

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO ADOPTING AN ADDENDUM TO PROGRAM
ENVIRONMENTAL IMPACT REPORT SCH NO. 2021070359
AND ADOPTING THE AMENDED MITIGATION,
MONITORING AND REPORTING PROGRAM FOR THE
COLLEGE AREA COMMUNITY PLAN UPDATE.

RECITALS

The City Council of the City of San Diego (City Council) adopts this Resolution based on the following:

A. On July 29, 2024, the City Council adopted Resolution No. 315701 certifying the Program Environmental Impact Report (PEIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update (SCH No. 2021070359), a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.).

B. CEQA Guidelines section 15164 allows a lead agency to prepare an addendum to a program environmental impact report if the addendum meets the requirements of CEQA.

C. The Addendum to PEIR SCH No. 2021070359 (Addendum to the PEIR) included an analysis of vehicle miles traveled (VMT) impacts pursuant to mitigation measure (MM)-TRANS-2 as required by the PEIR SCH No. 2021070359; therefore, the requirements of MM-TRANS-2 have been completed and this mitigation measure has been removed from the Mitigation, Monitoring and Reporting Program for future projects in the College Area Community Plan area.

D. The Addendum to the PEIR modifies MM-HIST-2 to address repatriation, as appropriate, of cultural resources, to clarify that the City's cultural resources sensitivity map shall be reviewed at the initial planning stage of a project, to clarify when Native American participation shall be required for all subsurface investigations, and to clarify that curation that involves federal funding shall be accomplished in accordance with Title 36 of the Code of Federal Regulations Part 79.

E. The City of San Diego has completed an amendment to effect a comprehensive update to the College Area Community Plan, an amendment to the General Plan, an amendment to the Mid-City Communities Plan, an amendment to the Land Development Code, a rezone action, and to rescind the Core Sub-Area Design Manual.

F. The College Area Community Plan Update (College Area CPU) tiers off the Blueprint SD Initiative by designating general plan land uses within approximately 336 acres of the community that are well served by transit and that were analyzed for additional intensity and density in the 2024 PEIR for the Blueprint SD Initiative (SCH No. 2021070359).

G. To effect a comprehensive update to the College Area Community Plan, the amendment rezones property within the College Area to Citywide zones to implement the new land use designations.

H. The College Area CPU includes supplemental Community Enhancement Overlay Zone based regulations to implement plan public space requirements and other community benefits.

I. On October 9, 2025, the Planning Commission of the City of San Diego considered the College Area CPU and voted to recommend certification of the Addendum to the PEIR and approval of the College Area CPU.

J. The matter was set for a public hearing and heard by the City Council on December 16, 2025. At the hearing, the City Council considered the issues discussed in the Addendum to the PEIR prepared for the College Area CPU and related actions.

K. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the City Council of the City of San Diego:

1. The information contained in the PEIR SCH No. 2021070359, and the Addendum to the PEIR, including comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the College Area CPU.

2. No new information of substantial importance has become available showing that the College Area CPU would have any significant effects not discussed previously in PEIR SCH No. 2021070359 or that any significant effects previously examined will be substantially more severe than shown in the PEIR SCH No. 2021070359.

3. No new information of substantial importance has become available showing that mitigation measures or alternatives previously determined to infeasible are now feasible and would substantially reduce any significant effects, but which the City declines to adopt and there are no considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the City declines to adopt.

4. Under CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to PEIR SCH No.

2021070359, a copy of which is on file with office of the City Planning Department or the office of the City Clerk, 202 C Street, San Diego, CA 92101.

5. The City Clerk is directed to file a Subsequent Action Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the College Area CPU.

Exhibit A: Mitigation, Monitoring and Reporting Program

EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)

COLLEGE AREA COMMUNITY PLAN UPDATE

CITY OF SAN DIEGO, CALIFORNIA

ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2021070359

This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. The MMRP for the Addendum to Program Environmental Impact Report (PEIR) SCH NO. 2021070359 for the College Area Community Plan Update is under the jurisdiction of the City. This MMRP identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the MMRP will be maintained at the offices of the City of San Diego (City) City Planning Department, which is currently located at 202 C Street 5th Floor, San Diego, CA 92101. All mitigation measures contained in this MMRP will be adopted by resolution and shall be made conditions of approval of future projects implemented in accordance with the College Area Community Plan Update as further described below.

The 2024 Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update (SCH No. 2021070359) proposed mitigation measures for significant and unavoidable impacts to vehicle miles traveled. The Addendum included an analysis of vehicle miles traveled (VMT) impacts pursuant to mitigation measure (MM)-TRANS-2 as required by the PEIR SCH No. 2021070359; therefore, the requirements of MM-TRANS-2 have been completed and this mitigation measure has been removed from the MMRP for future projects in the College Area Community Plan area. The City has also modified MM-HIST-2 to address repatriation, as appropriate, of cultural resources, to clarify that the City's cultural resources sensitivity map shall be reviewed at the initial planning stage of a project, to clarify when Native American participation shall be required for all subsurface investigations, and to clarify that curation that involves federal funding shall be accomplished in accordance with Title 36 of the Code of Federal Regulations Part 79. The revisions to MM-HIST-2 are reflected in a ~~strikeout~~/underline format.

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Air Quality - Air Quality Standards	MM-AQ-1 – Air Emissions Future ministerial and discretionary projects shall comply with all applicable regulations pertaining to air quality including but not limited to SDAPCD Rule 20 through 20.8, Rule 50, Rule 51, Rule 52, Rule 55, and Rule 67.1. Construction and operation of individual discretionary development projects shall not exceed criteria pollutant significance thresholds detailed in the latest City's CEQA Significance Thresholds.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Air Quality - Sensitive Receptors	MM-AQ-2 – Sensitive Receptors Future projects consistent with the project that would involve stationary source emissions subject to APCD permitting shall be required to obtain applicable APCD permits and demonstrate consistency with all permit conditions and APCD rules consistent with SDAPCD's Title V Operating Permit Program which implements Title V of the Federal Clean Air Act. Future discretionary development that involves heavy industrial land uses such as warehousing and distribution or other land uses that would involve substantial sources of mobile source diesel emissions shall be required to prepare a health risk assessment (HRA) in accordance with SDAPCD HRA Guidelines and the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics "Hot Spots" Program Risk Assessment Guidelines (OEHHA 2015). The HRA shall include calculation of the excess cancer risk and the non-cancer chronic and acute health hazard index (HHI) for the	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	maximally exposed individual resident (MEIR), and the maximally exposed individual worker (MEIW). The HRA shall identify best available control technology (BACT) required to reduce risk to less than 10 in 1,000,000.		
Air Quality - Odors	MM-AQ-3 – Odors Any discretionary project with the potential to result in objectionable odors shall be required to demonstrate compliance with SDAPCD Rule 51 (Public Nuisance), which prohibits the discharge of air contaminants or other materials that would be a nuisance or annoyance to the public. Additionally, application of SDMC Section 142.0710 prohibits odors to emanate beyond the boundaries of the premises upon which the use emitting the contaminants is located, where it endangers human health, causes damage to vegetation or property, or causes soiling.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Biological Resources – Sensitive Species, Sensitive Habitats, Wetlands, Cumulative Impacts	MM-BIO-1 – Impacts to Sensitive Biological Resources Future projects that could directly and/or indirectly impact sensitive species, sensitive habitats and/or wetlands shall comply with the City's Environmentally Sensitive Lands (ESL) Regulations, Biology Guidelines, and applicable federal, state, and local Habitat Conservation Plans including, but not limited to, the City's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP) and shall implement avoidance, minimization, and mitigation measures in accordance with the City's ESL Regulations, Biology Guidelines, MSCP SAP, and VPHCP.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Cultural Resources – Historic Structures, Objects, or Sites	MM-HIST-1 – Historic Resources Future development that could directly and/or indirectly affect a historical building, structure, or object as defined in the City's Historical Resources Regulations and Historical Resources Guidelines shall comply with the City's Historical Resources Guidelines and Historical Resources Regulations (SDMC Sections 143.0201–143.0280) and shall be required to implement avoidance, minimization, and mitigation measures in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Cultural Resources - Archaeological Resources	MM-HIST-2 – Archaeological and Tribal Cultural Resources Prior to the issuance of any discretionary permit for a future development project that could directly and/or indirectly affect a cultural resource (i.e. archaeological and Tribal Cultural Resources), the City shall require the following steps be taken to determine (1) the potential presence and/or absence of cultural resources, and (2) the appropriate mitigation for any significant resources that may be impacted. For the purposes of CEQA review, a cultural resource is defined in CEQA Guidelines Section 15064.5. Tribal cultural resources are defined in PRC Section 21074. Initial Determination The City's Environmental Designee shall determine the potential presence and/or absence of cultural resources at the project site by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Archaeological Map Book, the California Historical Resources Inventory System, and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A review of the City's cultural resources sensitivity map (see Figure 4.4-1a through 4.4-1e) shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized to the extent feasible in accordance with the City's Historical Resources Guidelines. The sensitivity levels described below shall guide the appropriate steps necessary to address the potential resources. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted cultural resources, as well as new data available to the City. High Sensitivity: Indicates locations where significant cultural resources have been documented or would have the potential to be identified. High sensitivity resources include village and habitation sites and areas near fresh water sources. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high. Moderate Sensitivity: Indicates that some cultural resources have been recorded within the area or the area was developed before 1984 when CEQA review may not have been applied. Moderate sensitivity resources		

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	consist of diversity or density of feature and artifact types (e.g., a moderately dense lithic scatter). Low Sensitivity: Indicates areas where there is a high level of disturbance or development, and few or no previously recorded cultural resources are present based on records search results and due to the timing of development of the project site occurring after 1984 when CEQA would have been applied. Within these areas, the potential for additional resources to be identified would be low. Phase I Based on the results of the initial determination, if there is any evidence that the project area contains archaeological and/or Tribal Cultural Resources, a site-specific records search and/or survey may be required and shall be determined on a case-by-case basis by the City's Environmental Designee. If a cultural resources study is required, it shall be prepared consistent with the City's Historical Resources Guidelines. All individuals conducting any phase of the cultural resources program shall meet the professional qualifications in accordance with the City's Historical Resources Guidelines. The cultural resources study shall include the background research conducted as part of the initial determination. This includes a record search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. The cultural resources study shall include a field survey and/or an evaluation of significance, as applicable if		

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	cultural resources are identified, based on the City's Historical Resources Guidelines. Native American participation shall be required for all field work. Phase II Once a cultural resource (as defined in the PRC) has been identified, a significance determination shall be made. If a project were to impact areas identified as low sensitivity, it is assumed that any significant cultural resources no longer hold integrity or are not present. If a project impacts these areas, no additional mitigation measures shall be required. If a project were to impact areas identified as moderate sensitivity, a site-specific records search and/or survey may be required on a case-by-case basis. If cultural resources are identified in the records search and/or survey, a significance evaluation for the identified cultural resources shall be required. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action shall be required. Resources found to be non-significant as a result of a survey and/or assessment shall require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of the results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation indicate there is still a potential for resources to be present in portions of the property, then mitigation monitoring shall be required. If the resource has not been evaluated for significance, a testing plan shall be required. If		

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	the resource is determined to be significant, a testing plan, data recovery plan, and mitigation monitoring shall be required. If a project were to impact areas identified as high sensitivity, a survey and testing program may be required by the qualified archaeologist to further define resource boundaries subsurface presence or absence and determine the level of significance. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City's Historical Resources Guidelines. The results from the testing program shall be evaluated against the Significance Thresholds found in the City's Historical Resources Guidelines. If significant cultural resources are identified within the area of potential effects, the site may be eligible for local designation. Preferred mitigation for direct and/or indirect impacts to cultural resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. Mitigation measures such as, but not limited to, a Research Design and Archaeological Data Recovery Program (ADRP), construction monitoring, site designation, capping, granting of deeds, designation of open space, and avoidance and/or preservation shall be required and shall be determined by the City's Environmental Designee on a case-by-case basis. Phase III <i>Archaeological Data Recovery Program</i>		

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Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	If a cultural resource is found to be significant and preservation is not an option, a Research Design and ARDP shall be required, which includes a Collections Management Plan for review and approval by the City's Environmental Designee. The ADRP shall be based on a written research design and is subject to the provisions as outlined in PRC Section 21083.2. The ADRP shall be reviewed and approved by the City's Environmental Designee prior to distribution of a draft CEQA document. <i>Local Designation of Resources</i> The final cultural resource evaluation report shall be submitted to Historical Resources Board (HRB) staff for designation. The final cultural resource evaluation report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. <i>Monitoring and Archaeological Resource Reports</i> Archaeological monitoring may be required during building demolition and/or construction grading when significant cultural resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development, dense vegetation, or if a data recovery did not reduce the impact to the resource. Monitoring shall be documented in a consultant site visit record. Native American participation shall be required for all subsurface investigations, including geotechnical testing and		

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Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	other ground disturbing activities whenever a tribal cultural resource or any archaeological site <u>is present</u>. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of PRC Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the PRC (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, state, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Most Likely Descendent shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. Archaeological Resource Reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City's Historical Resources Guidelines. In the event that a cultural resource deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA United States Code 3001-3013)) law, and must be treated in a dignified and culturally appropriate manner with		

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation, as identified by the Native American Heritage Commission. Arrangements for long-term curation <u>and/or repatriation, as determined appropriate by the City Environmental Designee</u>, must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.		
Noise – Ambient Noise Levels (Construction Noise and Non-Transportation Noise Increases)	MM-NOI-1 – Noise Abatement and Control Ordinance Future projects shall be required to comply with the construction noise levels limits defined by San Diego Municipal Code Section 59.5.0404. If construction noise exceeds the construction noise limits, a permit would be required from the Noise Abatement and Control Administrator in accordance with SDMC Section 59.5.0404, which may include the incorporation of site specific noise reduction measures to meet property line limitations.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Future development with stationary sources of noise shall comply with Section 59.5.0401 et seq. of the SDMC, which specifies the maximum one-hour average sound level limits allowed at the boundary of a property.		
Noise – Groundborne Vibration	MM-NOI-2 – Vibration – Construction Activities Future projects that include pile driving and would result in vibration levels exceeding the peak particle velocity (PPV) and screening distances detailed in Table 4.11-2 shall implement vibration reduction measures to minimize construction-related vibration impacts. Measures shall be based on the results of site-specific recommendations from an acoustical analysis. Measures may include, but are not limited to, limiting the use of vibration-intensive equipment in proximity to sensitive receptors, installing low soil displacement piles (e.g., H-piles) instead of high soil displacement piles (e.g., concrete piles) for pile-driving, and pre-drilling for pile-driving. Other measures may include pre- and post-construction inspections to document any damage and provide repairs in the event damage occurs.	Prior to the issuance of any land development permits or development activities.	City of San Diego
Transportation – Vehicle Miles Traveled	MM-TRANS-1 – Achieve VMT Reductions Future development shall be required to demonstrate compliance with the City's Mobility Choices Ordinance (SDMC Section 143.1103 et seq.) and the City's TSM, including preparation of a VMT analysis and Local Mobility Analysis, where applicable.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Tribal Cultural Resources	Refer to MM-HIST-2	Prior to the issuance of any land development permits or development activities.	City of San Diego
Wildfire - Wildfire Hazards, Pollutants from Wildfire, Infrastructure, Flooding or Landslides, Cumulative Impacts	MM-FIRE-1 – Wildfire Policy Compliance for Plan Amendments As future Community Plan Updates or other plan amendments are proposed consistent with the Blueprint SD Initiative and the Village Climate Goal Propensity Map, the City shall evaluate the adequacy of evacuation routes, emergency access and fire safety in light of the proposed land use and mobility network. The City plan amendment process shall include a review of consistency with General Plan Policy LU-C.2.A.5, Policy UD-A.3.h, Policy UD-A.3.p, Policy PF-D.12, Policy PF-D.13, Policy PF-D.14, Policy PF-D.15, and Policy PF-D.16.	Prior to the adoption of any Community Plan amendments.	City of San Diego
Wildfire - Wildfire Hazards, Pollutants from Wildfire, Infrastructure, Flooding or Landslides, Cumulative Impacts	MM-FIRE-2 – Wildfire Safety Policies and Regulation Compliance Future projects shall be required to demonstrate consistency with the City's applicable regulatory and policy framework including: The latest update to the Fire Code (SDMC Sections 55.0101 through 55.9401), including requirements for adequate fire access and specifications for when two separate fire apparatus access roads are required.	Prior to the issuance of any land development permits or development activities.	City of San Diego

Exhibit A: Mitigation, Monitoring and Reporting Program

Potentially Significant Impact	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	• The latest update to the City's building regulations (SDMC Chapter 14, Article 5) including acceptable construction materials for development near open space (SDMC Chapter 14, Article 5, Division 7). • The City's Brush Management Regulations (SDMC Section 142.0412) and Landscape Standards, adopted as part of the Land Development Manual. For discretionary projects with a higher level of wildfire or evacuation risk due to site and/or project specific factors, as determined by the City, additional analysis demonstrating consistency with the California Office of the Attorney General issued guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA may be required.		

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN, THE COLLEGE AREA COMMUNITY PLAN, RESCINDING THE CORE SUB-AREA DESIGN MANUAL FOR THE COMPREHENSIVE UPDATE TO THE COLLEGE AREA COMMUNITY PLAN.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

- A. The current College Area Community Plan was adopted in 1989 and encompasses parcels within the College Area.
- B. This comprehensive update creates a new community plan for the College Area community, to recognize its unique land use and urban form characteristics.
- C. This update will benefit the community by identifying future capital improvements investments, improving local mobility, increasing the variety of homes – including deed-restricted affordable homes – and the establishment of a Community Enhancement Overlay Zone to supplement base zoning regulations and align new development with the community’s vision by requiring on-site public spaces and improvements to the pedestrian realm.
- D. This update will benefit the City by guiding growth and investment in ways that support the City of San Diego’s Climate Action Plan goals and fair housing goals by focusing housing near transit and neighborhood services and improving local mobility so that auto-trips are shorter distances and less frequent.
- E. This update amends the Community Plan Area boundary for the College Area Community Plan Area.

F. As part of the plan update, the City of San Diego's General Plan (General Plan) will be amended due to the College Area Community Plan being a component of the General Plan.

G. On October 9, 2025, the Planning Commission of the City of San Diego found the comprehensive update to the College Area Community Plan consistent with the General Plan and Climate Action Plan and recommended rescinding the Core Sub-Area Design Manual.

H. On xxx, the Council held a public hearing for the purpose of considering amendments to effect a comprehensive update to the College Area Community Plan and General Plan. The Council considered the Planning Commission record and recommendation, as well as all maps, exhibits, and written documents contained in the file for the amendments on record in the City, and has considered the oral presentations given at the public hearing.

I. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

J. ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the comprehensive update to the College Area Community Plan, which incorporates the intent of the General Plan and Climate Action Plan. a copy of which is on file in the office of the City Clerk as Document No. RR-

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2. The Council adopts the amendment to the General Plan, with a copy of said update and new plan being on file in the office of the City Clerk as Document No. RR-

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3. The Council rescinds the Core Sub-Area Design Manual, on file in the Office of the City Clerk as Resolution R-289099, adopted on August 12, 1997.

4. The Council amends the College Area Community Plan Area Boundary and the Mid-City Communities Plan Area Boundary, which is also an amendment to the General Plan.

DRAFT

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING AN AMENDMENT TO THE MID-
CITY COMMUNITIES PLAN AND THE GENERAL PLAN.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

- A. The current Mid-City Communities Plan was adopted in 1998 and encompasses properties within the Kensington-Talmadge Community Plan Area.
- B. This action includes amendments to the Mid-City Communities Plan Area boundary for the Kensington-Talmadge Community Plan Area boundary within the Mid-City Communities Plan Area to better align the boundaries of the communities with their geographic features and internal neighborhood connections.
- C. This action includes an amendment to, the City’s General Plan due to the Mid-City Communities Plan being part of the Land Use Element of the General Plan.
- D. On October 9, 2025, the Planning Commission of the City of San Diego found the amendments to the Mid-City Communities Plan Area boundary and to the Kensington - Talmadge Community Planning Area boundary consistent with the General Plan.
- E. On YYYY, the Council held a public hearing for the purpose of considering amendments to the Mid-City Communities Plan and General Plan. The Council considered the Planning Commission record and recommendation, as well as all maps, exhibits, and written documents contained in the file for the amendment on record in the City, and has considered the oral presentations given at the public hearing.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts an amendment to the Mid-City Communities Plan Area boundary and the Kensington - Talmadge Community Plan Area Boundary, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

2. The Council adopts the amendment to the General Plan, with a copy of said update and new plan being on file in the office of the City Clerk as Document No. RR-_____.

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 4 BY AMENDING SECTION 126.0402; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 5 BY AMENDING SECTION 126.0502; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 132.0102; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AMENDING CHAPTER 13, ARTICLE 2 BY ADDING NEW DIVISION 16 AND NEW SECTIONS 132.1601, 132.1602, 132.1605, 132.1610, 132.1615, 132.1620, 132.1625, AND 132.1630, AND 132.1635; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 141.0621; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 3 BY AMENDING SECTION 143.0302; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 9 BY AMENDING SECTION 143.0920; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 10 BY AMENDING SECTION 143.1025; AND AMENDING CHAPTER 14, ARTICLE 3, DIVISION 14 BY AMENDING SECTION 143.1410, RELATING TO THE COLLEGE AREA COMMUNITY PLAN UPDATE.

§113.0103 Definitions

Abutting property through Parking, shared (See shared parking), off-street [No change in text.]

Parking space, off-street (see ~~off-street parking space~~ off-street parking space)

Parkway means the area within the public right-of-way between the curb of a street and the public right-of-way line. The parkway includes the following zones:

Frontage zone means the section of the public right-of-way between the thoroughway zone and the public right-of-way line.

Furnishings zone means the section of the public right-of-way between the curb and the thoroughway zone in which street trees, lights and street furniture are provided. Street furniture, including but not limited to, trash and recycle receptacles, and bicycle parking.

Thoroughway zone means the section of the public right-of-way between the furnishings zone and the frontage zone or the building fronting the street with a sidewalk for pedestrian travel only and clear of obstacles, including, but not limited to, driveway aprons.

Penthouse through Public service easement [No change in text.]

Public space means a publicly accessible outdoor area that is adjacent to or accessible from a public right-of-way or transit station that provides opportunities for public use and recreational activities. A public space shall have signs visible from the adjacent public right-of-way or transit station stating that the public space is open to the public. Public space can include seating, shade structures and landscaping. Public spaces include the following types:

Greenway means a public space parallel to the public right-of-way with a pedestrian pathway to enhance the thoroughway zone. See Chapter 15, Article 6, Division 3, section 156.0302 for the definition of Greenway within the Centre City Planned District.

Paseo means a pedestrian path that provides a connection from a public right-of-way to public spaces or public parks abutting or within a premises.

Plaza means a public space primarily composed of hardscape at ground level with a building fronting at least one side in the front or side yard.

Podium means a public space on an upper story of a building or parking structure with public access to the ground level and at least one building entrance. A pedestrian connection can be provided to an adjacent elevated transit station or development.

Urban green means a public space primarily composed of multi-purpose turf or other active usable ground cover at ground level with a building fronting at least one side in the front or side yard.

Public vantage point through Yard [No change in text.]

§126.0402 When a Neighborhood Development Permit Is Required

(a) through (s) [No change in text.]

(t) A Neighborhood Development Permit is required for development that deviates from the required area for public spaces as described in Section 132.1615(b)(1).

§126.0502 When a Site Development Permit is Required

(a) through (b) [No change in text.]

(c) A Site Development Permit decided in accordance with Process Three is required for the following types of development.

(1) through (8) [No change in text.]

(9) In the Community Enhancement Overlay Zone, as described in Section 132.1602, *development* in the boundaries shown on a map identified in Section 132.1602 that does not comply with the *development* standards in the overlay zone, except that if the *development* is affordable housing, an in-fill project, and/or a sustainable building, as described in Section 143.0915, shall be processed in accordance with Section 126.0503 and Section 132.1602, Table 132-16B.

(d) through (g) [No change in text.]

§132.0102 Overlay Zone Designations Table 132-01A

Overlay zones are designated on the Official Zoning Map as indicated in Table 132-01A. The overlay zone designation is shown after the base zone designation on the Official Zoning Map.

**Table 132-01A
Overlay Zone Designations**

Division Number	Title of Overlay Zone	Map Designation
Division 2 through Division 15	[No change in text.]	[No change in text.]
<u>Division 16</u>	<u>Community Enhancement Overlay Zone</u>	<u>CEOZ</u>

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding

rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T) through Clairemont Mesa (See Diagram 132-14 ^a)	[No change in text.]
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O) through Uptown (See Diagram 132-14K)	[No change in text.]

(b) [No change in text.]

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

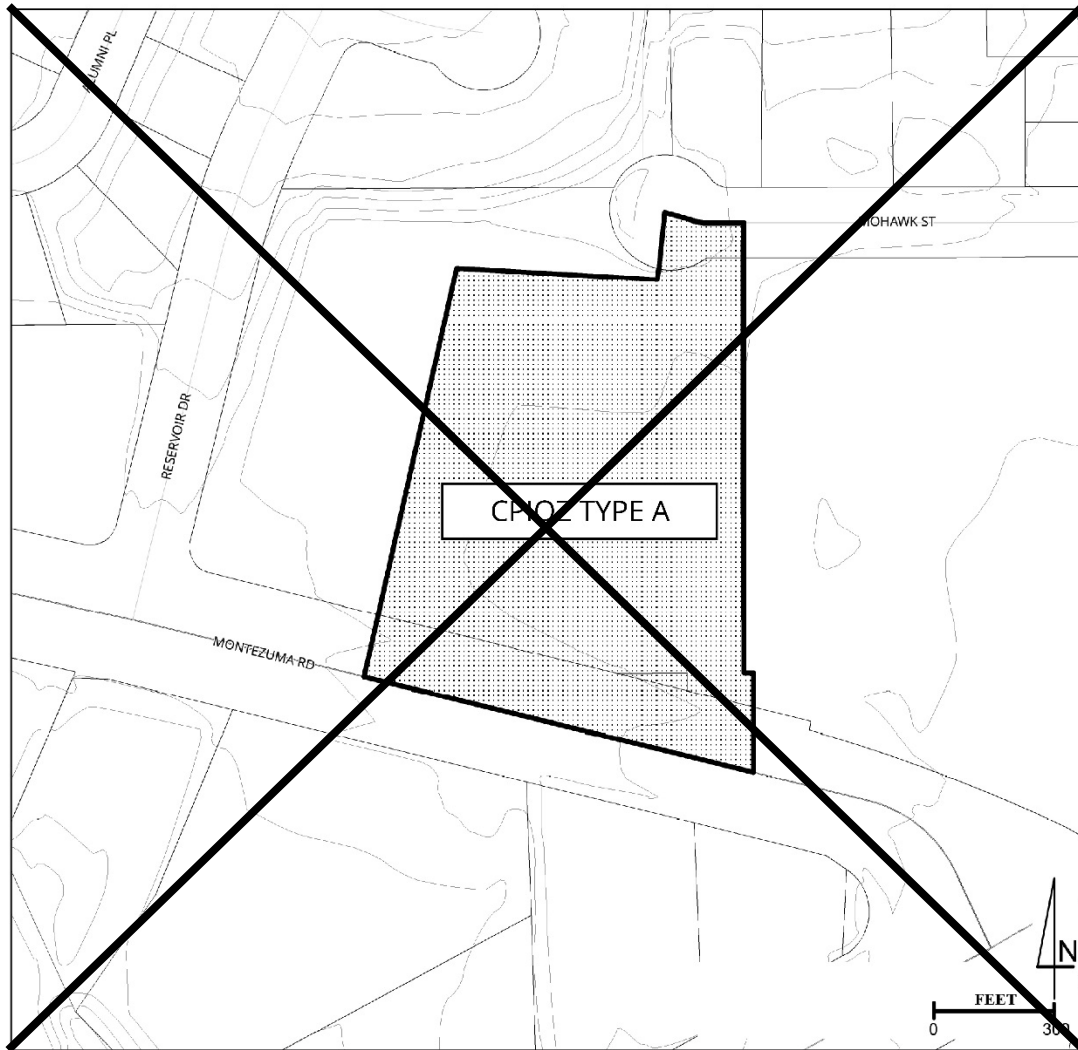


DIAGRAM 132-14Q

College Area Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4339 for illustration purposes only.
(Added 7-9-2019 by O-21097 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21097 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21097-SO.pdf

DIAGRAM 132-14R through DIAGRAM 132-14U

[No change in text.]

Chapter 13: Zones

Article 2: Overlay Zones

Division 16: Community Enhancement Overlay Zone

§132.1601 Purpose

The purpose of the Community Enhancement Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City which have increased allowed density and intensity as part of a community plan update or amendment. The intent of these regulations is to ensure that *development* provides community enhancements in locations which have benefitted from higher density and intensity near high-frequency transit stops, including additional pedestrian access, *public spaces*, and multimodal connectivity improvements.

§132.1602 Where the Community Enhancement Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified on Diagrams 132-16A through 132-16B. Table 132-16A lists the community plan areas in which this overlay zone has been applied and the corresponding maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk.

Table 132-16A

Community Plans with Property where Community Enhancement Overlay Zone Apply

<u>Community Plan</u>	<u>Map Number Showing Boundaries of CEOZ Area</u>
<u>College Area (See Diagram 132-16B)</u>	<u>C-1039</u>

- (b) Table 132-16B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of development in this overlay zone.

Table 132-16B
Community Enhancement Overlay Zone Applicability

<u>Type of Development</u>	<u>Supplemental Development Regulations</u>	<u>Required Permit Type/ Decision Process</u>
(1) <u>Interior building improvements that do not involve a change in use, or provide additional floor area, or improvements that do not require a construction permit.</u>	<u>None—Exempt from this division</u>	<u>No additional permit required by this division</u>
(2) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development complies with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>No additional permit required by this division</u>
(3) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development is affordable housing, an in-fill project, and/or a sustainable building as described in Section 143.0915 and does not comply with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>Neighborhood Development Permit/ Process Two subject to Section 143.0920(d).</u>
(4) <u>Any development within the boundaries shown on a map identified in Section 132.1602, where the proposed development does not comply with the supplemental development regulations of this division.</u>	<u>See the applicable requirements of this division</u>	<u>Site Development Permit/ Process Three</u>

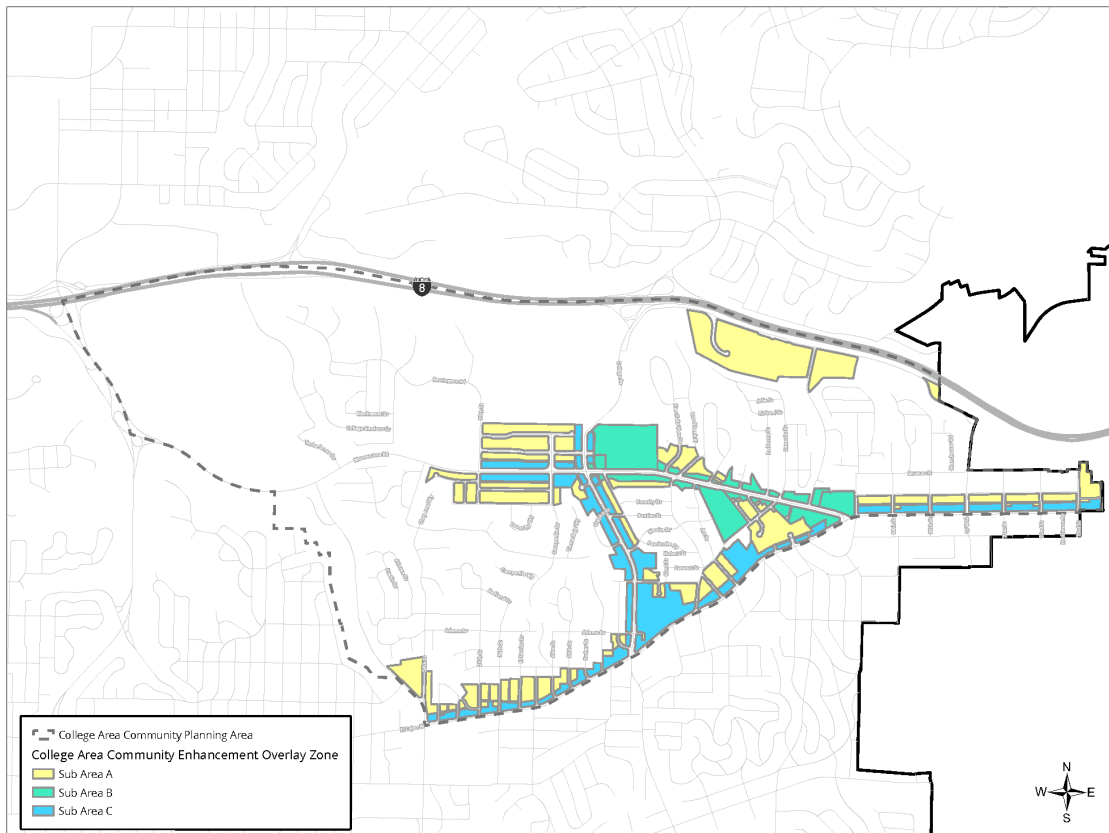


Diagram 132-16B

College Area Community Enhancement Overlay Zone

This is a reproduction of Map No. C-1039 for illustration purposes only.

§132.1605 Exception to the Community Enhancement Overlay Zone

The City Manager may grant an exception to the requirements of this division for
development that is minor, temporary, or incidental and is consistent with the
intent of this division. Exceptions made by the City Manager shall be recorded
and entered in the project files prepared in the process of approving the
development.

§132.1610 Conflicts between Community Enhancement Overlay Zone and Other Regulations

- (a) If there is a conflict between the supplemental development regulations for the Community Enhancement Overlay Zone and the *development* regulations of the applicable base zone, the Community Enhancement Overlay Zone supplemental development regulation shall apply.
- (b) If there is a conflict between the supplemental development regulations for the Community Enhancement Overlay Zone and the *development* regulations adopted as part of a specific plan, the specific plan regulations shall apply.

§132.1615 **Public Spaces**

- (a) Applicability.
- (1) *Development on a premises* equal to or greater than 10,000 square feet and that proposes a total *gross floor area* of new *development* equal to or greater than a *floor area ratio* of 0.5 shall provide *public spaces* in accordance with this Section.
- (2) *Development on a premises* less than 10,000 square feet, if an *applicant* elects to provide *public spaces* in accordance with this Section, the *development* shall receive a *floor area ratio* bonus of 1.0.
- (3) A proposed *subdivision* of land equal to or greater than 10,000 square feet shall provide *public spaces* on all *lots* in accordance with this Section.
- (4) *Development* that qualifies for an exemption from the Citywide Park Development Impact Fees by constructing on-site park

improvements in accordance with Section 142.0640 and Council Policy 600-33 is exempt from this Section.

(b) Size.

(1) Development shall provide a minimum of 5 percent of the area of the premises as a public space, or 75,000 square feet, whichever is less.

(2) For development that exceeds the minimum required area of a public space for a premises, the development may receive a floor area ratio bonus of 0.2 for every 1,000 square feet of the provided public space up to a maximum of 5,000 square feet. The floor area ratio bonus for public space shall not exceed 1.0 and cannot be used with the floor area ratio bonus in section 132.1615(a)(2)

(3) For development on premises where resources such as important archaeological sites, traditional cultural properties, historical resources, or environmental sensitive lands limit the ability to meet the required area of a public space, the required area for the public space may be reduced to avoid the resource subject to approval of a Process Two Neighborhood Development Permit in accordance with sections 126.0402(t) and 126.0403, provided that the findings in section 126.0404(a) are met.

(4) If required stormwater, public utility, or transit infrastructure or facilities limit the ability to meet the required area for the public space, the required area for the public space may be reduced to

locate the required infrastructure or facilities to the satisfaction of the City Engineer.

- (3) The *applicant* may purchase a reduction in the required area of the *public space* at a rate of \$170 per square foot of reduction, which shall be increased, starting on July 1, 2026, and on each July 1st thereafter, based on the one-year change (from March to March) in the Construction Cost Index (CCI) for Los Angeles as published monthly in the Engineering News-Record, up to a maximum of 25 percent of the total required *public space* amenity size. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

- (c) Type. An *applicant* shall satisfy the *public space* requirements through the provision of one or more of the following:

- (1) A *plaza*, *urban green*, or *podium* shall meet the following requirements:

- (i) A minimum area of 1,200 square feet; and
(ii) A minimum dimension of 20 feet in any direction.

- (2) A *greenway* shall have a minimum width of 8 feet measured perpendicular from the *parkway* to the *street wall* or in accordance with Table 132-16E.

- (3) A *paseo* shall have a minimum width of 8 feet or in accordance with Table 132-16G.

- (d) Amenities. A *public space* shall include amenities in accordance with

Table 132-16C and Table 132-16D.

- (1) Amenities in Category 2 shall satisfy two single amenities requirements in Table 132-16C.
- (2) A development shall not utilize the following amenity types more than once: Interactive/Technology Element; Placemaking Elements; Performance/Event/Cultural Space; Splash Pad; or Sports Court with Lighting.
- (3) A development less than 200,000 square feet may utilize either the Interactive/Technology Element amenity or Placemaking Elements amenity types. Use of both amenity types shall not be permitted.
- (4) An alternative compliance determination may be made by the City Manager for amenities not listed in Table 132-16D.
- (5) For development greater than 200,000 square feet , the applicant may purchase amenity points, up to a maximum of 30 percent of the total required amenity points based on the premise size of the development (with a minimum of 1 amenity point) at a rate of \$480,835 per amenity point, which shall be increased, starting on July 1, 2026, and on each July 1st thereafter, based on the one-year change (from March to March) in the Construction Cost Index (CCI) for Los Angeles as published monthly in the Engineering News-Record. Payment shall be deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Table 132-16C
Public Space – Number of Required Amenities

<u>Premise Size</u>	<u>Required Amenities</u>
<u>Equal to or greater than 10,000 square feet but less than 100,000 square feet.</u>	<u>1 amenity</u>
<u>Equal to or greater than 100,000 square feet but less than 200,000 square feet.</u>	<u>2 amenities</u>
<u>Equal to or greater than 200,000 square feet but less than 400,000 square feet.</u>	<u>3 amenities</u>
<u>Equal to or greater than 400,000 square feet.</u>	<u>6 amenities</u>

Table 132-16D
Public Space Amenity Type

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
<u>All-Weather Shade Cover/Pavilion with Tables and Seating</u>	<u>Minimum of 400 square feet and a minimum of two sets of fixed or movable tables and chairs. Shade covers shall not replace appropriate tree plantings or count toward tree canopy coverage.</u>	<u>1</u>
<u>Community Garden</u>	<u>Minimum of 1,500 square feet, containing at least 10 plots with a minimum of 80 square feet of soil area per plot, communal refuse/recycling area, and a dedicated water meter with hose bibbs.</u>	<u>1</u>
<u>Fitness Circuit</u>	<u>Minimum of 3 pieces of fitness equipment, clear signage and a connecting path.</u>	<u>1</u>
<u>Interactive/Technology Element</u>	<u>Provides features which can include, but are not limited to the following: publicly accessible Wi-Fi, solar panel furniture/feature, touchable information board, and smart kiosks, to the satisfaction of the City Manager. The element shall be accessible to the public during operating hours.</u>	<u>1</u>
<u>Multi-Purpose Natural Turf Area</u>	<u>Minimum of 10,000 square feet of continuous natural turf with a slope of 5 percent or less to support universal access. Multi-purpose turf area to be used for athletic competition shall provide a slope 2 percent or less.</u>	<u>1</u>
<u>Off-Leash Dog Area</u>	<u>Minimum of 2,000 square feet of fenced-in area.</u>	<u>1</u>
<u>Placemaking Elements</u>	<u>Minimum of 2 elements which can include, but are not limited to the following: artwork, interactive playscape, climbing structures, elements of historical or cultural</u>	<u>1</u>

<u>Amenity Type</u>	<u>Required Amenity Features</u>	<u>Category</u>
	<u>relevance, or community activation elements/games, to the satisfaction of the City Manager.</u>	
<u>Play Area</u>	<u>Minimum of 750 square feet with children’s play equipment and safety surfacing. Separate play areas shall be provided for children ages 2 to 5 and 5 to 12. A minimum of three play pieces shall be provided per play area.</u>	<u>1</u>
<u>Performance/Event /Cultural Space</u>	<u>Minimum of 2,500 square feet of paved area with seating for a minimum of 40 people, lighting, and utilities including power, data and sound.</u>	<u>2</u>
<u>Splash Pad</u>	<u>A Splash Pad (otherwise considered a “water playground”) measuring a minimum of 750 square feet.</u>	<u>2</u>
<u>Sports Court with Lighting</u>	<u>Minimum of one full court or two half-courts for sports, which can include but are not limited to the following: basketball, tennis, pickleball, and sand volleyball, to the satisfaction of the City Manager. Lighting appropriate to the sport shall be provided, and shall be sited and directed to minimize impacts to nearby residential uses in accordance with Chapter 14, Article 2, Division 16, section 142.0740.</u>	<u>2</u>

(e) Landscaping.

- (1) A minimum of 20 percent of a *public space* area shall be comprised of permeable landscape planting. This requirement is in addition to the landscape regulations in Chapter 14, Article 2, Division 4.
- (2) At least 30 percent of all paving within the *public space* on a ground level shall be shaded by a minimum of one, 24-inch box canopy form street tree, standard trunk, evergreen species for each 30 feet of *public space* on a ground level abutting a *street frontage*. The street tree shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City’s Street Tree Selection Guide.

(f) Trash and Recycling Containers. At least one trash and recycling container shall be provided with a minimum of one for every 1,000 square feet of public space.

(g) Seating and Tables.

(1) A minimum of one linear foot of seating shall be provided for every 100 square feet of public space. All or a portion of the required seating can be moveable.

(2) Tables and seating operated by on-site commercial tenants, or the record owner, may be included within the public space if they are accessible to the public and are limited to no more than 20 percent of the public space area.

(h) Lighting.

(1) A public space shall have lighting provided on either poles or bollards at the entrance, pedestrian pathways and edges.

(2) The lighting design within the public space shall coordinate with the architectural lighting of the abutting property.

(i) Access and Visibility.

(1) A public space on a ground level shall be designed to be visible from the abutting property and parkway.

(2) The public space at a ground level shall use different paving material from the public right-of-way to delineate the area maintained by the record owner.

(3) A minimum of 50 percent of a public space at a ground level shall

be free of physical barriers or obstructions to ensure universal access.

- (4) *Public space* at a ground level shall provide pedestrian connections to the abutting *parkway* and building entrances.

(i) *Fire Apparatus Access*

- (1) *Development* shall provide fire sprinklers and meet the access requirements of the California Fire Code, Appendix D, Sections 105.2 and 105.3 for all *structures* that exceed 30 feet in *structure height* where *public space* at a ground level would result in the distance between the *building facade* and the *street* being greater than 30 feet.

- (2) Any deviation from the fire sprinklers and access requirements shall comply with the construction type exceptions identified in the California Fire Code, Appendix D, Section 105.1.

(i) *Hours of Public Access.*

- (1) *A public space* and amenities shall be publicly accessible from at least 7:00 a.m. to 8:00 p.m. seven days a week or during the hours of operation of the commercial use.
- (2) A minimum of one wayfinding *sign* shall be provided per 100 feet of *street frontage*. The *sign(s)* shall be at least 2 square feet in size, located along and legible from the *public right-of-way*, advise the public of the hours of public access, and direct the public to any *public spaces* not located adjacent to a *public right-of-way*.

(k) Maintenance. A *public space* shall be maintained by the *record owner*.

(l) Building Façade. A minimum of one *building façade* shall face the *public space* in accordance with the following:

(1) The abutting *public space* shall be accessible from the adjacent building entrances as follows:

(i) Each commercial retail tenant space or residential *dwelling unit*; or

(ii) A building's common area for buildings without retail tenant space or residential *dwelling units*.

(2) An upper *story* of a building with a finish *floor* elevation of more than 25 feet above a *public space* at a ground level may have balconies, building elements or habitable space that projects over the *public space* to the *property line* or *setback* specified by the base zone.

(m) Common Open Space. A *public space* may be counted towards common open space requirements of the base zone.

(n) Garage Entrance or Driveway. A garage entrance or driveway is only allowed within a *public space* if the *premises* does not have access to another *public right-of-way*, subject to the satisfaction of the City Engineer.

(o) Automobile *parking spaces*, loading berths/zones, trash storage facilities, utility boxes, as well as the access or service for these facilities are not permitted within the *public space*.

- (p) Best management practices for stormwater may be constructed within the landscaped area of a *public space* at ground level in accordance with Chapter 4: Health and Sanitation, Article 3: Environmental Health Quality Controls, Division 3: Stormwater Management and Discharge Control, only if pedestrian access to and within a *public space* is not hindered by the best management practices subject to the satisfaction of the City Engineer.
- (q) *Development* on a property with a mixed-use base zone and a *premise* greater than five acres shall be exempted from the requirements of Section 131.0718(d)(6) if the *development* provides *public spaces* in accordance with this Section.

§132.1620 Public Space – Greenway Site Specific Requirements.

- (a) *Development* with a *premises* identified on Table 132-16E that is subject to the *public space* requirements in accordance with Section 132.1615 shall provide a *public space – greenway*.
- (b) A *greenway* shall satisfy all or a portion of the *public space* size requirements in accordance with Section 132.1615(b).
- (c) A *greenway* shall have a minimum width as specified on Table 132-16E, measured perpendicular from the *parkway* to the *street wall*.

Table 132-16E
Public Space – Greenway Width

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Public Space – Greenway Width</u>
<u>College Area</u>	<u>C-1039</u>	<u>C</u>	<u>North side of El Cajon Boulevard between 54th Street and Keeny Street</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>B</u>	<u>Both sides of College Avenue between El Cajon Boulevard and Cantina Way</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>D</u>	<u>Both sides of Montezuma Road between 55th Street and College Avenue \</u>	<u>8 Feet</u>
<u>College Area</u>	<u>C-1039</u>	<u>E</u>	<u>Both sides of Montezuma Road between College Avenue and El Cajon Boulevard \</u>	<u>8 Feet</u>

§132.1625 **Parkway Site Specific Requirements.**

- (a) Development with a premises identified on Table 132-16F shall provide a parkway with a minimum width as specified on Table 132-16F.
- (b) The parkway shall be measured in accordance the Street Design Manual of the Land Development Manual.
- (c) Improvements within the parkway shall be designed and constructed in accordance with the requirements of Chapter 14, Article 2, Division 6 and the Street Design Manual of the Land Development Manual.

Table 132-16F
Parkways Width Requirements

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Parkway Width</u>
<u>College Area</u>	<u>C-1039</u>	<u>E</u>	<u>Both sides of Montezuma Road between College Avenue and El Cajon Boulevard</u>	<u>14 Feet</u>

§141.0621 Sidewalk Cafes, Streetaries, and Active Sidewalks

The sidewalk cafes, streetaries, and active sidewalks regulations establish requirements for outdoor dining and other uses located within the *public right-of-way*. For the purposes of this Section, sidewalk cafes are defined as outdoor dining spaces located within the sidewalk area of the *public right-of-way* that are associated with adjacent eating and drinking establishments; streetaries are defined as outdoor spaces located in a *street* space formerly dedicated to parking spaces that serves as an extension of an eating and drinking establishment; and active sidewalks are defined as the permanent extension of the curb into the *public right-of-way* to facilitate activation of the *public right-of-way* through recreational amenities, landscaped areas, seating areas, farmers market, *artworks* or outdoor dining. Sidewalk cafes, streetaries, and active sidewalks are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. It is not the intent of this Section to regulate outdoor eating and drinking establishment areas that are located on private property.

- (a) [No change in text.]
- (b) Limited Use Regulations for Streetaries
 - (1) through (3) [No change in text.]
 - (4) Accessibility
 - (A) through (G) [No change in text.]
 - (H) Terraced or Multi-Level Streetaries
 - (i) through (iii) [No change in text.]

- (iv) The wheelchair accessible entry shall include a *structure* on the sidewalk within the sidewalk ~~furnishing zone~~ furnishings zone that provides a transition between the sidewalk and streetary deck.

(v) through (vi) [No change in text.]

(5) [No change in text.]

(c) [No change in text.]

§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply

This Division applies to any *development* for which a Neighborhood Development Permit or Site Development Permit is required as described in Sections 126.0402 and 126.0502, in accordance with Table 143-03A.

Legend for Table 143-03A

NDP	Neighborhood Development Permit
SDP	Site Development Permit

Table 143-03A**Supplemental Neighborhood Development Permit or Site Development Permit Regulations Applicability**

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process
Affordable housing, in-fill projects, and sustainable buildings projects as described in Section 143.0915 where a Site Development Permit or Planned Development Permit would otherwise be required.	126.0503, 126.0603, 143.0303, 143.0305, 143.0910, 143.0915, 143.0920	NDP/Process Two
<i>Development of a large retail establishment of 50,000 or more square feet gross floor area in all commercial, industrial, and mixed-use zones, and in all planned districts, except the Centre City Planned District</i>	143.0303, 143.0305, 143.0355, 143.0375	NDP/Process Two
<i>Development of a large retail establishment of 100,000 or more square feet gross floor area in all commercial, industrial, and mixed-use zones, and in all planned districts</i>	143.0303, 143.0305, 143.0355, 143.0375	SDP/Process Four
Site Containing <i>Environmentally Sensitive Lands</i>	143.0101-143.0160, 143.0303, 143.0305, 143.0350, 143.0375, 143.0380	NDP/Process Two or SDP/Process Three or Four

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
<i>Any capital improvement program project on a Site Containing Environmentally Sensitive Lands</i>	143.0101-143.0160, 143.0303, 143.0305, 143.0350, 143.0375, 143.0380	SDP/Process CIP-Two or SDP/Process CIP-Five
<i>Any capital improvement program project on a Site Containing Historical Resources</i>	143.0201, 143.0260, 143.0303, 143.0305, 143.0360, 143.0375, 143.0380	SDP/Process CIP-Two or SDP/Process CIP-Five
<i>Site Containing Historical Resources</i>	143.0201, 143.0240, 143.0260, 143.0303, 143.0305, 143.0360, 143.0375, 143.0380	NDP/Process Two or SDP/Process Four
<i>Fences or Retaining Walls Exceeding the Permitted Height</i>	143.0303, 143.0305, 142.0350, 143.0375	NDP/Process Two
<i>Relocated Building Onto a Site With an Existing Building</i>	143.0303, 143.0305, 143.0345, 143.0375	NDP/Process Two
<i>Site with Previously Conforming Conditions</i>	127.0102-127.0106, 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Nonresidential Development Exceeding the Maximum Permitted Parking</i>	142.0540(b), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Shared Parking for Uses Not Listed in Section 142.0545(c)</i>	142.0545(b)(7), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Previously Conforming Parking for a discontinued use</i>	142.0510(d)(4), 143.0303, 143.0305, 143.0375	NDP/Process Two
<i>Mobilehome Parks in RM Zones</i>	143.0303, 143.0305, 143.0340, 143.0375	NDP/Process Two
<i>Mobilehome Parks in RS, RX Zones</i>	143.0303, 143.0305, 143.0340, 143.0375	SDP/Process Three
<i>Discontinuance of Mobilehome Park</i>	143.0610-143.0640, 132.0701-132.0705, 143.0303, 143.0305, 143.0375	SDP/Process Three

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision Process
Multiple Dwelling Unit <i>Development</i> that Varies from Minimum Parking Requirements	142.0525(b), 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Nonresidential <i>Development</i> (With TDM Plan) that Varies from Minimum Parking Requirements	142.0525(b), 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Community Plan Implementation Overlay Zone	132.1401-132.1405, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
Mission Trails Design District	132.1201-132.1205, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Development</i> of a small lot subdivision in accordance with Section 143.0365	143.0303, 143.0305, 143.0310, 143.0365, 143.0375	SDP/Process Three
<i>Development</i> Within the Urban Village Overlay Zone	132.1101-132.1110, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Public improvements</i> on More Than 3,000 Feet of Frontage or Where City Standards Do Not Apply	142.0601-142.0670, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Any capital improvement program project</i> on More Than 3,000 Feet of Frontage or Where City Standards Do Not Apply	142.0601-142.0670, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process CIP-Two
Manufactured Slopes in Excess of 25% Gradient and 25 Feet in Height	142.0101-142.0149, 143.0303, 143.0305, 143.0375, 143.0380	SDP/Process Three
<i>Condominium Conversions</i> with Deviations from Development Regulations	143.0303, 143.0305, 143.0360, 143.0375	SDP/Process Four

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process
Clairemont Mesa Height Limit Overlay Zone	132.1301-132.1306, 143.0303, 143.0305, 143.0375,143.0380	SDP/Process Five
<i>Development</i> requesting a deviation from the Climate Action Plan Consistency Regulations in Chapter 14, Article 3, Division 14.	143.0303, 143.0305, 143.0375	NDP/Process Two
<u>Community Enhancement Overlay Zone</u>	<u>132.1601-132.1635, 143.0303, 143.0305, 143.0375,143.0380</u>	<u>SDP/Process Three</u>

§143.0920 Affordable Housing, In-Fill Projects, and Sustainable Buildings Deviations

Development identified in Section 143.0915 may be permitted with a Neighborhood Development Permit decided in accordance with Process Two, except as provided in Section 143.0920(e), for the following:

(a) through (e) [No change in text.]

(f) Residential *development* in the Community Enhancement Overlay Zone that does not comply with the *development* standards within the Community Enhancement Overlay Zone, as described in section 132.1602, provided that the findings in section 126.0404(a) are made. If a deviation is requested, the supplemental findings in Section 126.0404(f) shall also be made.

§143.1025 Supplemental Development Regulations

Development utilizing the regulations in this Division must comply with the following Supplemental Development Regulations and may not utilize the

waivers provided in Section 143.1010(g) to deviate from the requirements in Section 143.1025.

(a) Pedestrian Circulation Space. All *development* shall include the following pedestrian circulation improvements:

(1) Urban *Parkway* Requirements. The *applicant* shall provide an urban *parkway* that is at least 14 feet in width measured from the face of the curb or at a width required per Section 142.0670(a)(3), whichever is greater. For a *premises* that is less than 25,000 square feet, an *applicant* may elect to provide a bicycle repair station, a wayfinding ~~sign~~ sign, public seating, a public drinking fountain or a smart kiosk, in lieu of an urban *parkway*. All *development* in this Section shall meet the minimum *parkway* requirements in Section 142.0670(a)(3).

(A) through (B) [No change in text.]

(C) An *applicant* may meet the urban *parkway* minimum width requirement in Section 143.1025(a)(1) by providing a *public space* fronting the urban *parkway* if all the following requirements are met:

(i) Up to 4 feet of the urban *parkway* may be satisfied through the provision of a public space fronting the urban *parkway*, so long as the minimum *parkway* requirements in Section 142.0670(a)(3), ~~and~~ Community Plan Implementation Overlay Zone

regulations in Chapter 13, Article 2, Division 14, or
Community Enhancement Overlay Zone regulations
in Chapter 13, Article 2, Division 16, if applicable,
are met;

(ii) through (viii) [No change in text.]

(2) through (4) [No change in text.]

(b) through (e) [No change in text.]

§143.1410 Mobility and Land Use Regulations

The following regulations support alternative mobility options, such as walking and biking, that reduce vehicle dependency and associated greenhouse gas emissions.

(a) Pedestrian enhancements that reduce heat island effects shall be provided as follows:

(1) *Development on a premises* that contains a *street yard* or abuts a *public right-of-way* with a ~~Furnishings Zone~~furnishings zone, at least 50 percent of the ~~Throughway Zone~~throughway zone shall be shaded as specified below.

(A) If the abutting *public right-of-way* contains a ~~Furnishings Zone~~furnishings zone, shading shall be provided by street trees.

(B) If the abutting *public right-of-way* does not contain a ~~Furnishings Zone~~furnishings zone, shading may be

provided by a combination of trees and shade structures
placed in the *street yard*.

(C) through (E) [No change in text.]

(2) *Development* on a *premises* that does not contain a *street yard* and
does not abut a *public right-of-way* with a ~~Furnishings~~
~~Zone~~furnishings zone, the *applicant* shall do one of the following:

(A) through (B) [No change in text.]

(b) through (c) [No change in text.]

SCE:cm
October 1, 2025
Or.Dept: City Planning
Doc. No. 4184481

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING OF 1,970 ACRES LOCATED WITHIN THE COLLEGE AREA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, TO THE RS-1-1, RS-1-7, RM-2-5, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, RMX-1, RMX-2, CC-3-9, AND CC-3-10, AND REPEALING ORDINANCE NOS. O-19628 N.S., ADOPTED 06-19-2007, O-19899 N.S., ADOPTED 09-01-2009, O-19929 N.S., ADOPTED 02-16-2010, AND AMENDING RESOLUTION NO. R-301263, ADOPTED 03-14-2006 OF ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS IT CONFLICTS HEREWITH.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. Resolution R-YYYYYY (College Area Community Plan Update), which was considered along with this Ordinance, proposes a comprehensive update to the College Area Community Plan to increase housing capacity along the community corridors and near high-frequency transit in accordance with the City of San Diego Village Climate Goal Propensity map and provide new public spaces and improved services for the community.

B. As part of a comprehensive update to the College Area Community Plan, 1,970 acres located in the College Area Community Plan area, and legally described as in Exhibit A, the appended boundary description file in the Office of the City Clerk under Document No. OO-17299 within the College Area Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. C-761.1, filed in the Office of the City Clerk as Document No. OO-19299, and the properties listed in Exhibit B, are proposed to be rezoned to the RS-1-1, RS-1-7, RM-2-5, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, RMX-1, RMX-2, CC-3-9, and

CC-3-10 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 4, 5, 6, and 7.

C. On October 9, 2025, the Planning Commission of the City of San Diego considered the comprehensive College Area Community Plan Update an associated rezone and voted to recommend Council approval.

D. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. That 1,970 acres located in the College Area Community Plan area, and legally described as in Exhibit A, the appended boundary description file in the Office of the City Clerk under Document No. OO-17299 within the College Area Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. C-761.1, filed in the Office of the City Clerk as Document No. OO-17299, and the parcels listed in Exhibit B, are rezoned to the RS-1-1, RS-1-7, RM-2-5, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, RMX-1, RMX-2, CC-3-9, AND CC-3-10 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 4, 5, 6, and 7. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. Ordinances O-19628 N.S., adopted June 19, 2007, O-19899 N.S., adopted September 1, 2009, O-19929 N.S., adopted February 16, 2010 are repealed insofar as the same conflict with the rezoned uses of the land by this Ordinance.

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. This Ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment, or until the thirtieth day from and after its final passage, whichever occurs later. If this Ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this Ordinance shall be null and void.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

Rezone Parcel APN

46669205	46814119	46668017	46673117	46739420
46669204	46816205	46671031	46673116	46722206
46745302	46815207	46671011	46612307	46815208
46736002	46717211	46741112	46612306	46815206
46724123	46717123	46736013	46669116	46717117
46605038	46717116	46670012	46670005	46717115
46605045	46612111	46727312	46610301	46618112
46717213	46612117	46727310	46906011	46620203
46617103	46618207	46727210	46906008	46814109
46617102	46618107	46727201	46903011	46814107
46616002	46615020	46715025	46742017	46606003
46359032	46615013	46668011	46743007	46605012
46705213	46615001	46605057	46737021	46674204
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46705105	46673110	46745115	46716112	46717133
46360017	46673109	46745111	46716111	46719007
46610201	46737011	46727104	46716109	46719005
46610110	46737010	46727102	46605010	46717129
46708414	46717212	46715002	46603107	46723023
46673111	46617104	46727318	46744315	46721006
46673108	46617101	46741211	46745113	46708415
46673107	46616001	46741209	46742024	46904014
46904025	46722110	46740227	46802022	46907107
46904022	46736004	46736011	46666008	46907105
46814227	46736003	46724211	46666007	46906022
46737030	46724122	46736018	46359022	46906020
46737008	46605044	46605005	46359018	46908012
46742038	46605043	46605041	46816117	46813002
46741110	46610202	46817001	46816103	46814212
46735021	46610109	46812006	46741105	46816208
46737028	46708412	46708516	46603105	46816206
46737015	46708503	46708514	46669114	46612116
46360022	46742013	46717134	46669112	46618206
46612204	46742010	46717126	46722118	46618204
46612202	46674118	46717131	46722116	46615012
46669206	46672014	46630015	46722114	46615009
46722108	46661011	46630012	46861007	46615004
46722106	46669203	46904010	46701011	46615002
46815227	46669202	46904008	46701008	46745307

46740319	46715017	46903013	76022695	46745305
46740230	46715016	46907109	46673218	46745217
46740228	46740233	46906018	46907102	46745215
46708507	46740232	46906016	46904003	46359024
46708506	46739417	46908016	46814115	46360020
46727305	46738009	46908014	46706011	46667021
46727304	46738008	46814210	46705204	46816115
46626020	46669314	46814208	46729213	46816126
46745221	46737029	46814206	46734102	46816110
46745220	46740322	46814114	46742023	46816125
46727207	46223021	46816210	46661009	46816118
46727206	46708505	46815204	46722113	46903006
46715009	46708504	46717113	46359021	46903004
46715014	46727303	46612109	46666017	46743002
46715018	46727217	46618202	46666004	46728014
46715010	46745209	46618111	46603221	46728012
46740317	46745208	46615016	46661007	46669115
46740316	46727205	46615014	46673121	46719010
46739416	46727204	46910013	46673119	46719013
46739415	46715015	46906028	46671008	46733013
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46669307	46745202	46719001	46612308	46732015
46722209	46620201	46745212	46612304	46744214
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46717132	46706009	46816120	46666018	46701027
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46716218	46723002	46906029	46745213	46812004
46723019	46736016	46903009	46745211	46674109
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46907103	46723021	46716107	46816127	46907112
46907101	46723020	46728017	46816107	46909102
46909105	46722121	46605049	46816104	46813003
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46814123	46903023	46701028	46903008	46674113
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46717119	46909108	46816227	46605004	46671016
46716210	46909103	46815213	46605002	46670011
46716207	46813020	46814127	46669111	46671022
46618211	46814121	46814102	46742042	46671020
46618210	46814120	46813004	46223020	46670006
46618104	46816204	46814203	46701024	46612207
46618103	46815212	46708519	46701026	46604022
46615008	46815209	46708513	46701001	46745203
46615005	46717122	46733016	46674105	46745106
46727213	46717121	46733014	46741201	46727208
46727211	46716209	46720023	46907113	46615018
46626035	46716208	46744317	46906024	46615011
46705211	46618209	46742048	46816226	46615003
46705209	46618208	46734107	46816228	46717311
46672005	46618106	46734105	46815202	46617111
46904018	46618105	46661004	46814125	46616004
46815223	46618102	46661001	46813005	46815220
46815219	46615007		46814201	46817006
46737007	46615006	46672017	46731203	46814223
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46742015	46604021	46612208	46734101	46612201
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46671010	46731206	46745301	46720024	46736007
46741308	46731204	46816108	46720022	46605051
46360015	46617109	46816123	46742049	46604019
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46727307	46616010	46816106	46734104	46724107
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46814116	46715026	46909113	46674108	46716221
46717210	46745114	46911011	46673219	46716114
46716211	46745110	46906014	46741113	46717128
46612114	46727103	46906013	46910025	46606007
46612112	46727101	46909101	46907114	46904013
46618110	46715001	46904015	46907121	46904004
46618108	46715023	46903024	46904002	46903017
46618101	46741212	46909112	46814113	46907108
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46612203	46667010	46814112	46733012	46908011
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46673104	46717130	46745112	46671021	46716212
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46904017	46606010	46674119	46612206	46612115
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46817007	46816211	46666010	46911003	46223018
46742028	46816209	46666011	46909120	46816114
46669310	46815201	46666013	46739418	46816122
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46727315	46612108	46816111	46736006	46816124
46727308	46618203	46816121	46604020	46908008
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46745207	46615015	46741117	46911012	46743008
46727203	46735024	46743012	46705110	46743001
46727108	46617108	46743011	46705108	46737031
46715011	46616009	46716213	46610108	46716214
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46740231	46731207	46603204	46814216	46722117
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46739105	46612205	46722202	46741311	46908010
46736012	46669313	46908024	46741115	46908022
46722205	46669207	46742050	46674211	46907111
46620202	46722105	46814202	46660232	46903012
46715029	46722103	46673222	46660216	46814214
46722201	46604024	46705103	46735022	46719012
46708517	46705208	46705102	46745311	46706010
46719004	46705206	46815222	46745309	46729214
46716223	46610203	46815203	46735002	46732023
46606005	46672006	46802023	46742035	46732016
46723022	46909124	46733003	46742006	46744316
46721005	46907122	46733002	46745116	46744215
46606009	46907117	46733001	46360016	46661008
46904026	46815218	46732022	46708509	46673210
46904006	46737014	46732021	46727316	46673122
46903015	46674205	46732018	46727314	46673118
46907106	46673114	46745109	46745107	46672016

46906023	46673226	46745108	46727317	46671032
46909110	46745104	46744216	46727109	46670009
46908023	46745102	46674116	46727107	46612305
46908013	46816219	46674115	46715012	46666019
46814211	46816217	46673208	46715008	46666006
46814204	46669311	46673205	46741310	

DRAFT

September 10, 2025

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

SUBJ: College Area Community Plan Update, 2nd Draft

Dear Mr. Causman:

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

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

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

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

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

	Existing DU per CPU	Horizon Total	Total New Plan Capacity vs. Existing % Increase	Existing Population Per CPU	Horizon Total	Total % Increase vs. Existing
Mira Mesa CPU 12/22	26,800 du	58,700 du	+119%	76,300 (2018)	143,400	+88%
University CPU 7/24	26,520 du	57,000 du	+115%	64,206 (2020)	129,566	+102%
Hillcrest FPA 7/24	23,800 du	52,800 du	+122%	39,000 (2020)	109,800	+182%
Clairemont CPU 7/25*	33,100 du	50,200 du	+52%	82,600 (2025)	104,000	+26%
TOTAL/Average	27,555 du	54,675 du	+98% avg	65,527	121,692	+86%
2nd Draft College Area CPU*	8,100 du	34,150 du	+322%	19,690¹	74,170¹	+277%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%	19,933¹	42,208¹	+112%

*2nd Draft CPU

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

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

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

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

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

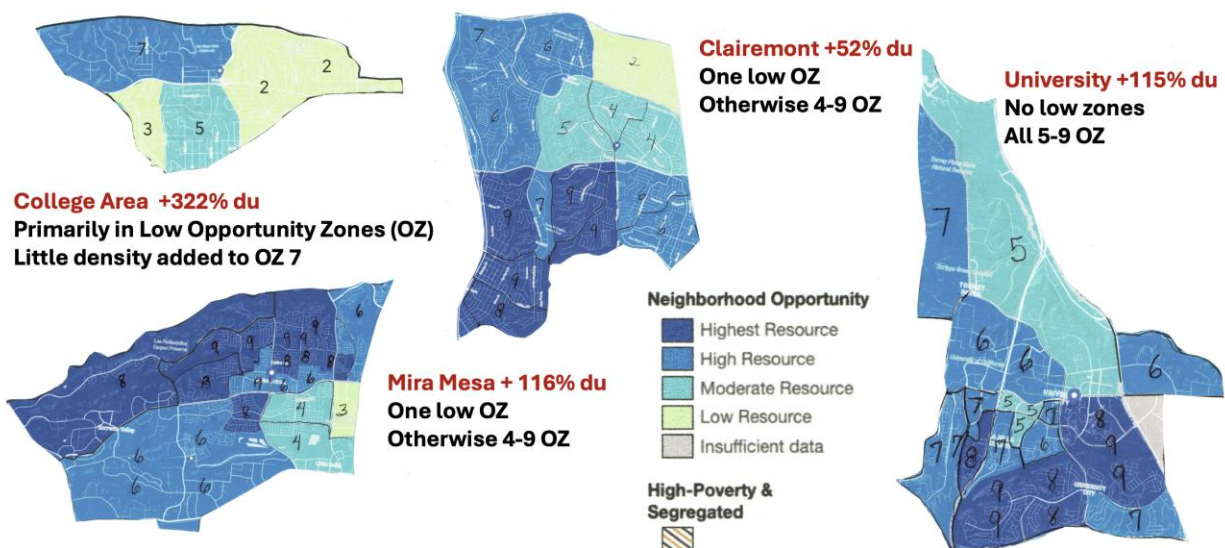
Second, the College Area is not a job center that can support many new residents who seek local, walkable employment opportunities. SDSU employs about 6,890 people. UCSD Medical Center on Reservoir Road probably employs less than 1,000 people. The medical offices on Reservoir might employ about 500 people.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

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

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

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

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



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

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

Please find our comments on specific issues below:

1. Introduction section:

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

2. Land Use section:

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

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

3. Mobility section:

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

4. Urban Design section:

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

5. Economic Prosperity section:

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

6. Recreation section:

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

- a. The PLAN identifies approximately 945 existing and potential future park points (which does not serve the existing population of 27,900, where 2,790 points are needed). Of those counted amenities: a private-gated park that is not accessible to the public (Alvarado Estates); three joint use fields that have

limited access during the day; a church without any signed use agreement (62nd St.); storm water channels/right-of-way scraps; and a trail head on private property (Adams to Baja), now entitled for construction of an ADU. None of these potential suggestions offer quality amenities such as playgrounds. These 945 identified points need to be reduced to reflect actual and realistic park projects.

- b. The PLAN's recommended population of 74,170 should be matched with future facilities and Park Recreational Value Points of 7,417, which include the Parks Master Plan standard of 1.5 aquatic complexes and 3 recreation centers with a minimum size of 17,000 square feet each.
- c. The size of the parcel and the scope of the proposed recreation center on College Avenue. (a building that is currently only 4,000 SF and was too small to house the old library) is not sufficient to be used as a community center. Additional/alternate sites need to be identified to serve the current and proposed future population.
- d. A policy for Development Impact Fees (DIF) to be allocated for the purchase of land as it becomes available, and for CIP projects to serve the existing population and proposed future population need to be established.
- e. Pg. 68 - As written "As development comes forward, an additional 6,472 points could be provided..." should be changed to "will need to be provided with new residential development to ensure public benefit is provided as the College Area grows."
- f. Remove SDSU as an option for the College Area community to use for recreation purposes. SDSU recreation facilities are not an alternative for City provided amenities as they are not open to other than: "SPONSORED COMMUNITY: 18 years of age or older, sponsored by an active Aztec Recreation member who is an SDSU student, alumnus, faculty or staff" for a high fee. Non-faculty/staff/students cannot participate in intramural/team sports. SDSU facilities cannot be counted as a relief for the entire population of students living off campus who also use City parks due to the additional 5,000 on-campus beds and the number of commuter users of the on-campus facilities. Youth swim lessons at the SDSU facility are limited and are much more expensive than City programs.
- g. Revise the text regarding the Montezuma Promenade linear park to be only on one side of the road to maximize usable space for recreation, as well as accommodating traffic, transit, and emergency access rather than proposing two narrower greenways on both sides. (Also figure 11.5)
- h. Revise figure 6-12 to correct the 10-minute Walk to a Park to only show parks that offer value points for "40-minutes of activity for a safe and enjoyable park or recreation facility" for which you could go to any time of day that is not a joint use field. In addition, the map needs to use a sidewalk path of travel and major intersection crosswalks (not radial "as the crow flies" distance) and actual access points to an open gate, not vehicle times in the calculations. Most of the green on the figure does not reflect actual walking times and exceeds realistic walking times.
- i. Directing travel by trolley or car to other communities that are also deficient in park value points is not a solution for failing to provide the College Area with recreation facilities and parks. If facilities outside the College Area are relied upon, the PLAN needs to analyze whether demand for park and recreational facilities can be accommodated without creating cumulative impacts on those communities by providing access outside their service area. A level of service

map for existing, proposed and out-of-community facilities and parks must be included to visualize capacity, including targeted 10-minute walk to quality amenities such as playgrounds, sports courts/dog parks and a less than a 2-mile drive to community centers/pools.

- j. Figure 6.9 should be revised to show the service area of parks in those communities to include their populations, based on the service level to demonstrate they have capacity to serve beyond their radius. Telling members of the College Area to continue to travel to other communities or to SDSU Riverpark, with limited hours of access and metered parking, without making efforts to meet our community's needs is unacceptable. The City MUST invest in our area as outlined in Park policies 6.1 – 6.7.
- k. Figure 6.10 on Page 76 demonstrates that the service area of the recreation centers adjacent to our community are not sufficient to their own community needs with no overlap into the College Area. This recommendation needs to be removed.
- l. All maps – Update Clay Park, School and Joint Use to Pendleton.
- m. All maps – Update “Rolando Park” to “Rolando Park Elementary” (Rolando Park is in La Mesa on the border of San Diego).

7. Open Space & Conservation section:

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

8. Public Facilities, Services & Safety section:

- a. Goals: Add the following bullets (pg. 91):
 - Ensure adequate, accessible, and well-maintained public services and infrastructure to support the College Area's needs and promote its well-being.
 - Prioritize investments in essential services to address the greatest need and efficiently allocate resources.

- b. Introduction: Add the following language:

Library

The College-Rolando Library is the only library serving the College Area, Rolando, El Cerrito, Rolando Park, Colina Del Sol and parts of Talmadge. This service area has the 4th lowest Median Family Income in the City of San Diego library system. The library serves a diverse population with 67% of the population identified as non-white. The service area encompasses an economically disadvantaged community and is set in a low-resource area. The College-Rolando Library is the only public venue in the College Area that provides meeting rooms and community services, is activated as a Cool Zone during extreme heat events, and provides access to education, employment opportunities and community information. The library has insufficient parking spaces which will be reduced to a critical insufficiency when the adjacent property is developed. As has been shown in the past, adequate parking is crucial to the function of the library.

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

d. Figures:

- i. Insert a map of the library service area, along with the demographics of the library service area.
- ii. Add the map of the Very High Fire Hazard Severity Zone (VHFHSZ) for the College Area as a visual reference to applicable policy points.

<https://experience.arcgis.com/experience/27b75b74e4184a99b2223e19bef8d322/>

- iii. Add an overlay of AB 2911 Subdivisions on the map of the College Area VHFHSZ as a second fire-related visual reference.

<https://www.sandiego.gov/fire/community-risk-reduction/fire-hazard-severity-zones>

e. Policies: Add the following policies:

Libraries

- i. Continue to project and ensure the need for future expansion of library services and the provision of expanded capacity as the proposed population grows.
- ii. The provision of at least 56 parking spaces for the library must be given preference on any list of capital improvements.
- iii. The City should pursue all options for funding the improvement and maintenance of at least 56 parking spaces for the life of the library.

Fire- Rescue

- i. In support of the development of the city-wide Community Wildfire Protection Plan, the Public Safety Section should be amended to include the following: specific goals, policies and objectives to reduce hazardous fuels and manage vegetation, make structures more resistant to wildfire ignition, increase resident readiness and prioritize response and suppression capabilities for wildfire events.
- ii. Within the VHFHSZ, lots eligible for the home density Bonus ADU/JADU must front an improved public street with at least two evacuation routes to the satisfaction of the Fire Code Official and not front a cul-de-sac or be located on a premises with only one point of ingress and egress.
- iii. The City must commit to investing in firefighting infrastructure upgrades to meet future needs of College Area population growth.
 - Ensure that fire station locations and fire equipment meet response time standards and service needs for College Area (Reference Citygate Audits recommending a dedicated College Area station).
<https://www.sandiego.gov/fire/about/citygate-reports>
 - Maintain adequate water supply, flow rate, duration levels and hydrant spacing and readiness
 - Underground power lines in VHFHSZ, prioritizing AB 2911 Subdivisions and other high-risk settings (e.g. canyon rims).
- iv. The Public Safety Element must commit to periodic planning, coordinated operations and safe evacuations for fire emergencies.
- v. The City must commit to encourage overall neighborhood resilience to wildfires in order to keep structures insurable by implementing home hardening strategies common to Wildfire Prepared Home standards (IBHS/Insurance Institute for Business & Home Safety), Firewise USA (National Fire Protection Agency) and Fire Adapted Communities (Federal Emergency Management Agency).

9. Appendix:

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

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

Respectfully Submitted,

Robert Montana
Chair, College Area Community Planning Board

College Area Community Planning Board Letter Comment		Staff Response
Introduction	a.Add demographic information of the community to illustrate the ages and ethnicity of the population.	This information is included in the Community Atlas Existing Conditions Report; A section to the draft community plan with current community demographics (2024 census estimates) <i>has been added.</i>
	b.Add a home-types analysis, as provided in the Mid-Cities Plan, to characterize ages of homes, historic nature of neighborhoods and building types.	This information is included in the Community Atlas Existing Conditions Report; A section to the draft community plan that includes details on development patterns and community <i>forms has been added.</i>
	c.Add discussion about community character , neighborhood centers/placemaking to include areas other than/in addition to SDSU. (Mid-Cities Plan)	A section in the introduction on community context has been added to the draft community plan: "Today, the College Area reflects a mix of single-family neighborhoods, multifamily housing, and the El Cajon Boulevard Commercial Corridor bisected by Montezuma Road, College Avenue, and a handful of other major streets. Placemaking opportunities are concentrated in the envisioned Campus Town Center along Montezuma Road - where mixed-use, pedestrian-oriented development can extend the university's vibrancy into the community - and at key intersections along El Cajon Boulevard, which serve as major activity nodes. These placemaking opportunities aim to cultivate vibrant corridors and nodes that integrate housing, retail, and public spaces, supporting both community identity and connectivity."
Land Use	a.Revise the proposed increase in community population to no more than 22,275 new residents, as proposed in the 7-Visions Plan. This 112% increase in community population is more generous than the average 86% population increase in community plan updates for University, Mira Mesa and Hillcrest (and proposed for Clairemont Mesa).	The land use plan proposed by the CPU committee does not fully meet the City's housing and climate goals, which are identified in the General Plan, Climate Action Plan, and other adopted policy documents. Multiple land use scenarios were prepared over the course of the College Area Community Plan Update to gather feedback on density recommendations. The community plan land use map focuses new infill development near SDSU and near the main community corridors, reflecting an approach based on the 7-Visions report and feedback provided by community members. Strategic areas in the College Area Community Plan Update land use map allow for a maximum density of 218 du/ac in mixed-use areas due to their proximity to transit and SDSU. Outside of these areas, the maximum allowed density is 145 du/ac or less. The proposed land use pattern increases opportunities for homes to help meet citywide housing needs while incorporating feedback regarding the proposed scale of development.
	b.Revise the proposed increase in College Area dwelling units to no more than 11,334 new housing units (versus the 8,100 existing in 2023), as proposed in the 7-Visions Plan. This 137% increase in dwelling units is significantly more than the average 98% density increase in recently adopted CPUs in University, Mira Mesa and Hillcrest (and proposed for Clairemont Mesa.)	
	c.Revise the proposal to eliminate all remaining pockets of land use designation of Residential Low 4. In particular: i.63rd Street between Montezuma Road and El Cajon Boulevard (due to lack of continuous sidewalks and utility constraints.) ii.Cresita Drive (poor ingress/egress from/to College Avenue and located in the very high fire hazard severity zone.)	The community plan land use designation along Cresita Drive has been revised from the Residential Low-4 designation to the Residential Low # designation. The Residential Low-4 designation along 63rd Street will encourage infill development with new streetscape improvements that will implement the mobility vision by completing the pedestrian and bicycle networks.
	d.Request that zoning along College Avenue adjacent to Soria (historic era homes) be lowered from Medium 3 to Low 2 adjacent to houses. Consider shopkeepers or a gateway plaza to the El Cerrito neighborhood.	The community plan land use designation along College Avenue from Adams Ave to Arosa St has been revised from Residential Medium-3 (up to 73 du/ac) to Residential Medium-2 (up to 55 du/ac). Policy 2.8 supports shopkeeper units for College Area: "Encourage shopkeeper units for residents to operate office, professional and retail uses." The RM-3-8 zone that implements the Residential Medium-2 land use designation permits shopkeeper units.
	e.Require commercial space in all development on commercial corridors and nodes between College Avenue and Montezuma Road, College Avenue and El Cajon Boulevard, and Montezuma Road and El Cajon Boulevard.	Community commercial and mixed use designations and implementing base zones that require a commercial use along El Cajon Boulevard and near SDSU. The residential designations and implementing base zones allow neighborhood serving commercial uses along College Avenue and Montezuma Road. Policy 2.11 also addresses: "Encourage neighborhood-supporting businesses and services along El Cajon Boulevard, within Villages, at transit stations and along College Avenue and Montezuma Road near San Diego State University."
	f.Eliminate all density increases in the Very High Fire Hazard Severity Zone except for property that fronts Montezuma Road, between 55th St. and El Cajon Boulevard, or along El Cajon Boulevard, or College Avenue.	The draft community plan has been revised to remove higher densities from Very High Fire Hazard Severity Zone east of campus along East Falls View Drive and south of campus along Cresita Drive, Dorothy Drive, Dorothy Way, Campanile Drive, Tierra Baja Way, and Debby Drive.
	g.Designate all existing institutional uses, such as religious, educational, City-owned facilities, as Institutional Land Use zoning ; preserving these areas for future community-serving uses beyond institutional.	The City does not have a separate institutional zone. The base zones contain the regulations for institutional uses. Property owners have property rights under current zoning for uses beyond institutional.
	h.Add a policy under Housing that each element of the PLAN must require phasing of zone changes tied to completed infrastructure triggers, with an emphasis on parks, libraries and fire safety.	The draft community plan contains policies that support increased infrastructure, including mobility infrastructure, parks and public spaces, and other public facilities. The City reviews proposed development and can require site-specific studies based on the scope of the development. New development is also required to pay Development Impact Fees to address its share of impacts to public facilities. These procedures are outlined in the Land Development Code.
Mobility	a.Include the walkability/bike score and diagram (Mid-Cities Plan).	A section has been added the draft community plan that includes details on pedestrian and bicycle needs. This information is also included in the Community Atlas Existing Conditions Report.
	b.Revise the mobility/transportation recommendations based on MTS' latest projections that they will be cutting back on frequencies, raising fares, and reducing rapid services for the foreseeable future .	The draft Community Plan contains mobility policies/recommendations that are consistent with transit improvements identified in the draft Regional Plan. These policies/recommendations reflect the long-term vision for the community and are not proposed to change based on near-term transit budget or operational considerations.
Urban Design	c.Include "Walkability to Grocery Stores" graphic (Mid-Cities Plan).	The following new has been added to the draft community plan: Policy: 3.2 "Promote mobility improvements that support walking and rolling to everyday needs such as supermarkets, pharmacies, schools, parks, and other neighborhood-serving destinations."
	a.Request design review for standards to preserve integrity of historical neighborhood styles.	Development Review Process for new development includes review for historic resources. In addition, there are several community plan policies that support 1. historic preservation 2. building design that is sensitive to bulk, scale, and transitions, 3. use of materials that are consistent and 4. Spanish building design (i.e. the character of SDSU)
Economic Prosperity	a.Add an Economic Development Program to include current and future job centers.	The draft College Area Community Plan includes an Economic Prosperity Element that provides a framework for strengthening the College Area's business environment and employment opportunities over the life of the community plan. A program for economic development is an implementation tool that involves funding, marketing, incentives, active business recruitment, and regular updates to ensure program efficiency and success. An economic development program is outside the scope of a community plan.
	b.Add a business and employment analysis profile and the SANDAG heat map for jobs (Mid-Cities Plan).	This information is included in the Community Atlas Existing Conditions Report that was previously prepared.
	c.Add the College Area Business District Map.	
	d.The Economic Development policy needs to require that new development in Commercially zoned areas build a specified minimum percentage of space exclusive for commercial uses rather than allow these commercially zoned properties to create exclusively residential projects.	The draft community plan has community commercial and mixed use designations and implementing base zones that require a commercial use along El Cajon Boulevard and near SDSU. Commercial uses are encouraged along College Avenue and Montezuma Road. Policy 2.11 also addresses: "Encourage neighborhood-supporting businesses and services along El Cajon Boulevard, within Villages, at transit stations and along College Avenue and Montezuma Road near San Diego State University."
	e.Review policies 5.3, 5.5, & 5.6 – Not necessarily need to have "related to San Diego State University" in the language.	The draft community plan policies 5.1 through 5.6 have been revised to include the needs of SDSU and the broader business community.
	The recreation section of this PLAN does not meet the overall goals of the City to provide equitable parks and recreational facilities that meet the needs of users of all ages and abilities with access to multiple types of park and recreation opportunities. Currently, there is not a single playground at a City park within the College Planning Area.	The elementary schools have joint use agreements for fields and equipment, and the future development plans for Montezuma Park include children's play equipment. In addition, public space amenities allow for playgrounds to come forward as part of the public space requirements within the Community Enhancement Overlay Zone.Although Alvarado Estates Park is displayed on Figure 6-1 'parks,' it is not included in the parks points table. All other park opportunities that the City has been able to identify are included in the current drafting of this plan. The City actively works to identify acquisition opportunities as they become available. The plan also includes policies to promote a variety of strategies to improve park and recreation opportunities over time. Additional opportunities will be assessed
	a.The PLAN identifies approximately 945 existing and potential future park points (which does not serve the existing population of 27,900, where 2,790 points are needed). Of those counted amenities: a private-gated park that is not accessible to the public (Alvarado Estates); three joint use fields that have limited access during the day; a church without any signed use agreement (62nd St.); storm water channels/right-of-way scraps; and a trail head on private property (Adams to Baja), now entitled for construction of an ADU. None of these potential suggestions offer quality amenities such as playgrounds. These 945 identified points need to be reduced to reflect actual and realistic park projects.	
	b.The PLAN's recommended population of 74,170 should be matched with future facilities and Park Recreational Value Points of 7,417, which include the Parks Master Plan standard of 1.5 aquatic complexes and 3 recreation centers with a minimum size of 17,000 square feet each.	The draft community plan identifies that 7,394 park points will be needed to meet the Parks Master Plan recreation value standards if full population buildout is reached.
	c. The size of the parcel and the scope of the proposed recreation center on College Avenue. (a building that is currently only 4,000 SF and was too small to house the old library) is not sufficient to be used as a community center. Additional/alternate sites need to be identified to serve the current and proposed future population.	The draft community plan identifies that 43,000 square feet of recreation center space (about 2.5 recreation centers) and 2 aquatic complexes will be needed to meet the Parks Master Plan standards if full population buildout is reached.
	d.A policy for Development Impact Fees (DIF) to be allocated for the purchase of land as it becomes available, and for CIP projects to serve the existing population and proposed future population need to be established.	Draft community plan Policy 6.2 addresses this issue: "Pursue land acquisition for the creation of new public parks, recreation facilities and creative spaces, cultural facilities and other public spaces as opportunities arise."
	e.Pg. 68 - As written "As development comes forward, an additional 6,472 points could be provided..." should be changed to "will need to be provided with new residential development to ensure public benefit is provided as the College Area grows."	The draft community plan has been revised to address this request and say "will need to be provided with new residential development to ensure public benefit is provided as the College Area grows."

Recreation	f.Remove SDSU as an option for the College Area community to use for recreation purposes. SDSU recreation facilities are not an alternative for City provided amenities as they are not open to other than: "SPONSORED COMMUNITY: 18 years of age or older, sponsored by an active Aztec Recreation member who is an SDSU student, alumnus, faculty or staff" for a high fee. Non-faculty/staff/students cannot participate in intramural/team sports. SDSU facilities cannot be counted as a relief for the entire population of students living off campus who also use City parks due to the additional 5,000 on-campus beds and the number of commuter users of the on-campus facilities. Youth swim lessons at the SDSU facility are limited and are much more expensive than City programs.	SDSU campus is open to the public and green spaces on campus are shown on the recreation map accordingly. Although SDSU public spaces are displayed on Figure 6-1 "parks," SDSU facilities are not included in the draft community plan's recreation value points table.
	g.Revise the text regarding the Montezuma Promenade linear park to be only on one side of the road to maximize usable space for recreation, as well as accommodating traffic, transit, and emergency access rather than proposing two narrower greenways on both sides. (Also figure 11.5)	Draft community plan Policy 3.16 was added to further address: "Evaluate alternatives for repurposing right-of-way to enhance public space, active transportation at the following locations: a. Montezuma Road between College Ave and El Cajon Blvd. Support curb realignments to create public space, active transportation and incorporate traffic calming to reinforce Campus Town vision. b. El Cajon Boulevard: Explore right-of-way repurposing for active transportation and traffic calming, while considering development, emergency access, parking, and roundabouts. "
	h.Revise figure 6-12 to correct the 10-minute Walk to a Park to only show parks that offer value points for "40-minutes of activity for a safe and enjoyable park or recreation facility" for which you could go to any time of day that is not a joint use field. In addition, the map needs to use a sidewalk path of travel and major intersection crosswalks (not radial "as the crow flies" distance) and actual access points to an open gate, not vehicle times in the calculations. Most of the green on the figure does not reflect actual walking times and exceeds realistic walking times.	Figure 6-12 has been removed from the draft community plan.
	i.Directing travel by trolley or car to other communities that are also deficient in park value points is not a solution for failing to provide the College Area with recreation facilities and parks. If facilities outside the College Area are relied upon, the PLAN needs to analyze whether demand for park and recreational facilities can be accommodated without creating cumulative impacts on those communities by providing access outside their service area. A level of service map for existing, proposed and out-of-community facilities and parks must be included to visualize capacity, including targeted 10-minute walk to quality amenities such as playgrounds, sports courts/dog parks and a less than a 2-mile drive to community centers/pools.	Adjacent and nearby parks are displayed in draft community plan Figure 6-9 as information and context for the reader. Parks located outside of the College Area Community Plan Area are not included in the recreation value points table.
	j.Figure 6.9 should be revised to show the service area of parks in those communities to include their populations, based on the service level to demonstrate they have capacity to serve beyond their radius. Telling members of the College Area to continue to travel to other communities or to SDSU Riverpark, with limited hours of access and metered parking, without making efforts to meet our community's needs is unacceptable. The City MUST invest in our area as outlined in Park policies 6.1 – 6.7.	
	k.Figure 6.10 on Page 76 demonstrates that the service area of the recreation centers adjacent to our community are not sufficient to their own community needs with no overlap into the College Area. This recommendation needs to be removed.	This figure 6-10 has been removed from the draft community plan.
	l.All maps – Update Clay Park, School and Joint Use to Pendleton.	The draft community plan map figures have been revised to remove references to Clay Park, School, and Joint-Use; "Clay" has been replaced with the new name "Pendleton."
Open Space & Conservation	m.All maps – Update "Rolando Park" to "Rolando Park Elementary" (Rolando Park is in La Mesa on the border of San Diego).	The draft community plan map figures have been revised to include the word "elementary" where Rolando Park Elementary is shown.
	a.Amend policy 7.4 as follows: "Encourage fire resistant landscaping and design, such as the use of fire-resistant species and non-combustible materials, fire breaks and regular brush management."	The draft Community Plan policies address these issues:
	Add: a. Adapt a list, approved by the Fire Code Official, of fire-resistant plants and materials to be used in landscapes within the VHFHSZ.	Policy 8.23 - "Provide education and information to the community regarding fire prevention techniques, defensible space, and required routine brush management for private properties. " Policy 8.24 - "Encourage and support the formation and ongoing activities of Local Fire-Safe Councils within the College Area to strengthen community-based wildfire resilience. "
	b. Adapt policy guidelines about the use of fire resistant plants, materials and design practices for landscapes in the VHFHSZ and reference in all relevant City documents (e.g., Tree Master Plan, Parks Master Plan, Climate Resilient SD).	Policy 8.25 - "Encourage use of fire-resistant materials in building construction, such as fireproof roofing, walls, and windows. "
Facilities, Services & Safety	c. Educate community members to refer to the list and to create non-ignition zones (AB 3074-Zone 0) and defensible space (35 foot and 100 foot fuel management zones) around structures to make them more resilient to wildfires and protect resources for fire suppression efforts.	
	a.Goals: Add the following bullets (pg. 91): •Ensure adequate, accessible, and well-maintained public services and infrastructure to support the College Area's needs and promote its well-being. •Prioritize investments in essential services to address the greatest need and efficiently allocate resources.	The Draft Community Plan has been revised to include the following new goals in the public facilities element: - "Robust, equitable, and accessible public facilities and services that support the long-term vitality of the College Area. " - "Essential services that ensure all College Area residents have reliable access to safety, health, and community-serving services and facilities. "
	b. Introduction: Add the following language: Library The College-Rolando Library is the only library serving the College Area, Rolando, El Cerrito, Rolando Park, Colina Del Sol and parts of Talmadge. This service area has the 4th lowest Median Family Income in the City of San Diego library system. The library serves a diverse population with 67% of the population identified as non-white. The service area encompasses an economically disadvantaged community and is set in a low-resource area. The College-Rolando Library is the only public venue in the College Area that provides meeting rooms and community services, is activated as a Cool Zone during extreme heat events, and provides access to education, employment opportunities and community information. The library has insufficient parking spaces which will be reduced to a critical insufficiency when the adjacent property is developed. As has been shown in the past, adequate parking is crucial to the function of the library.	The Draft Community Plan library section was revised to include the following information: "The College-Rolando Library serves the College Area, and surrounding areas. The College-Rolando Library provides meeting rooms and community services, is activated as a Cool Zone during extreme heat events, and provides access to education, employment opportunities and community information. "
	c. Schools: Page 92: Katherine Drexel Academy has closed (remove).	Katherine Drexel Academy has been removed from the Plan.
	d. Figures: i.Insert a map of the library service area, along with the demographics of the library service area.	The College-Rolando Library does not include a defined "service area." Instead, the 2023 Library Master Plan recommends a zone-based approach for ensuring equitable access to library space and services throughout San Diego. The Library Master Plan proposes six planning zones that are based on how San Diego Public Library patrons actually use libraries, while also acknowledging natural and built features that shape mobility and access in the city. All analysis of current library conditions and recommendations for future library needs, including facility sizing, programming, and investment priorities, are addressed comprehensively in the 2023 Library Master Plan.
	d. Figures: ii.Add the map of the Very High Fire Hazard Severity Zone (VHFHSZ) for the College Area as a visual reference to applicable policy points. https://experience.arcgis.com/experience/27b75b74e4184a99b2223e19bef8d322/ iii.Add an overlay of AB 2911 Subdivisions on the map of the College Area VHFHSZ as a second fire-related visual reference. https://www.sandiego.gov/fire/community-risk-reduction/fire-hazard-severity-zones	Very High Fire Hazard Severity Zones are periodically updated by CAL FIRE; Very High Fire Hazard Severity Zones impact the entire San Diego region and, as such, are included in the City of San Diego General Plan, which is also updated periodically to respond to changing local conditions, to reflect new Citywide goals and policies, and to address changes to federal, state, regional and municipal law. The City has a webpage with the Very High Fire Hazard Severity Zones Related to AB 2911, the draft community plan also includes mobility policies to address residential areas that have less than two routes of ingress / egress (Policy 3.13 - Support new mobility connections that enhance circulation, especially to subdivisions that have only one route of ingress and egress.).
	e. Policies: Add the following policies: Libraries i.Continue to project and ensure the need for future expansion of library services and the provision of expanded capacity as the proposed population grows. ii.The provision of at least 56 parking spaces for the library must be given preference on any list of capital improvements. iii.The City should pursue all options for funding the improvement and maintenance of at least 56 parking spaces for the life of the library.	Proposed policies address these concerns: 8.12 Consider service improvements at the College-Rolando Library such as extended hours, expanded book collection, and additional staff to provide special programs. 8.13 Support improvements to the College-Rolando branch library to address future needs. 8.14 Explore options for additional parking at the College-Rolando Library, including shared parking agreements and strategies to increase parking along Reservoir Drive and Mohawk Street.

Public	Fire- Rescue i.If support of the development of the city-wide Community Wildfire Protection Plan, the Public Safety Section should be amended to include the following: specific goals, policies and objectives to reduce hazardous fuels and manage vegetation , make structures more resistant to wildfire ignition , increase resident readiness and prioritize response and suppression capabilities for wildfire events . ii.Within the VHFHSZ, lots eligible for the home density Bonus ADU/JADU must front an improved public street with at least two evacuation routes to the satisfaction of the Fire Code Official and not front a cul-de-sac or be located on a premises with only one point of ingress and egress. iii.The City must commit to investing in firefighting infrastructure upgrades to meet future needs of College Area population growth. •Ensure that fire station locations and fire equipment meet response time standards and service needs for College Area (Reference Citygate Audits recommending a dedicated College Area station). https://www.sandiego.gov/fire/about/citygate-reports •Maintain adequate water supply, flow rate, duration levels and hydrant spacing and readiness •Underground power lines in VHFHSZ, prioritizing AB 2911 Subdivisions and other high-risk settings (e.g. canyon rims). iv.If the Public Safety Element must commit to periodic planning, coordinated operations and safe evacuations for fire emergencies. v.If the City must commit to encourage overall neighborhood resilience to wildfires in order to keep structures insurable by implementing home hardening strategies common to Wildfire Prepared Home standards (IBHS/Insurance Institute for Business & Home Safety), Firewise USA (National Fire Protection Agency) and Fire Adapted Communities (Federal Emergency Management Agency).	The draft community plan discussion and several proposed plan policies address these requests. The Fire-Rescue Department conducts a Standards of Response Coverage review to determine the need for additional fire stations by reviewing the adequacy of the current fire station resource deployment system and the risks to be protected. Typically, a three-mile distance between fire stations is sufficient to achieve response time objectives. In the College Area, additional resources may be needed to help balance local demand and maintain service levels as the community grows. Options could include constructing new facilities, expanding existing stations, or deploying specialized apparatus, depending on future needs and the pace of development. These recommendations would help support reliable fire service across both the College Area and the broader city over the long term. Based on coordination with the Fire-Rescue Department, the Community Plan Update contains policies to reduce hazardous fuels and manage vegetation, make structures more resistant to wildfire ignition, increase resident readiness and prioritize response and suppression capabilities for wildfire events. Additional policies support building a new station within the College Area, or upgrades to existing stations if it is determined that is needed to meet response coverage thresholds.
Appendix	a.Street Trees i.Bg. 117, 119, 121: remove Medjool Date Palms	The draft community plan has been revised to remove all palms have been from the street tree list.
	b.Parks and Recreation Inventory – Page 122: Table 11-7 Corrections: i.Number 8: Hardy Elementary Joint Use: Due to site modernization the current 2.57 acres has been reduced with no possibility for future access to expansion to courts/playgrounds. Per Shannon Scoggins in Park and Recreation Department Joint Use, there is a decrease in acres from 2.41 and points from 56 points to 28 with full closure of the field through Dec 2028. The PLAN needs to reflect this change. ii.Number 6: The proposed Adams – Baja trailhead is now permitted for construction of an ADU at the Adams end, so that is no longer an option. iii.Number 13: List the actual square footage of the proposed College Avenue. Recreation Center (current building is approximately 4,000-sf), then add a second line for future community centers of 17,000+. Do not insinuate a 17,000-sf. facility can be put on that site. iv.Add a line for CIP for Land Acquisition v.Check Number 15 & 16 – Both have Language Academy for future parks on City owned land. This appears to be a cut and paste error. vi.Number 16 – One aquatic center is realistic.	The park tables in the draft community plan have been adjusted to correct inaccuracies.
	c.Major Streets and Streetscape Concepts: i.Page 126 Figures 11-2 and 11-3 – Change color of image in center parkways from green to something browner, to indicate low water landscaping. Grass should only be used along sides of streets for pedestrians, not in medians. Where possible, utilize space from center divide along sidewalks, bike lanes and promenades .	Figures 11-2 and 11-3 have been removed from the draft community plan and were replaced with planned street classification modification tables.

Attachment 7:

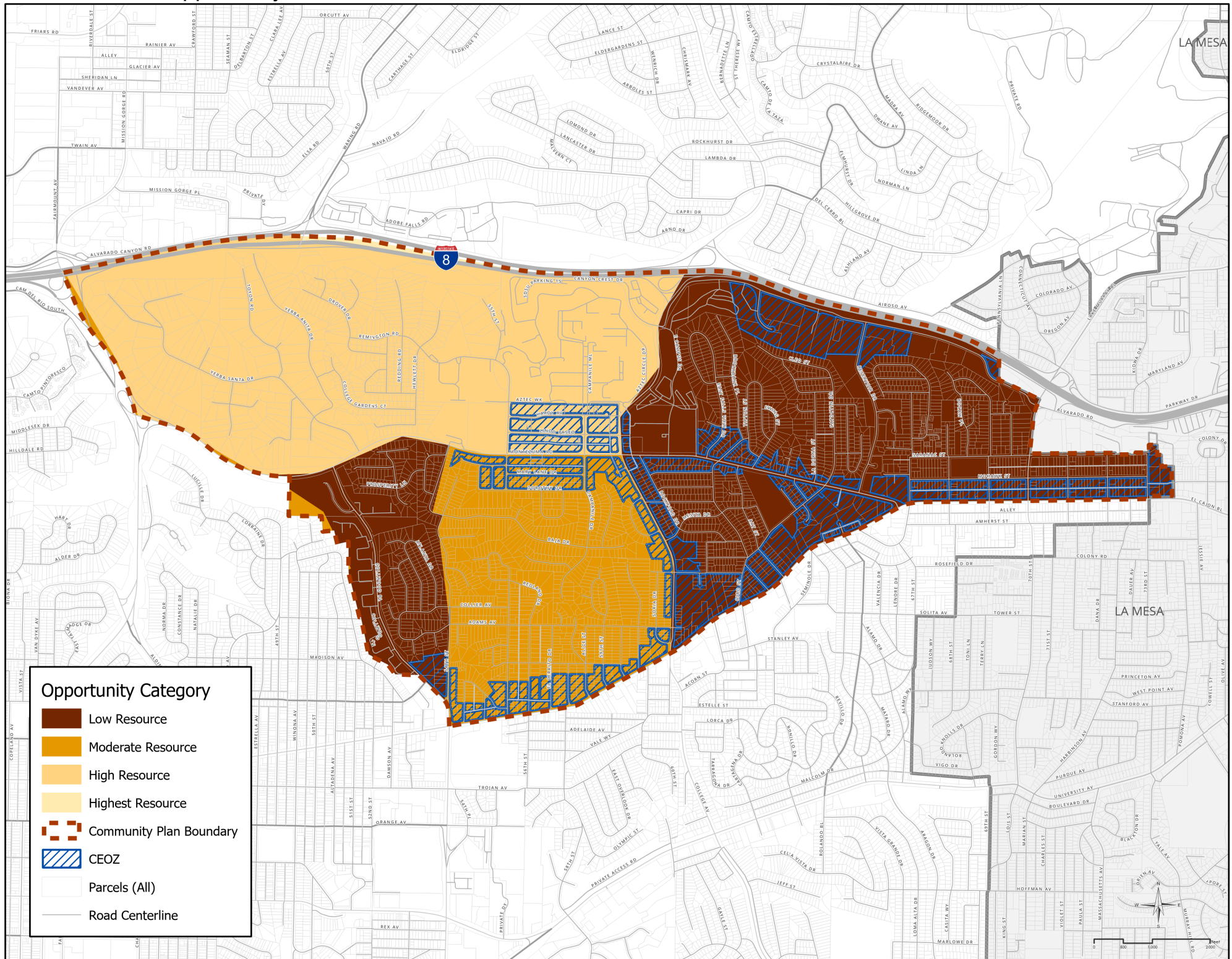
Addendum to PEIR

SCH No. 2021070359

(LINK)

(<https://www.sandiego.gov/ceqa/final>)

Attachment 8 - Opportunity Areas



Attachment 9 - Regional Location

