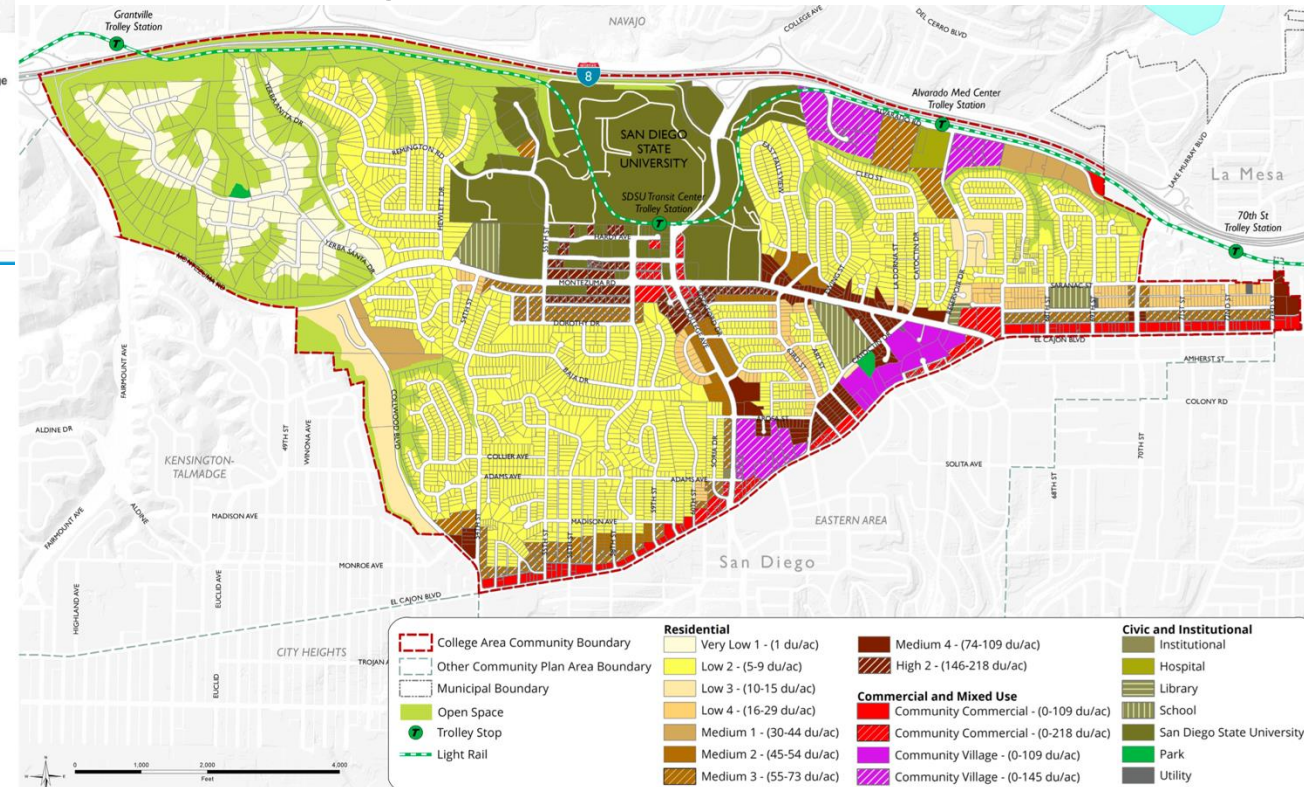
August 11, 2025

Two College Area Plans



Community's 7-Visions Plan 2022

2nd Draft College Area Community Plan Update 2025



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)

SANDAG Series 15 PROJECTIONS 2022 to 2050

	Housing Units Needed	% Increase	Population Growth	% Increase
City of San Diego	107,778	19.5%	66,359	4.8%
College Area	2,219	27.4%	2,501	9.4%

2nd Draft CACPU is out of line with other CPUs

CACPU calls for 322% increase in dwelling units (du)

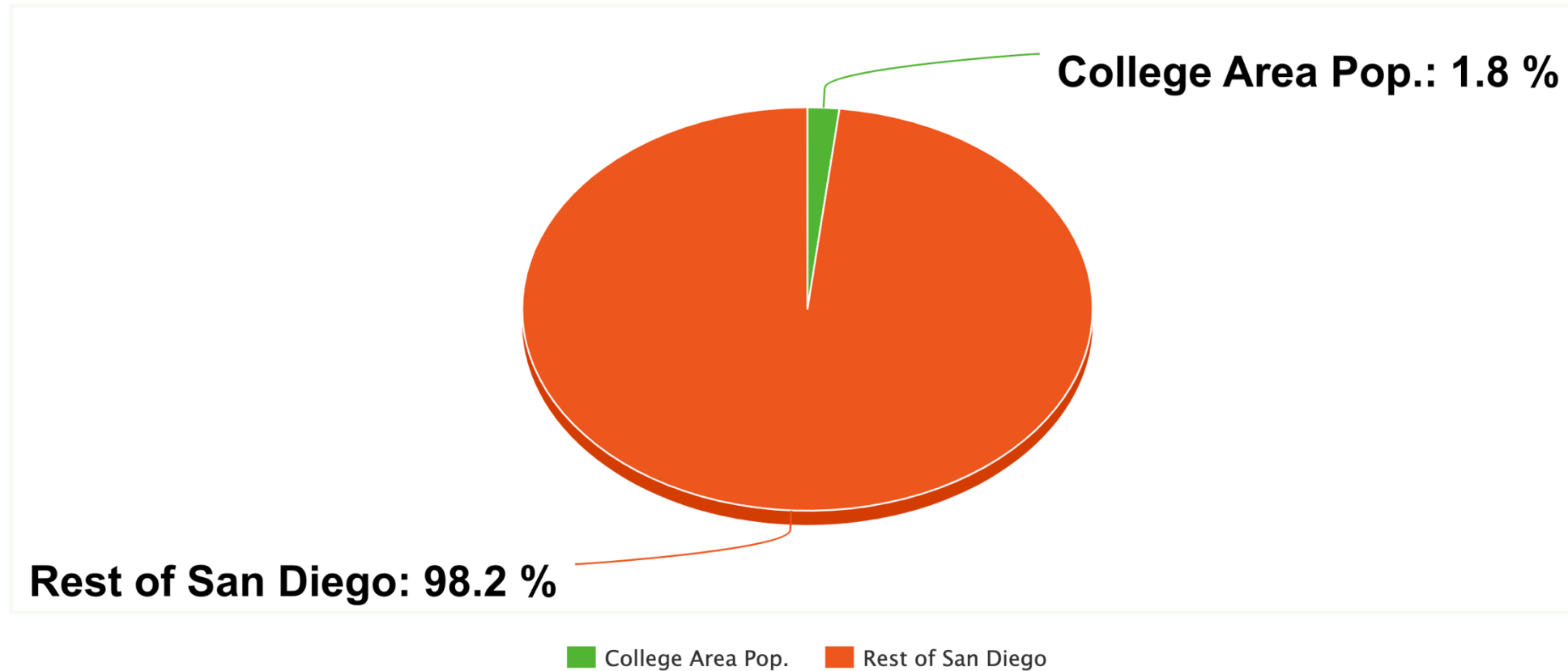
- Recent CPUs average 96% du increase
 - Clairemont is only 52%

“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	58,000 du	+116%
University CPU 7/24	26,520 du	57,000 du	+115%
Hillcrest FPA 7/24	24,800 du	52,800 du	+113%
Clairemont CPU 7/25*	33,100 du	50,200 du	+52%
TOTAL/Average	111,220 du	218,000 du	+96% avg
2nd Draft College Area CPU*	8,100 du	34,150 du	+322%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%

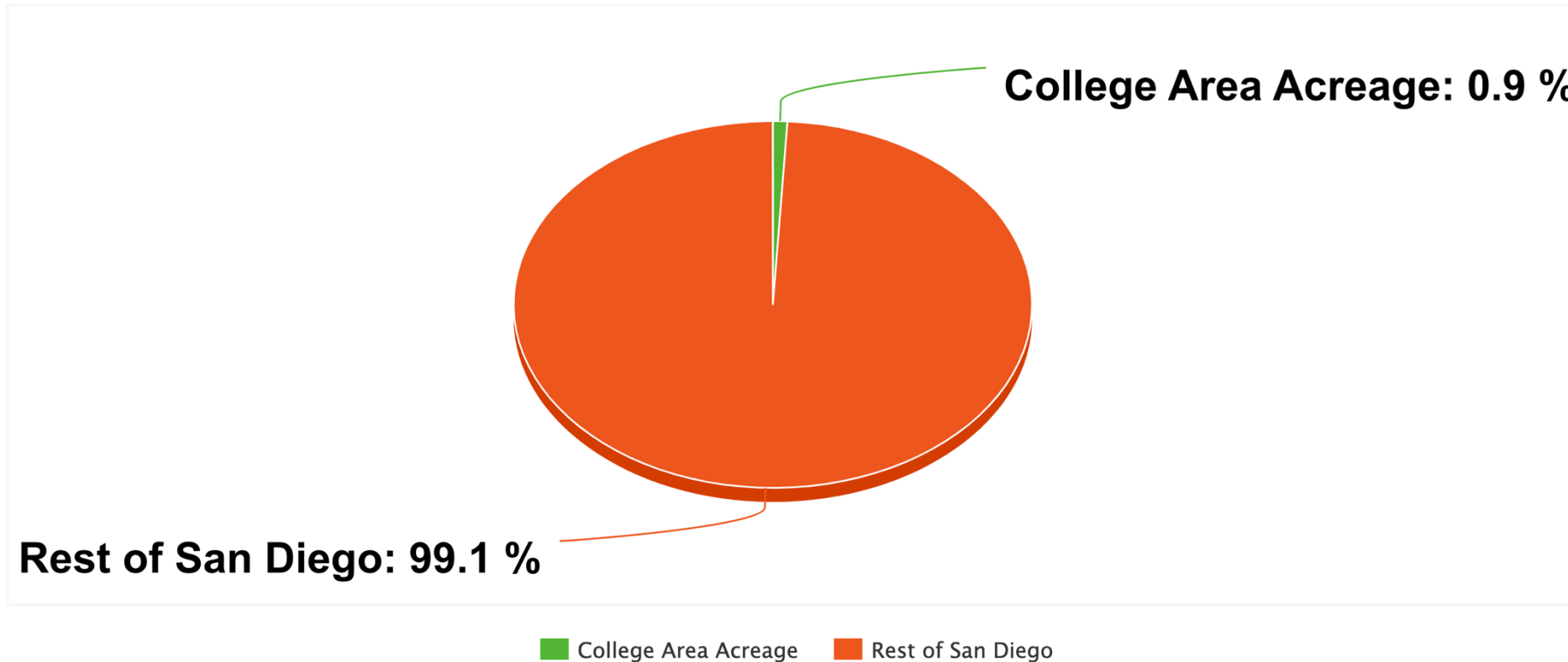
*2nd Draft CPU

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.



College Area is building more than our share of housing

- College Area permitted **10.6%** of San Diego's 9,693 in 2023 permits
 - **24%** of College Area 2023 permits "affordable"
 - **28%** of College Area 2021-2023 permits "affordable"

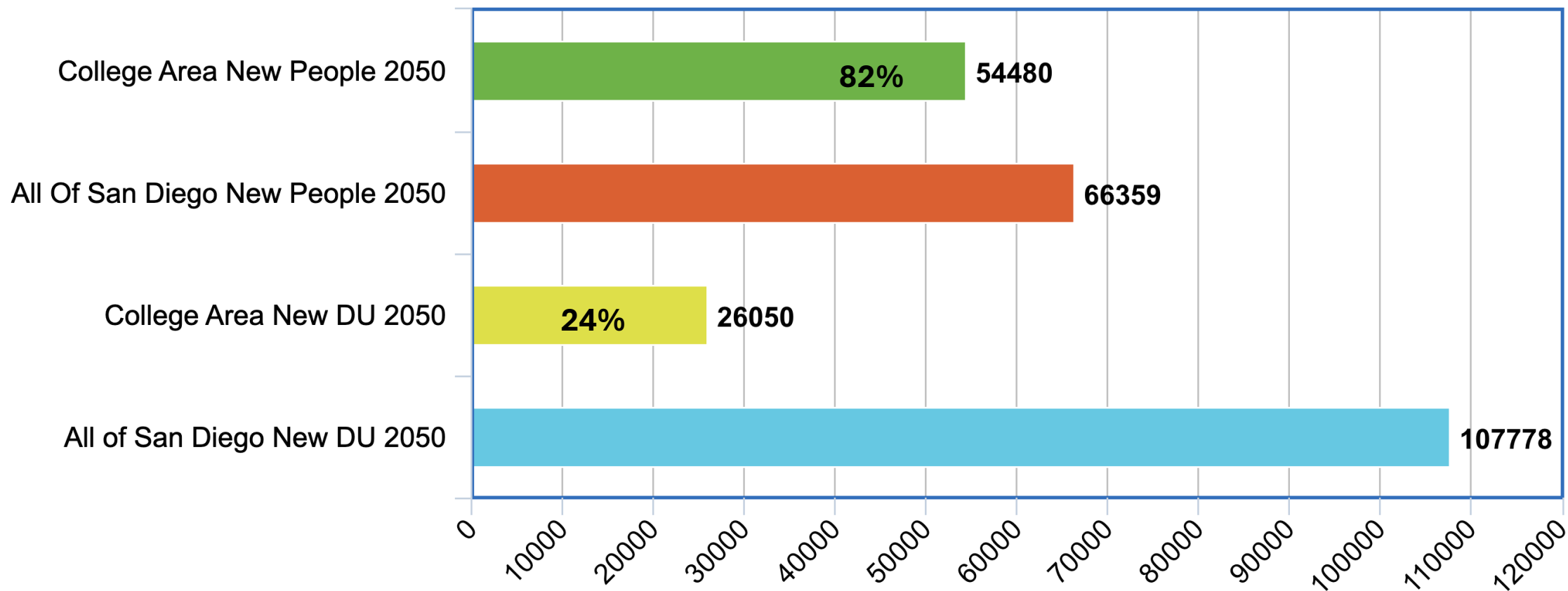
COLLEGE AREA BUILDING PERMITS ISSUED

	2021-2023		2023	
	Total	Affordable	Total	Affordable
Total ADUs	276	18	119	
Bonus ADUs	40	18		
Complete Communities	324	24		
Affordable Inclusionary Homes		34		
Afford Home Density Bonus	389	332		
Multi-home permits			904	
2 or More Bedrooms			156	
Total	1414	401	1023	245

San Diego 2023 Annual Report on Homes

*Numbers provided by City of San Diego and do not add to the totals

Why is the College Area being zoned for **82%** 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 (including 3 private parks wrongly counted)
- Only one 1.6 acre park (including partially unusable drainage swale)
- No recreation center
- A library with only 28 dedicated parking spaces
- No land for fields – only "overlooks" and pocket/linear parks
- Pocket/linear parks dependent upon developers
- No fire or police station
- **INADEQUATE INFRASTRUCTURE TO SUPPORT EXISTING POPULATION!**

SDSU housing needs don't justify 322% 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 |
| • College View 2023 - 301 beds | • 6253-6273 Montezuma - 38 rooms/ beds |
| • Topaz 2023 - 169 beds | • 6650 Montezuma - 332 student beds |
| • Zuma West 2023 - 30 beds? | • Union 2023 – 615 beds |
| • 6195 Montezuma 2023 - 20 beds? | • Victory - 226 beds |
| • 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

Green line trolley serves 1/3 of Blue line trolley passengers

- Green line 8.6 million passengers annually (duplicated – not unique riders) 25,219 on avg. weekday (dupl)
- Blue line 24.4 million passengers annually (dupl) 75,160 on avg. weekday (dupl)

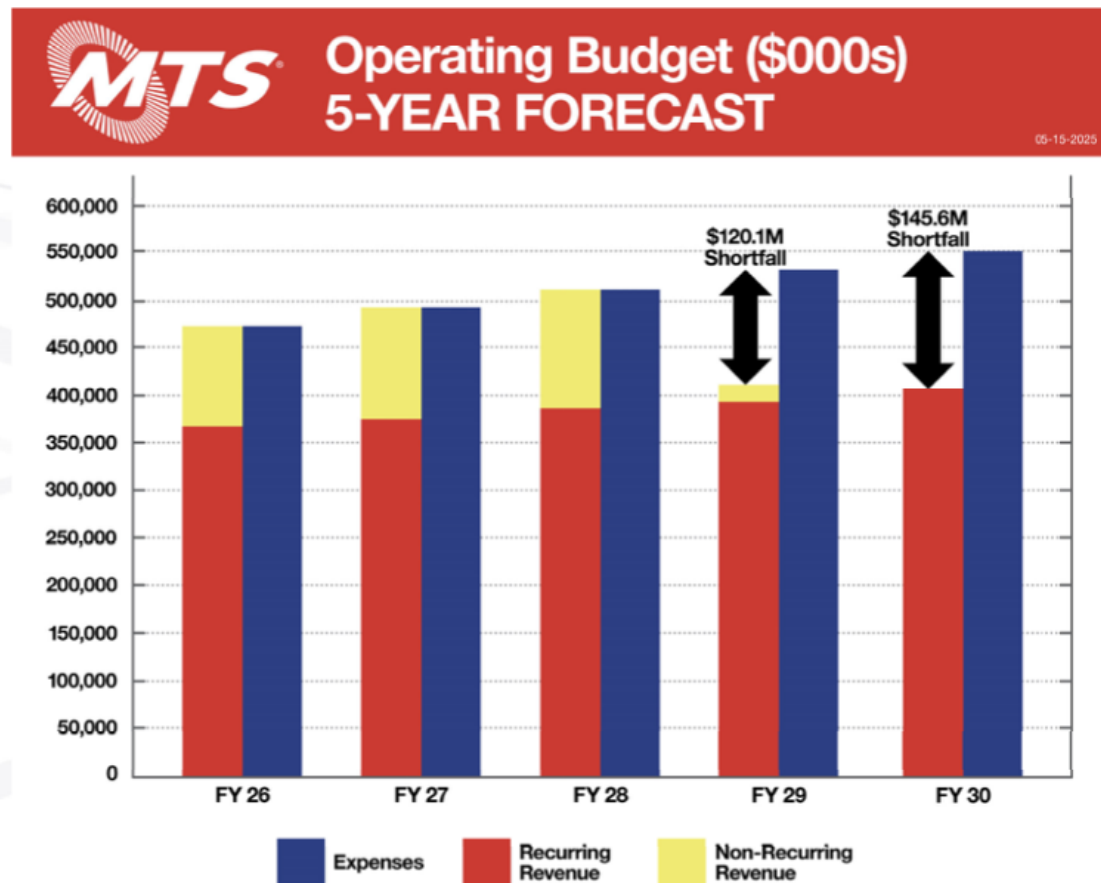
Most College Area transit doesn't get you directly to job centers

- 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 (15.2% of San Diegans work here)
 - Kearny Mesa – 71 minutes* at best, 3 buses, 2 transfers (9.3% of San Diegans work here)
 - Downtown – 45 minutes* at best (7.9% of San Diegans work here)
 - UTC – 90 minutes* at best, 2 buses, one transfer

*Times do not include walking to first bus stop

College Area transit likely to worsen, not improve

MTS approaching financial cliff in FY 29



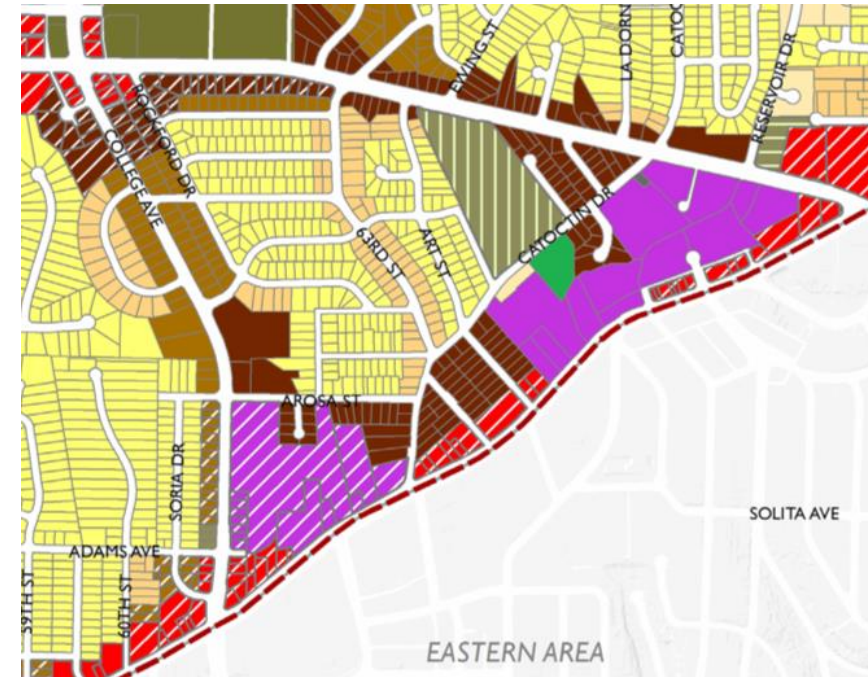
- Has indefinitely delayed planned bus and service increases
- Shifting non-critical capital funds to operating expenses
- If no additional funding, how does MTS apply more significant cost savings (service reductions) to sustain transit system?

Brent Boyd – Manager of Rail Planning and Performance (6/24/25 to CPC)

Other Areas of Concern

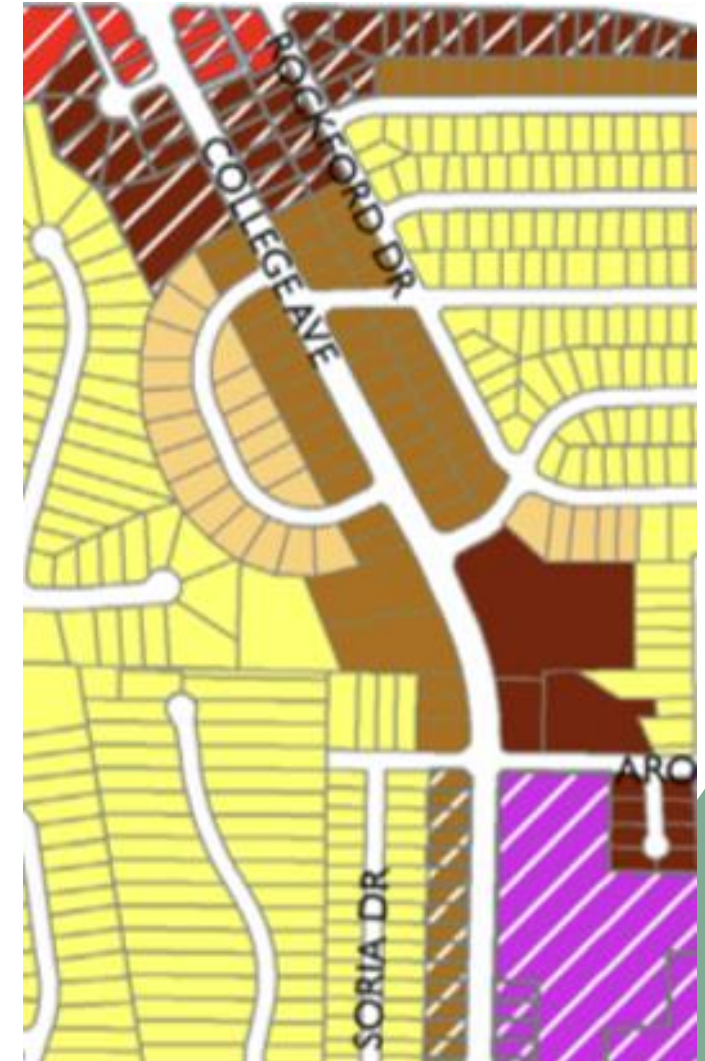
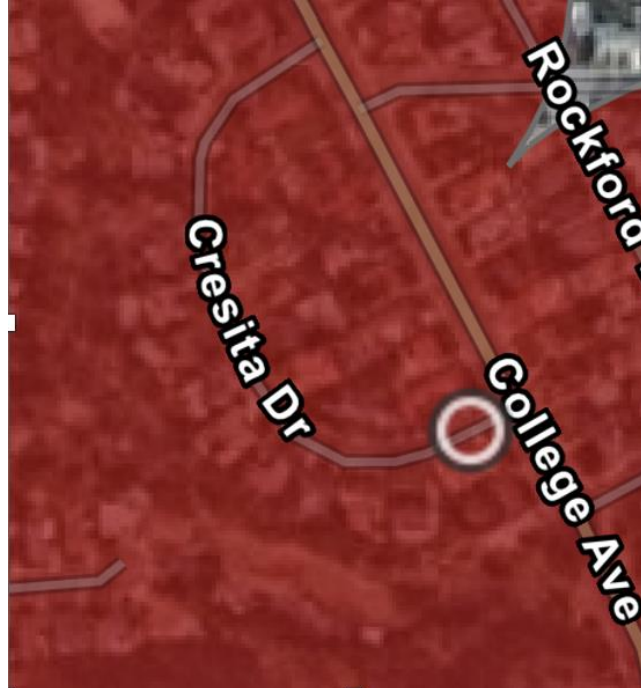
Low 4 Residential Development in East College running up 63rd street should be returned to RS-1-7

- 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

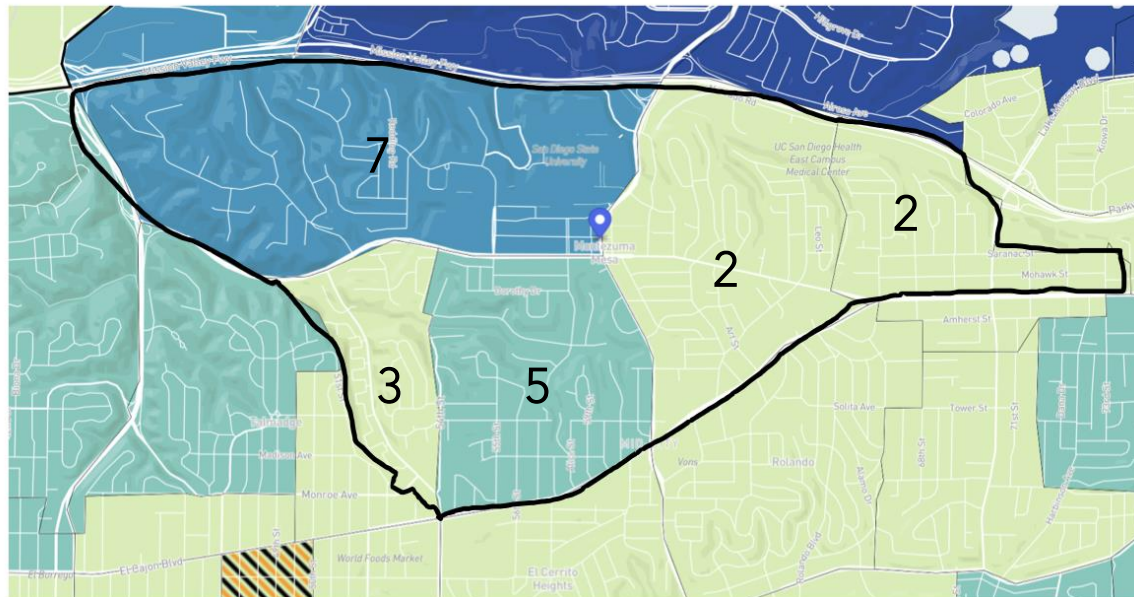
- Sits on canyon rim in very high fire hazard zone
- Has limited egress onto busy College Ave that is already dangerous for existing residents
- Poses evacuation danger
- Has limited parking



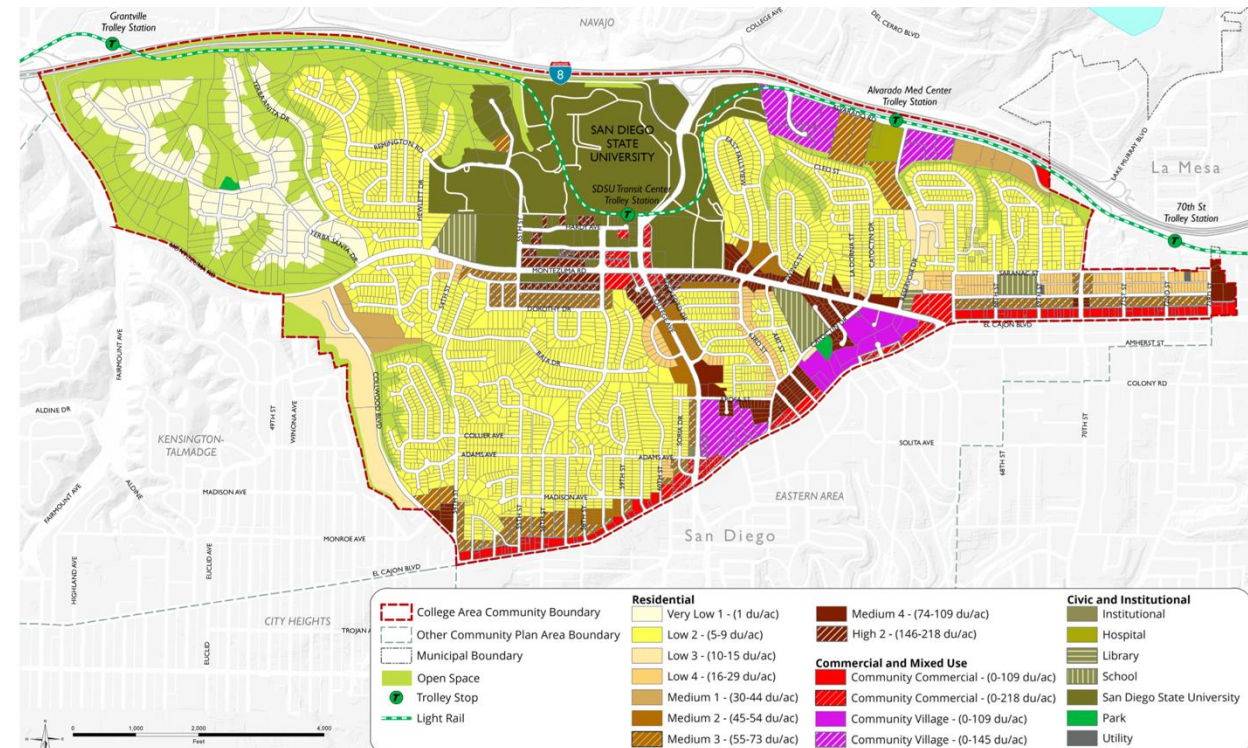
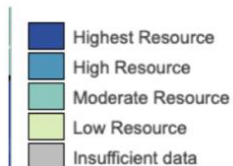
The CACPU 2nd Draft works against AFFH

Dramatic density increase in low (2 & 3) and moderate resource zones, little in high

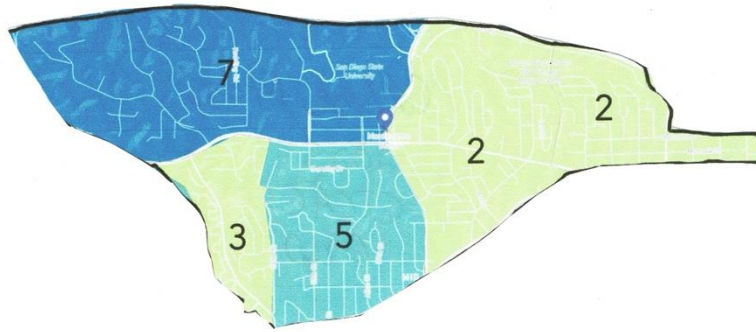
- Already infrastructure deficient areas
- No economic development plan
- 28% of College Area housing permits deed-restricted 2021-23



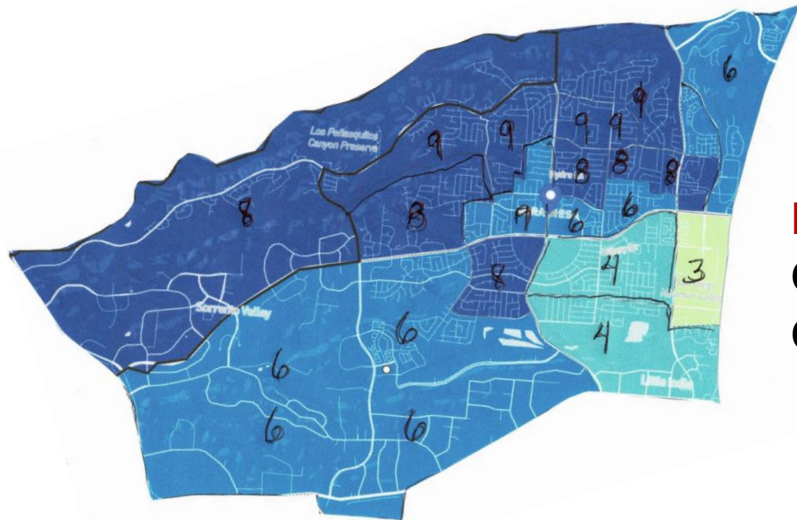
COLLEGE AREA 2025 CTCAC RESOURCE ZONES



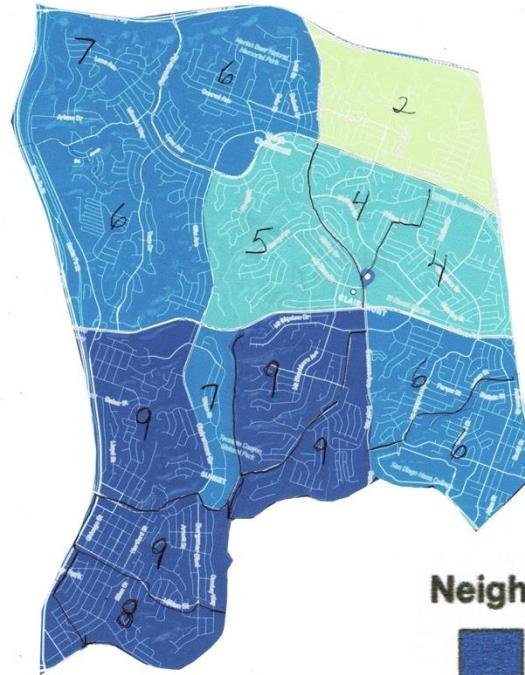
College Area, lower opportunity zone, being upzoned almost 3 times more than higher resourced areas - violates AFFH



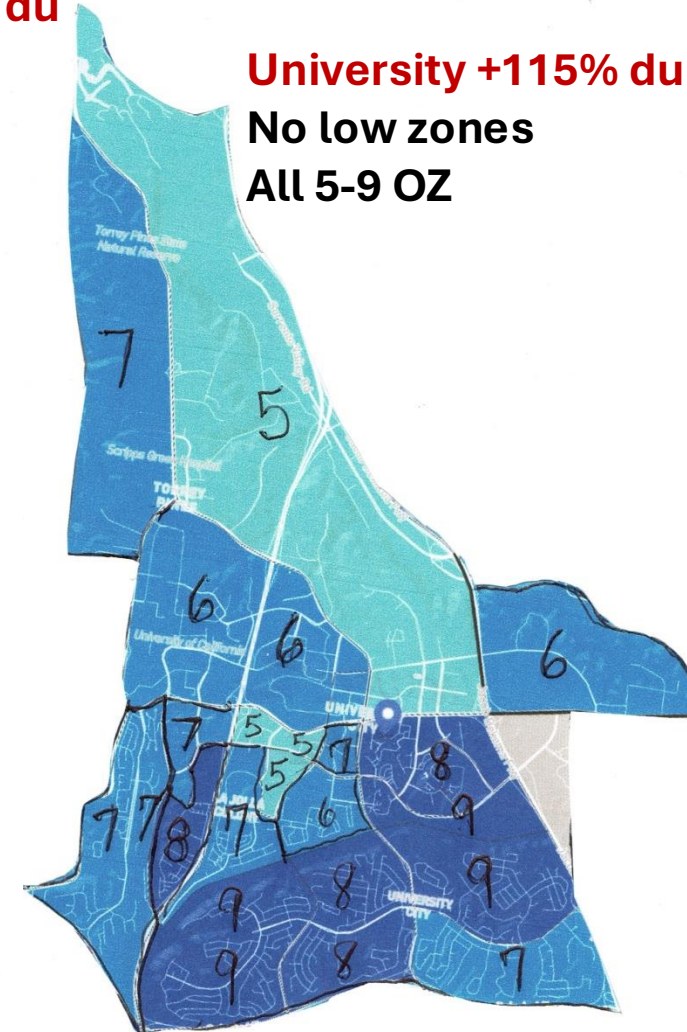
College Area +322% du
Primarily in Low Opportunity Zones (OZ)
Little density added to OZ 7



Mira Mesa + 116% du
One low OZ
Otherwise 4-9 OZ

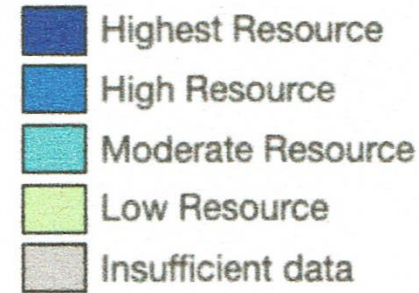


Clairemont +52% du
One low OZ
Otherwise 4-9 OZ



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

Neighborhood Opportunity



High-Poverty & Segregated



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.

Table 2-1
Development Potential

	Existing (2023)	Possible Net Future Change	Horizon Total
Population	19,690	54,480	74,170
Residential (Homes)	8,100	26,050	34,150
Non-Residential (sq. ft.)	5,470,000	-	5,470,000

Population # is wrong. On page 14 CACPU 2nd Draft says 27,900 people exist In 2023. Possible future change would be 46,270, increase of 165%, unless City is planning to increase 54,480 regardless, in which case increase is 195% and Horizon Total becomes 82,380.

WHICH IS IT, PLEASE?

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

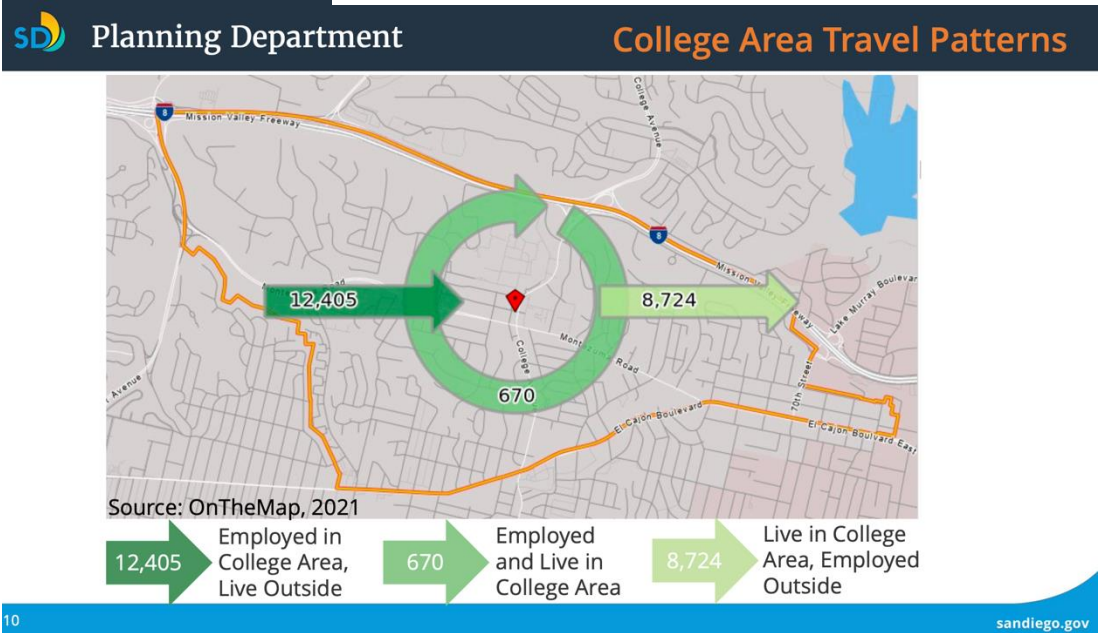
The College Area job numbers are questionable

Jobs based on 2020/21 Covid-era home-based work (12,405 + 670 = **13,075**)

- SDSU is the primary employer with 6,890 faculty and staff (FT+PT)
(<https://www.sdsu.edu/about/facts-mission-and-history>)
- Only 600 local business district jobs (Jim Schneider)

Compare to Mid-Cities data for perspective

	Jobs in CPA	CPA Population	Jobs/Person
College Area CPA	13,330	27,900	.48
Mid-Cities CPA	21,102	133,267	.16



College Area CPU targets 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 plans for:

- One quarter of San Diego's 2050 housing projections
- 82% of San Diego's population growth (pending Nathen's correction?)
- Yet College Area
 - Has only **1.8%** of San Diego's 2020 population
 - **0.9%** of San Diego's acreage
 - **No commitment to meet current infrastructure deficits, let alone needs of proposed future population and housing targets**

70% of College Area growth comes from programs not included in CPU zoning #s

These go above and beyond the 322% increase in zoned dwelling units!

DENSITY PROGRAM USAGE SAN DIEGO vs. COLLEGE AREA 2021-2023

DENSITY PROGRAM	SAN DIEGO	COLLEGE AREA
ADUs	17%	20%
Complete Communities	7%	23%
Affordable Density Bonus	31%	27%
TOTAL	55%	70%

<https://www.sandiego.gov/sites/default/files/2024-08/2024-annual-report-on-homes-update-8-22-2024.pdf>

Recommendations

- **Reduce population and housing units to “7 Visions Plan” allowances *or lower***
 - **If CACPU is not limited to “7 Visions” growth allowances, then perform a full EIR and include the “7 Visions Plan” as the alternative, as promised to CACPB by Planning Department.**
- **Remove Low 4-Residential from 63rd Street in Montezuma Area and Cresita Drive**
- **Create Economic Development plan for CACPU**
- **Justify realistic jobs data**
- **Acknowledge severe College Area infrastructure deficits. Establish timetable to make upzoning increments contingent upon city’s delivery of established infrastructure goals. Upzoning to begin on transit corridors and nodes, with single-family neighborhoods being the last areas to be upzoned, if needed.**

Thank you!

Danna Givot

Vice Chair, Neighbors For A Better San Diego

Better4SD@gmail.com

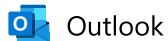
NFABSD.org



College Area has a *current* park points deficit of 91%

- 229 pts of 2467*
 - Counts 3 sites that are not public parks:
Church Park
Aztec Court
Reservoir
- Plan lacks any commitments by the City to remedy current parks shortfall, let alone future deficits.

* per our corrected Parks & Recreation analysis



Outlook

[EXTERNAL] Possible population Error in 2nd Draft College Area Community Plan Update

From Danna Givot <dannagivot@gmail.com>

Date Sun 8/10/2025 10:47 AM

To Causman, Nathen <NCausman@sandiego.gov>

Cc Robert Montana <robtanastan@gmail.com>; Julie M. Hamilton <Julie@jmhamiltonlaw.com>; Yvonne Jones <yljones77@hotmail.com>

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi, Nathen:

I believe you may have an error in the table below from the 2nd Draft CACPU.

**Table 2-1
Development Potential**

	Existing (2023)	Possible Net Future Change	Horizon Total
Population	19,690	54,480	74,170
Residential (Homes)	8,100	26,050	34,150
Non-Residential (sq. ft.)	5,470,000	-	5,470,000

From 2nd draft: Note population **19,690** in 2023 - then look below at the text from the same document. I BELIEVE THAT NUMBER SHOULD BE **27,900**, which better comports with the 2020 Census data and the First Draft population information, also reprinted below.

If I am correct that the 2023 Population of 19,690 is incorrect, then questions remain as to whether the Possible Net Future Change or Horizon Total must be corrected. Can you possibly address this question and share the answers before the Monday 8/11/25 CACPU meeting?

I note you also lowered jobs from first draft (15,960) to 2nd draft (13,330) and dramatically changed SDSU employment (from 1600 jobs to 6890 faculty and staff respectively). I checked SDSU data and the latter is correct per SDSU. The number we had from Jim Schneider is 600 jobs for the College Area business district, so either Jim is wrong or there are businesses not included in his number (perhaps larger businesses such as Von's, Ralph's, Smart & Final???) or there is something else going on. Possibly those jobs include part time student jobs at SDSU not included in faculty and staff???

	Jobs in CPA	CPA Population	Jobs/Person
College Area CPA	13,330	27,900	.48
Mid-Cities CPA	21,102	133,267	.16

Still, we have significantly more jobs/person than mid-cities (.48 vs. .16, so 3 times more jobs per person, but they may be *part time* student jobs as part of work-study programs that inflate the number and make us look like a significant

employment center that we are not). (Note: I have used the 27,900 population here reflecting the text population from the 2nd Draft CACPU. If we use the 19,690 Table 2-1 2023 population, the College Area would have .68 jobs per person or 4.25 times the Mid-City ratio of jobs/person.) Please recognize that even the SDSU jobs numbers are full and *part time*. Any light you can shed on the jobs data at the meeting would be appreciated.

SECOND DRAFT:

San Diego State University

San Diego State University is the heart of the community and attracts students from beyond San Diego, which has increased the need for student housing both on and off campus. In 2024, San Diego State University had a total enrollment of almost 35,500 students - with 8,500 students living on campus - and employed 6,890 faculty and staff.

Population

The 2023 College Area population was approximately 27,900 with 13,330 people working at jobs in community. The community population is largely influenced by San Diego State University student demographics and jobs associated with the University.

14

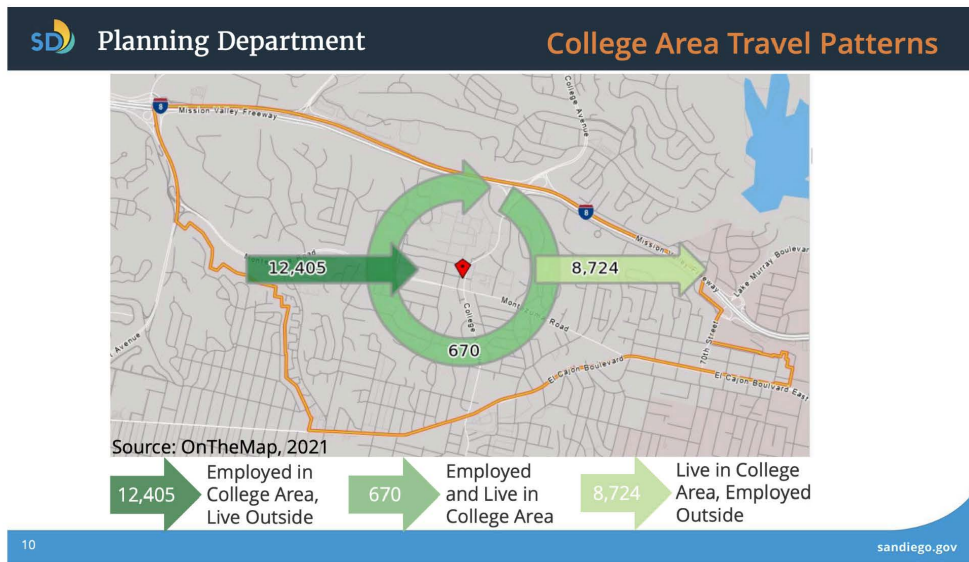
FIRST DRAFT

San Diego State University

San Diego State University is the heart of the community and attracts students from beyond San Diego, which has increased the need for student housing both on and off campus. In 2024, San Diego State University had a total enrollment of almost 35,500 students with 8,500 students lived on campus and employed 1,600 faculty and staff.

Population

The 2020 College Area population was approximately 24,900 and with 15,960 people work at jobs in community. The community population is largely influenced by San Diego State University student demographics and jobs associated with the University.



The Planning Department provided 2021 Jobs Data for the College Area immediately following Covid-19 work-at-home (below). It shows a total of 13,075 jobs in the College Area, with only 670 people living and also working in the CPA and 8,724 working elsewhere.

The difference between the 12,405 commuting in and 8,724 leaving for work is 3,681. It is not unreasonable to suggest that many of the incoming employees are SDSU faculty/staff (of whom there are almost 7,000) choosing to raise their families in higher opportunity zones with better schools, and part time working students living at home or in less expensive communities. In such cases, providing more housing, unless it becomes significantly more affordable, which is debatable, would potentially only impact the latter (student) group in terms of locating within the College Area. SDSU housing on and off campus continues to provide more beds for students, but the prices have not decreased and rumors are that vacancy rates are climbing.

Nathen, if you can possibly address the 2023 population numbers in Table 2-1 of the 2nd Draft CACPU and their impact on the other numbers in that row in advance of Monday's meeting, that would be very much appreciated.

Thanks for your consideration,
Danna

Cerrito Square

With the Community Plan Update, the City is imposing everything that it wants for us without any concern for what our community needs. Forcing us to bear unsustainable population growth without the infrastructure or amenities to support our current residents, let alone the 322% population increase they are proposing. The 7-Visions plan was created to allow necessary growth while maintaining the character and charm of our beautiful community. They have dismissed the 7-Visions plan, ignored neighbors' requests for responsible growth, and have returned a plan that will destroy the fabric of some of our most historic neighborhoods.

The 4700 block of College Avenue has the potential to ruin the neighborhood behind it. If the zoning goes through as planned, Soria Drive will cease to exist as an idyllic gateway to El Cerrito as neighbors slowly move away. Instead, we are proposing a proactive plan of action. A community-oriented space that bridges the City's need for growth and the residents' need for amenities. The City has already proposed a recreation center at the corner of Adams and College Avenue. While a recreation center may be too small for that space. We do want to expand on that idea and create a space that provides a cohesive vision for the residents of the College Area to come together with community, commerce, and homes. This block is already home to the San Diego Police Museum and the College Area Business District. We can expand on these already community-oriented spaces to create an entire block of new possibilities for the current residents. Additionally, this space would be a desirable attribute for our neighborhood to attract future neighbors.

We are proposing Cerrito Square. Cerrito Square is a new vision for our historic neighborhood. We are asking that the 4700 block of College Avenue be zoned to Low 2, which will allow for 2-story storekeeper's buildings with housing above. Incorporating an architectural style that reflects the neighborhood's characteristic charm. Installing a pocket park instead of a recreation center for immediate community use can be the cornerstone for our residents. This park can transform that lot into an amenity our area desperately needs. It can be a placeholder until a rec center plan is finalized but asking the city to follow through on providing this one space for us now is important. The pocket park can incorporate a nice sitting area for the new Blue Line and be a symbol that the City and the residents can work together.

We are hoping the City will share our vision for local small businesses to occupy the lower level and apartments, artists' lofts and offices to occupy the top. These businesses would sustain our community and bring neighbors together. Places like restaurants, farmers markets, co-working spaces, coffee shops, breweries, gift shops, record stores, yoga studios, and other communal areas for neighbors to be neighborly and host events for our community. A place to build connections, a place to spend money that stays in the neighborhood, a place to create jobs for our neighbors. A College Area sign, in line with other neighborhoods' iconic signage, would complete the vision.

This space would integrate commerce, community, and growth in a responsible manner for the future of our neighborhood. Planning our future instead of destroying our communities. We need to create this space with a cohesive vision rather than allowing a patchwork of construction to trickle down and define our

neighborhood's future. This community-centered vision is something our residents can and should fight for.

Cerrito Square



A new vision for a historic neighborhood

- Zoned to Low 2 per Plan Update. 2-story storekeeper's buildings with housing. Building style that reflects the neighborhoods characteristic charm
- Integrating commerce, community, and growth in a responsible manner for the future of our neighborhood



- Request City to install pocket park immediately, as a good will gesture for area's park deficit. This can be cornerstone for Cerrito Square
- Local small businesses to occupy lower level
- Apartments, artists lofts, and offices on top level

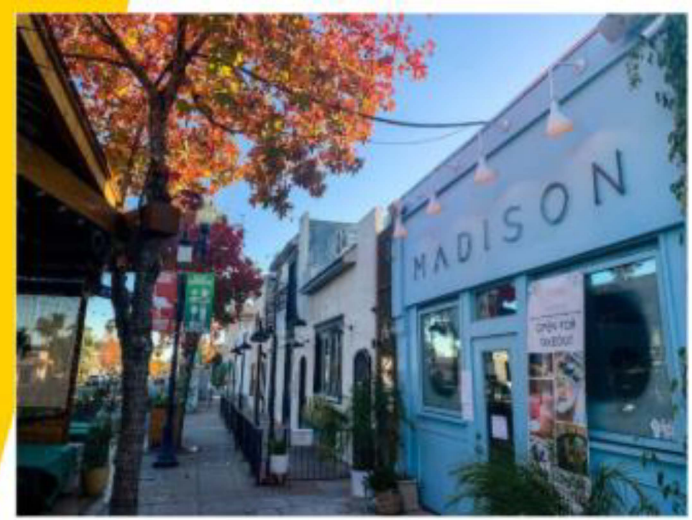
A new vision for a historic neighborhood



- College Area sign in line with other neighborhoods' iconic signage
- Businesses that sustain our community and bring neighbors together
- Police Museum and College Area Business District already in place on 4700 block of College Ave. Expand to create entire block of businesses for current residents while attracting new neighbors
- Restaurants, farmers markets, co-working spaces, coffee shops, breweries, gift shops, record stores, yoga studios, communal areas for neighbors to be neighborly and host events for our community



LA MESA VILLAGE



UNIVERSITY HEIGHTS

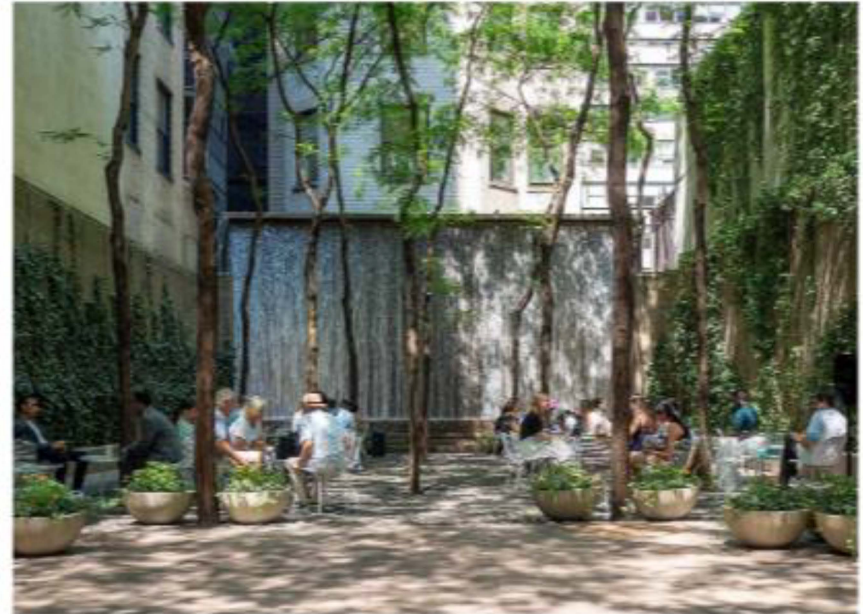
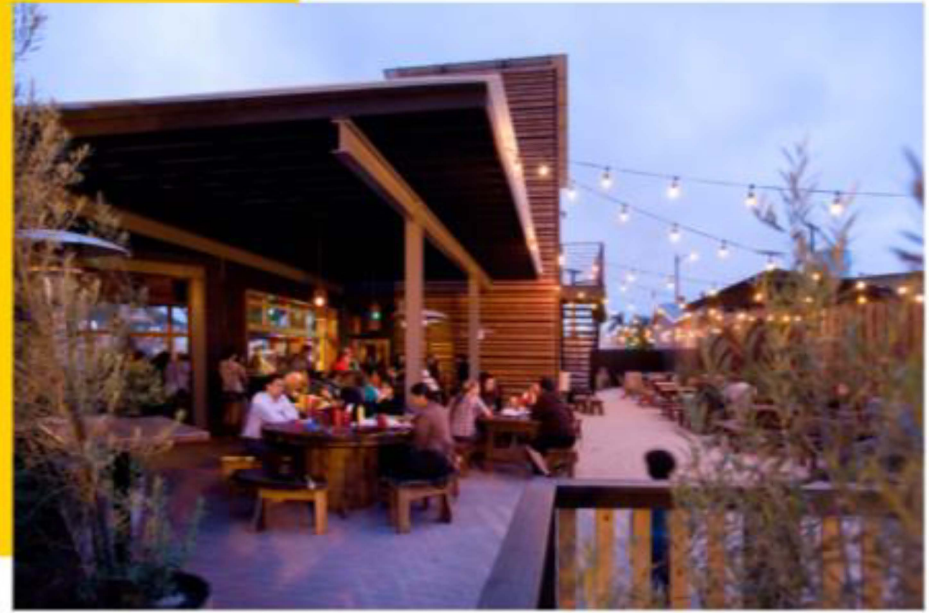


SOUTH PARK



NORMAL HEIGHTS







Cerrito Square



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

October 2025

UNIVERSAL CHANGES 2

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UNIVERSAL CHANGES

Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> - Non-italicized green text indicates a change made between the second draft and the hearings draft
Figures	Changed Community Plan Area boundary to remove property south of Montezuma Road and properties in the southwestern corner of the community.
List of Figures and Tables	Updated page numbers based upon changes in pagination with new content.
Plan Elements	- All content was placed into a new graphic format for adoption. - Implementation section was pulled out of Appendix and placed into a new element.



PRE-INTRODUCTION

Pre-Introduction Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
Approvals & Adoption	• <i>None</i>
Acknowledgements	• <i>Added Community Plan Update Committee members.</i> • <i>Updated to reflect current active service.</i>
Table of Contents	• Updated page numbers based upon changes in pagination with new content.
List of Figures	• Updated page numbers based upon changes in pagination with new content. • <i>Added new street-view concept diagrams to illustrate land use vision.</i> • Added birds-eye diagrams to illustrate the urban design framework.
List of Tables	• Updated page numbers based upon changes in pagination with new content.



1. INTRODUCTION

Introduction Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
Figures	• None
Tables	• None
Purpose	• None
Organization	• None
Amendments	• None
Municipal Code	• None
Regional Location	• None
Community Plan Area	• <i>Added discussion of proposed community plan area boundary revision.</i>
Historic Context	• None
Guiding Principles	• None
Community Context [NEW]	• Added discussion of College Area built environment.
San Diego State University	• <i>Updated students and jobs figure.</i> • Added sub-section on student housing
Population	• <i>Updated jobs figure.</i> • Updated existing population (Estimates 2024).
Vision	• None



Introduction Section	Summary of Changes
Relationship to Other Plans	<u>General Plan:</u> • None <u>General Plan Housing Element:</u> • None <u>Climate Action Plan:</u> • None <u>Multiple Species Conservation Program:</u> • None <u>Parks Master Plan:</u> • None <u>Climate Resilient SD:</u> • None <u>San Diego State University Campus Master Plan:</u> • None <u>Creative City Cultural Plan:</u> • <i>New addition</i>
Plan Background	<u>Prior Community Plans:</u> • <i>Added discussion on replacement of Core Sub-Area Design Manual with updated College Area Community Plan</i> <u>Community Engagement:</u> • None <u>Community “7-Visions” Report:</u> • None



2. LAND USE

Land Use Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	- Updated Figure 2-5 'Land Use Map' - Updated from Figure 2-1 to Figure 2-5. - Removed trails. - Updated the land use designation on some properties in the Campus Village Center to a community commercial designation instead of multifamily. Increased density near southeast corner of College Avenue and Montezuma Road – one of the most prominent intersections and activity centers in the College Area - to up to 218 du/ac. - Updated the designation of the property on the southwest corner of Montezuma Road and Campanile Drive – first draft incorrectly identified this property as being part of SDSU. - Removed the Low 4 designation from properties on East Falls View Drive. Removed the low 4 designation from Cresita Drive. - Removed the Low 4 and Medium 2 and Medium 3 designation from some adjacent properties in the Campus Village Center south of Montezuma Road. - Increased the density on some properties on El Cajon Boulevard near College Avenue and Montezuma Road. - Updated Figure 2-4 'Land Use Designations.' - Updated from Figure 2-2 to Figure 2-4. Added 'Community Commercial – 0-109 du/ac).'



Land Use Section	Summary of Changes
Tables	Updated Table 2-1 'Development Potential' based upon updated land use plan.
Goals	None
Introduction	None
Planned Land Uses	- Added street view concepts to discussion (Figures 2-1 'El Cajon Boulevard - Corridor Concept', 2-2 'Campanile Campus Town Center Concept', and 2-3 'Mohawk Street - Transition Concept'). <u>Villages, Nodes and Corridors:</u> - Added Figure 2-1 'El Cajon Boulevard - Corridor Concept.' <u>Campus Town Center:</u> - Added Figure 2-2 'Campanile Campus Town Center Concept.' <u>Transitions:</u> - Added Figure 2-3 'Mohawk Street - Transition Concept.' <u>Land Use Designations:</u> - None
Fair Housing	None
Environmental Justice	Updated discussion on environmental justice to describe the relationship between community plans and the Environmental Justice Element of the General Plan.
Noise	None
Planning Horizon	None
Policies	Added a policy to support community plan amendments that increase connectivity between streets (Policy 2.5).

3. MOBILITY

Mobility Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Non-italicized green text indicates a change made between the second draft and the hearings draft</i>
<i>Figures</i>	• <i>Small edits to network figures made as a result of the final mobility study.</i>
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Complete Streets	• <i>Small changes to discussion for clarity.</i>
Vision Zero	• None
Walking/ Rolling	<u>Pedestrian Route Types:</u> • None
Pedestrian Route Types	• None
Bicycling	<u>Bicycle Classifications :</u> • <i>Small changes to discussion for clarity.</i>
Transit	<u>Dedicated Transit Lane:</u> • <i>Small changes to discussion for clarity.</i> <u>Transit Priority Measures:</u> • <i>Small changes to discussion for clarity.</i> <u>Transit amenities:</u> • <i>Small changes to discussion for clarity.</i>
Streets	<u>Roundabouts</u> • None <u>Parking and Curb Management:</u> • <i>Small changes to discussion for clarity.</i>
Interstate-8	• None
Mobility Hubs	• <i>Small changes to discussion for clarity.</i>
Intelligent Transportation System	• <i>Small changes to discussion for clarity.</i>
Transportation Demand Management	• None
Emerging Technologies	• <i>Small changes to discussion for clarity.</i>



Mobility Section	Summary of Changes
Policies	- Added policy supporting mobility connections that improve circulation, especially to subdivisions with less than 2 access points (Policy 3.14). - Added policy supporting refuse containers on heavy pedestrian route streets (Policy 3.16) - Added a policy to support repurposing rights-of-way and curb realignments along Montezuma Road and El Cajon Boulevard to support an vibrant pedestrian experience.



4. URBAN DESIGN

Urban Design Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Added figures related to urban design framework: ○ Figure 4-1 'Urban Design Framework.' ○ Figure 4-2 'Campus Town Center.' ○ Figure 4-3 'Community Village/Activity Node.' ○ Figure 4-4 'Corridors.'
<i>Tables</i>	• None
Goals	• <i>Small changes to discussion for clarity.</i>
Introduction	• <i>Small changes to discussion for clarity.</i>
Building Forms	<u>Scale:</u> • <i>Small changes to discussion for clarity.</i> <u>Transitions:</u> • None <u>Active Building Frontages:</u> • None
Urban Design Framework	• <i>Small changes to discussion for clarity.</i> <u>Campus Town Center:</u> • Added Figure 4-2 'Campus Town Center.' • <i>Small changes to discussion for clarity.</i> <u>Community Villages/ Activity Nodes:</u> • Added Figure 4-3 'Community Village/Activity Node.' • <i>Small changes to discussion for clarity.</i> <u>Corridors:</u> • Added Figure 4-4 'Corridors.' • <i>Small changes to discussion for clarity.</i>



Urban Design Section	Summary of Changes
Public Space and Street Design	<u>Parkways and Sidewalks:</u> • <i>Small changes to discussion for clarity.</i> <u>Drive-Throughs and Car Parking:</u> • None <u>Wayfinding Signs:</u> • None <u>Gateways:</u> • None <u>Pedestrian- Scaled Lighting:</u> • None <u>Public Spaces:</u> • None <u>Outdoor Seating:</u> • <i>Small changes to discussion for clarity.</i>
Urban Greening	• <i>Small changes to discussion for clarity.</i> <u>Street Trees:</u> • <i>Small changes to discussion for clarity.</i>
Montezuma Road Linear Park	• <i>Small changes to discussion for clarity.</i>
Canyon and Open Space Interface	• <i>Small changes to discussion for clarity.</i>
Sustainable Building Design	• None
Policies	• <i>Added Policy 4.8 to encourage architectural design that complements the character of SDSU.</i> • <i>Amended Policy 4.30 to support pedestrian connections between El Cajon Boulevard and Catoctin Street.</i>



5. ECONOMIC PROSPERITY

Economic Prosperity Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> - Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	Added Figure 5-1 to show the College Area Business Improvement District Boundary.
<i>Tables</i>	None
Goals	None
Introduction	None
The College Area Business District	None
Policies	Amended policies 5.3 to 5.6 so that they encompass the business needs of the community at large.



6. RECREATION

Recreation Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> - Non-italicized green text indicates a change made between the second draft and the hearings draft
Figures	- Updated Figure 6-1 'Parks' to include a potential opportunity for a pocket park on 54th Street. - Updated Figure 6-2 'Montezuma Park Improvement Concept.' - Added Figure 6-9 'Nearby Parks & Recreational Facilities.' - Removed Figure 6-10 'Existing Recreation Centers Adjacency.' - Removed Figure 6-11 'Aquatic Complex Adjacency.' - Removed Figure 6-12 'Park Access Diagram.'
Tables	None
Goals	None
Introduction	<i>Small changes to discussion for clarity.</i>
Population-Based Parks and Recreation Facilities	Updated population figures and park point needs based upon updated land use plan.
Parks and Recreation Facilities	<u>Neighborhood Parks:</u> <i>Small changes to discussion for clarity.</i> <u>Mini Parks:</u> <i>Small changes to discussion for clarity.</i> <u>Pocket Parks and Plazas:</u> <i>Small changes to discussion for clarity.</i> <u>Parks in Community Villages:</u> <i>Small changes to discussion for clarity.</i> <u>Linear Parks:</u> - None <u>Trails, Overlooks and Trailhead Pocket Parks:</u> - None <u>Joint-Use Parks and Facilities:</u> <i>Small changes to discussion for clarity.</i>



Recreation Section	Summary of Changes
Planned Parks and Recreation Facilities	<u>Montezuma Mini Park</u> • None <u>Montezuma Road Public Space:</u> • <i>Small changes to discussion for clarity.</i> <u>College Avenue Recreation center:</u> • None <u>Adams-Baja Trail and Trailhead Pocket Park:</u> • None <u>Brockbank Place Overlook Park:</u> • None <u>62nd Street Mini Park:</u> • <i>Small changes to discussion for clarity.</i> <u>Alvarado Creek Neighborhood Park:</u> • None <u>Saranac Alley Pocket Park</u> • None <u>Pocket Park at 54th Street:</u> • Added new park opportunity.
Nearby Park and Recreation Facilities	• <i>Small changes to discussion for clarity.</i>
San Diego State University	• None
Access to Parks and Recreation Facilities	• <i>New section and discussion.</i>
Policies	• None



7. OPEN SPACE & CONSERVATION

Open Space & Conservation Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• None
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Sustainable Development	<u>Land Use and Mobility Connections:</u> • None <u>Clean and Renewable Energy:</u> • None <u>Energy-Efficient Buildings:</u> • None <u>Water-Efficient Buildings:</u> • None <u>Urban Forestry:</u> • None <u>Rooftop Gardens/ Green Roofs:</u> • None <u>Community Gardens/ Urban Agriculture:</u> • None



Open Space & Conservation Section	Summary of Changes
Natural Resource Conservation	<u>Multiple Species Conservation Program:</u> • None <u>Multi-Habitat Planning Area:</u> • None <u>Vegetation:</u> • None <u>Open Space Designation:</u> • None <u>Environmentally Sensitive Lands Regulations:</u> • None <u>Urban Runoff Management:</u> • None <u>Low Impact Development:</u> • None
Policies	• <i>Small changes for clarity.</i>



8. PUBLIC FACILITIES, SERVICES & SAFETY

Public Facilities, Services & Safety Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Added approximate possible future fire station locations.
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Public Facilities and Services	<u>Police:</u> • None <u>Fire and Rescue:</u> • Added information on possible future fire-safety needs. <u>Library:</u> • Small text edits for clarity. <u>Schools:</u> • Small text edits for clarity. <u>San Diego State University:</u> • None <u>Hospital:</u> • None <u>Public Utilities:</u> • None
Safety	<u>Air Quality:</u> • None <u>Hazardous Material:</u> • None <u>Extreme Temperatures:</u> • None <u>Geological and Seismic:</u> • None <u>Fire:</u>



Public Facilities, Services & Safety Section	Summary of Changes
	- Added information on possible future fire-safety needs. <u>Flooding:</u> - None.
Policies	- Amended a policy to further support coordination with SDSU on fire-safety needs (Policy 8.19). - Added a policy supporting formation of fire-safe councils (8.24) - Added policy affirming the importance of water supply for fire suppression (8.26) - Added a policy supporting undergrounding of utility lines (8.27) - Added policy supporting emergency evacuation response planning & public education (8.28). - Added policy encouraging home-hardening (8.29).



9. HISTORIC PRESERVATION

Historic Preservation Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> - Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	None
<i>Tables</i>	None
Goals	None
Introduction	None
Vision	None
Pre-Historic and Historic Context	<u>Tribal cultural History (Pre-European Contact):</u> - None <u>Early San Diego History:</u> - None <u>Historic Development Themes:</u> - None
Resource Preservation	None
Policies	None

10. IMPLEMENTATION

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• <i>Figure 10-1 'Community Enhancement Overlay Zone & Greenways' updated to reflect updated land use plan.</i> • <i>Figure 10-1 'Community Enhancement Overlay Zone & Greenways' updated to expand the Montezuma Road Parkway.</i>
<i>Tables</i>	• <i>Tables removed.</i>
Implementation	• <i>Discussion updated to reflect the upcoming citywide change to include supplemental plan implementation regulations within the Municipal Code rather than in community plans.</i>
Public Spaces	• <i>Removed – this information is moving to the municipal code.</i>
Promenades	• <i>Removed – this information is moving to the municipal code.</i>
Montezuma Roads Parkways	• <i>Removed – this information is moving to the municipal code.</i>
Definitions	• <i>Removed – this information is moving to the municipal code.</i>

11. APPENDIX – A. STREET TREE PLAN

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• None
<i>Tables</i>	• All tabled updated to remove references to palms.



11. APPENDIX – B. PARKS AND RECREATION INVENTORY

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• None
<i>Tables</i>	• <i>Table 11-7 'Parks and Recreation Inventory' updated to include additional park opportunities.</i> • Table 11-7 'Parks and Recreation Inventory' updated to reflect up-to-date joint use agreement facilities and points.

11. APPENDIX – C. ~~Major Streets and Streetscape Concepts~~ [removed this section; replaced with Planned Street Class Modifications and Bicycle Network]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Removed all cross-sections and corridor concepts and replaced with tables detailing street classification modifications and bicycle network by segment.
<i>Tables</i>	• New table detailing street modifications by segment. • New table detailing the planned bicycle network by street segment.
Corridor Cross Sections	• Removed all cross sections and corridor concepts.



11. APPENDIX – D. COMMUNITY ATLAS EXISTING CONDITIONS: BICYCLE NEEDS AND PEDESTRIAN NEEDS [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Figure 11-2 "Bicycle Needs" • Figure 11-3 "Pedestrian Needs"
<i>Tables</i>	• None.

11. APPENDIX – E. COMMUNITY ATLAS EXISTING CONDITIONS: DEVELOPMENT PATTERNS & BUILDING FORM [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Figure 11-4 "Block Pattern Details" • Figure 11-5 "Block Pattern Focus Areas" • Figure 11-6 "Residential Building Age" • Figure 11-7 "Non-Residential Building Age" • Chart 11-1 "Residential Building Age" • Chart 11-2 "Non-Residential Building Age"
<i>Tables</i>	• None.

11. APPENDIX – F. COMMUNITY DEMOGRAPHICS (2024) [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft



Appendix Section	Summary of Changes
<i>Figures</i>	• Chart 11-3 “Age Groups - College Area and San Diego (2024)” • Chart 11-4: Family Population - College Area and San Diego • Chart 11-5: Income - College Area and San Diego (2024) • Chart 11-6: Race & Ethnicity - College Area and San Diego (2024)
<i>Tables</i>	• None.

11. APPENDIX – G. MONTEZUMA ROAD PUBLIC SPACE CROSS SECTION
[NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • Non-italicized green text indicates a change made between the second draft and the hearings draft
<i>Figures</i>	• Figure 11-8 “Montezuma Road Public Space Cross Section.”
<i>Tables</i>	• None.