

San Diego Community Planners Committee

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

September 30, 2025

City of San Diego Planning Commission
City Planning Department
202 C Street, M.S. 413
San Diego, CA 92101

Subject: PLEASE ENTER INTO PUBLIC COMMENT: CPC Comment regarding the College Area Community Plan Update on October 9, 2025 Agenda Item Number TBD

Dear Planning Commissioners & City Staff,

The Community Planners Committee (CPC) wishes to express our **unanimous support** for the letter submitted by the College Area Community Planning Board (CACPB) regarding the 2nd Draft of the College Area Community Plan Update.

CPC supports the College Area letter based on the following general principles:

- **Density must be supported by adequate infrastructure** that is realistically achievable and not merely aspirational.
- **Zoned capacity should be proportionate to actual housing need**, as informed by demographic forecasts and consistent with citywide planning norms.
- **Development must be equitably distributed**, not disproportionately concentrated in low-resource areas or communities with existing infrastructure deficits.

We share the CACPB's concern that the proposed plan significantly exceeds both the community's own 7-Visions Plan and the city's broader growth expectations. The proposed 322% increase in dwelling unit capacity and 277% population growth far surpasses what other communities have been asked to absorb, raising serious questions about fairness, feasibility, and equity.

The CPC also recognizes the following specific concerns raised by the College Area Community Planning Board:

- Severe deficiencies in parks and recreational facilities
- Lack of transit infrastructure to support proposed density
- Absence of meaningful local employment opportunities
- High wildfire risk and inadequate evacuation routes
- Disproportionate upzoning in low-resource areas, conflicting with AFFH and equity goals

We urge the City to revise the plan to better reflect the thoughtful and locally informed 7-Visions Plan, and to ensure that future growth is distributed in a way that is equitable, achievable, and aligned with the needs of all communities.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Victoria LaBruzzo". The script is cursive and fluid, with the first name "Victoria" and last name "LaBruzzo" clearly legible.

Victoria LaBruzzo, Chair
Community Planners Committee
City of San Diego

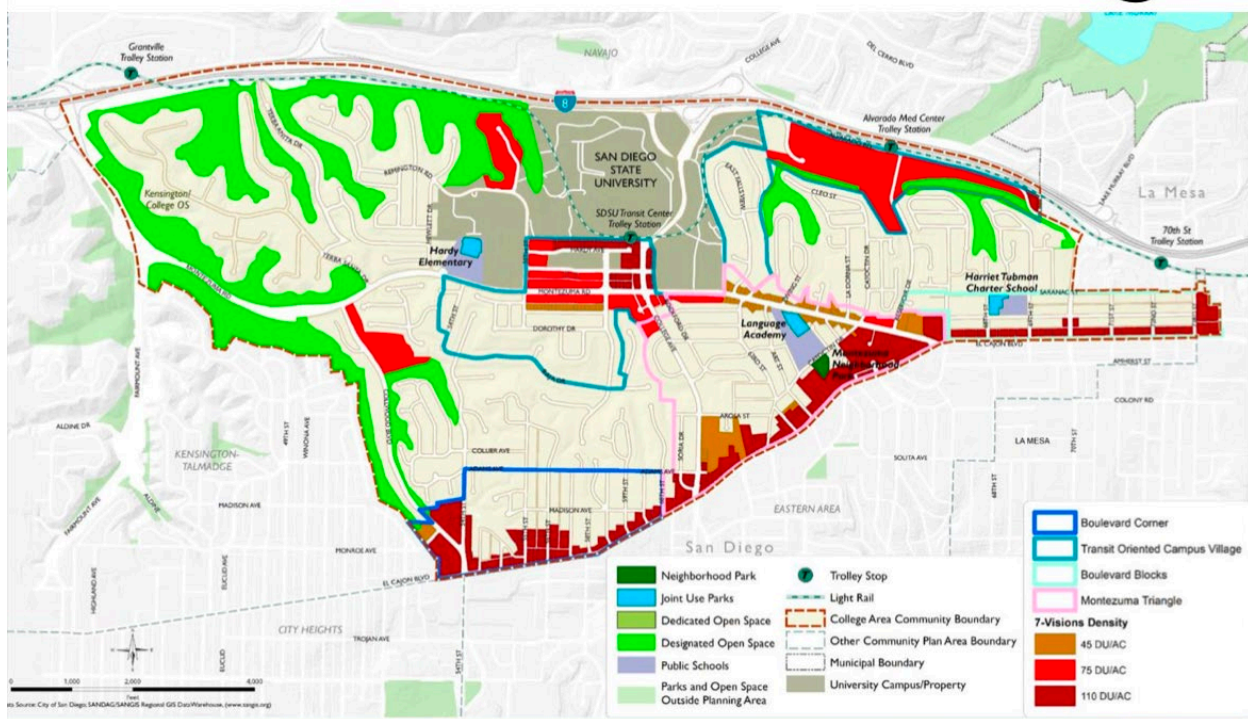
Document reference: CACPU Letter 9_9_25 FINAL

cc:

City of San Diego Planning Director – Ms. Heidi Vonblum
College Area Planner – Mr. Nathen Causman, Senior Planner
College Area Community Planning Board Chair – Mr. Robert Montana
Planning Department Program Coordinator – Marlon Pangilinan



Cerrito Square



Community's 7-Visions Plan 2022

Public Comment on Planning Commission Agenda Topic

Planning Commission Meeting Date: 09 October 2025

Agenda Topic: Item 1 *CELINE DEVELOPMENT (1620 STATE STREET) – PROJECT NO. 1130168

From: Christine Smith

Celine Project Fails to Meet All Criteria Listed in SDMC §143.0720 and Thus Does Not Qualify For Density Bonus Program

The Celine (1620 State Street) Project PRJ-1130168 contains an affordable housing density bonus and other residential FAR bonuses in exchange for providing seven affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years.

The FAR bonus is based on utilization of the Affordable Housing Regulations (AHR), SDMC Chapter 14, Article 3, Section 7. The developer claims that incentives and waivers are to be granted pursuant to SDMC Table 143-07C and SDMC §143.0743.

However a review of the code shows that in section SDMC §143.0743 it explicitly states that for rental development projects such as the Celine Project, the development must meet the criteria of Section §143.0720(c) which has five parts and requires that either 5% very-low or 10% low income affordable units be built in addition to the 10% moderate income units based on the pre-density bonus dwelling units. A copy of the Code is provided below for reference.

This project has not incorporated the 5% very-low or 10% low income affordable units required per Section §143.0720(c)(1) and (2) and thus does not qualify for the affordable housing density bonus and waivers as proposed.

Code text from 143.0720(c) is provided here. An option is provided between very-low and low but not for the moderate. Thus either (1) or (2) must be met, as well as (3), (4) and (5).

§143.0720(c)

- (c) A rental affordable housing *density* bonus agreement shall utilize the following qualifying criteria:
- (1) *Very low income* - At least 5 percent of the pre-*density* bonus *dwelling units* in the *development* shall be affordable, including an allowance for utilities, to *very low income* households at a rent that does not exceed 30 percent of 50 percent of the area median income, as adjusted for household size appropriate for the *dwelling unit*; or
 - (2) *Low income* - At least 10 percent of the pre-*density* bonus *dwelling units* in the *development* shall be affordable, including an allowance for utilities, to *low income* households at a rent that does not exceed 30 percent of 60 percent of the area median income, as adjusted for household size appropriate for the *dwelling unit*.
 - (3) The *very low* and *low income dwelling units* shall be designated units, be comparable in bedroom mix and amenities to the market-rate *dwelling units* in the *development* and be dispersed throughout the *development*.
 - (4) The *very low* and *low income dwelling units* shall remain available and affordable for a period of at least 55 years, as may be required by other laws or covenants.
 - (5) *Moderate income* - At least 10 percent of the pre-*density* bonus *dwelling units* in the *development* shall be affordable to and occupied by *moderate income* households.



Parks and Recreation Board

October 2, 2025

Kelly Modén
Chair
City of San Diego Planning Commission
7650 Mission Valley Road
San Diego, California 92108

Subject: College Area Community Plan Update

Dear Chair Modén:

As chair of the City of San Diego Park and Recreation Board, I write to formally convey our board's 9-1 vote on September 25, 2025, to reject the Planning Department's proposed park development plan for the College Area. This plan fails to address the area's severe park deficiency, especially given the projected population growth to 74,170 by 2050.

The College Area currently has only 157.5 recreation value points, just 8% of the 1,969 points needed for its existing population of 19,690. The proposed addition of 917 points would meet only 12% of the required total for the projected 2050 population, leaving the community still critically underserved. Moreover, including 6,500 speculative park points—labeled as "Potential Parks with New Development + Future Park Opportunities" is misleading, as these projects lack any realistic development timeline.

We strongly urge the Planning Commission to reject this inadequate proposal and direct the Planning Department to create a practical, actionable plan that ensures sufficient park and recreation facilities for both the current and projected population of the College Area.

Thank you for your consideration. If you have questions, please contact me at bothwellm@icloud.com.

Sincerely,

Marcella Bothwell, MD, MBA

Marcella Bothwell, MD, MBA
Chair
Parks and Recreation Board

§143.0720 Density Bonus in Exchange for Affordable Housing Units*

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

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

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

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

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

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

*Emphasis added



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Excessive Upzoning in the College Area Community Plan Update Is Discriminatory

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



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

By Danna Givot

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

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

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

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

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Oct 7, 12:38

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

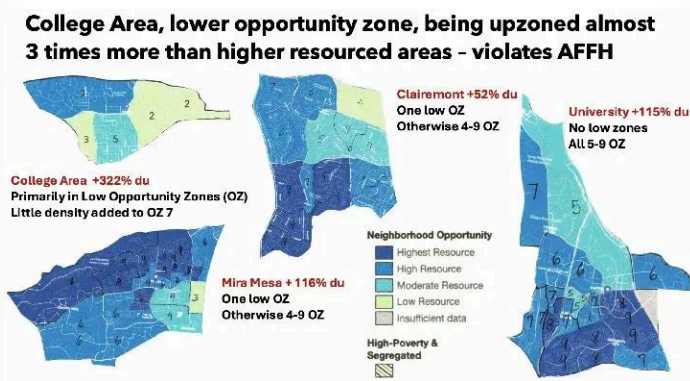
COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT
HOUSING UNIT INCREASES vs. RECENT SAN DIEGO CPUS 10/3/25

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

*2nd Draft CPU

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

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



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



cindi l on San Diego Drywaller Underpaid 580 Workers on Affordable Housing Projects: "Article describes the Peyton Place San Diego has become."
Oct 7, 09:27



Chris on Update on Pt Loma Nazarene Student Put In Coma from Accident in Hawaii: Dakota Briley Is Recovering: "It's beyond sad the 18 year old driver is not facing any charges. Glad Dakota is recovering."
Oct 7, 08:11



Pats on South Carolina Judge's House Burns Down Amid Death Threats After Ruling Against Trump Administration: "My gosh!!! I hope it was not arson."
Oct 6, 21:28



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



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



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



San Diego Drywaller Underpaid 580 Workers on Affordable Housing Projects



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



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



Golden Hill Residents Sue to Block Monolith Construction



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

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

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

College Area experiencing on- and off-campus housing boom

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

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

Numbers are estimates and subject to revisions

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

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

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

COLLEGE AREA HOUSING PRODUCTION vs. SAN DIEGO
2021-2024

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

Source: San Diego 2025 Annual Report on Homes

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



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

Oct 6, 19:34



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

Oct 6, 18:36



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

Oct 6, 18:04

Actually in Mission
Valley



Does Gloria Ally
Laurie Black Feel
Voter's Remorse?



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

Recent Ocean Beach
and Point Loma News

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

23 hours ago 1 Comment

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

24 hours ago 1 Comment

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

4 days ago 1 Comment

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

4 days ago 1 Comment

Will Ocean Beach Ever
Get Another Pier?

5 days ago 7 Comments

Two Palms Changed San
Diego Forever

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

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

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

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

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

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

MEETING LOCATION:

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



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



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



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

5 days ago 1 Comment

Park at Cabrillo Lighthouse Is Closed During Government Shutdown

5 days ago 1 Comment

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

5 days ago 1 Comment

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

6 days ago 1 Comment

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

6 days ago 1 Comment

Mission Bay Park is Not Surplus Land: A Noteworthy Update

6 days ago 4 Comments

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

2 weeks ago 1 Comment

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

2 weeks ago 1 Comment

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

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

SHARE:  FACEBOOK  LINKEDIN  REDDIT  MIX  EMAIL



Author: Source

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Black Feel Voter's Remorse?

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

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

Oct 5, 19:29



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

Oct 5, 19:18



Jean (Jean Hoeger)
Planning to Magical
College Area: 'Oh, H
Fallen': "There was
this link
<https://www.sandiego.gov/planning/commission/agenda/2017/09/20/20170920agenda.pdf>
form AND now I see
number in RKs repl

Oct 5, 17:16

Council — Thursday,
Sept. 25

2 weeks ago 4 Comments

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

2 weeks ago 6 Comments

Blog Stats

5,678,417 hits



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

Oct 5, 17:13



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

Oct 5, 17:09

Recent Posts

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

Does Gloria Ally Laurie Black Feel Voter’s Remorse?

Excessive Upzoning in the College Area
Community Plan Update Is Discriminatory

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

Lake Henshaw and the
Warner Ranch, a Brief
History

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

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

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

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

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

San Diego Drywaller
Underpaid 580 Workers
on Affordable Housing
Projects

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

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

Golden Hill Residents
Sue to Block Monolith
Construction

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

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

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

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

Defend Democracy, Vote
for Prop 50

Will Ocean Beach Ever
Get Another Pier?

This Time Last Year

Warren-Walker Middle
School Is Back in Ocean
Beach

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

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

OB Friends of the
Library Newsletter for
October 2024

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

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

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

Plastic Nurdles Are
Everywhere, Especially
at the Beach

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

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

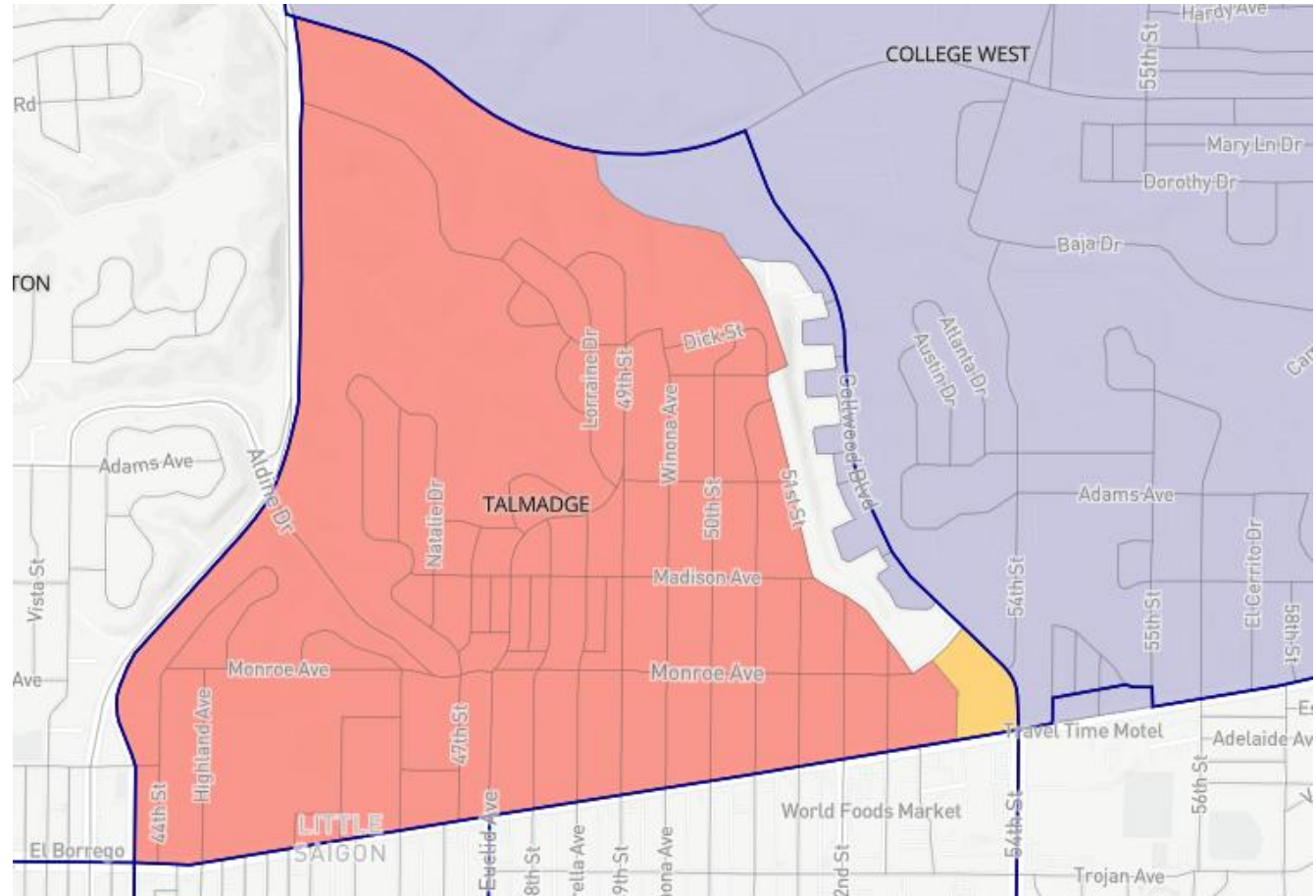
Keep in Touch!



BOUNDARY CHANGE

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

Note the area in white...



Split Census Block Group



- Split Census Block Groups make data analysis more difficult

- for City
- for SANDAG
- for everyone

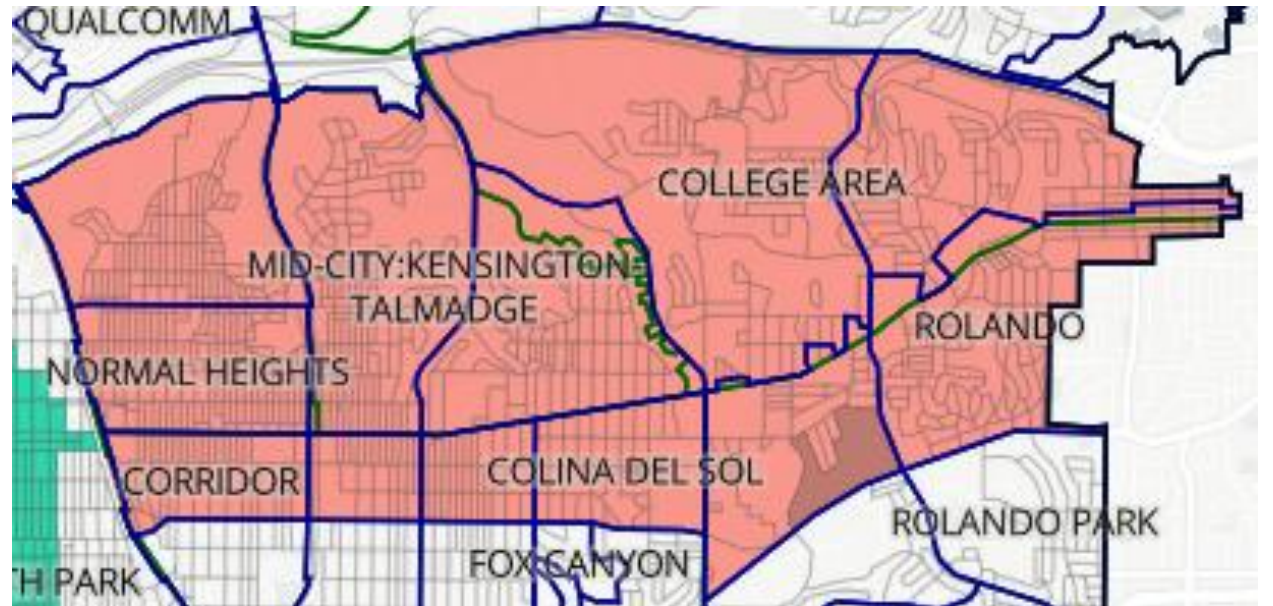
For the next 30 years

Great North Mid-City Park Desert

College Area sits within the North Mid-City Park Desert

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

...Two San Diegos...





October 3, 2025

Nathan Causman
Senior Planner
City of San Diego
San Diego, CA 92123

Submitted via email to: ncausman@sandiego.gov

Subject: Response to College Area Community Plan Update, Second Draft

Dear Mr. Causman:

San Diego Unified School District (the District) appreciates the opportunity to comment on the second draft plan.

We commend City Planners for proposing a community plan update that builds on the “7-Visions” of the College Area Community Council.

The District is a provider to all families living in the College Area, and has a century-long history of service to this community. Through these comments we ask that the Community Plan Amendment and implementation consider closely the continuation of school District functions in the College Area.

Of particular note is the Draft plan’s suggestion that existing schools can be retrofitted vertically, and that this will accommodate students generated by the larger population described in the plan.

Staff comments below address the infeasibility of that suggestion, and we request that the Schools section be revised.

Chapter 2, Land Use Element, Table 2-1 Development Potential:

“Possible Net Future Change 25,950 residential homes.”

Staff Comment:

These may generate 5,449 TK-12 students, based on similar residential construction. There is no reconfiguration of the school sites that could effectively serve 5,449 additional students, especially at the elementary level. The Community Plan update second draft should inform the public of the need to acquire an elementary school property to serve additional College Area elementary-aged students. At 2025 values \$209M is needed for classroom construction only (no land acquisition), and which no

funding exists. Future construction costs for these spaces will be escalated within a 30-year timeline.

Chapter 8, Public Facilities, Services & Safety Element, Schools, Page 98:

“Schools may have the opportunity to be retrofitted and expanded with a second story to make efficient use of land, increase classroom space, and maintain outdoor play areas.”

Staff Comment 1:

Please rephrase this section. An additional elementary school facility will be required.

Land areas where Hardy Elementary School could have considered expansion has already been dedicated as a joint-use park in partnership with the City. This school and Language Academy are fully enrolled.

Staff Comment 2:

It is structurally and financially unfeasible to add a second story to existing single-story school buildings. The suggested modification would trigger significantly larger foundations and upsized bearing walls that would require full demolition of existing buildings.

Language Academy was already vertically expanded, it is not single-story.

Table 8-1, Community-Serving Facilities, Page 100:

Staff Comment:

A map of school locations is published annually at:

https://www.sandiegounified.org/departments/instructional_facilities_planning/district_attendance_boundary_wall_map

Please add missing schools, which are located in the extent of this map:

Fay Elementary

America’s Finest Charter

Crawford High

Franklin Elementary

Hoover High

Chapter 2, Land Use, Figure 2-5 Land Use Map, Page 30:

Staff Comment:

The Community Commercial land use proposed along the north side of El Cajon Boulevard requires green public spaces. The existing commercial activity already encroaches on the public school property on the south side of El Cajon Boulevard near

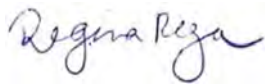
54th and 56th Street. No pocket parks are shown on this or other maps in the southern portion of the College Area.

In this corridor the Park development Policy 6.4 should be implemented:

“Pursue opportunities to develop mini or pocket parks, plazas, and recreation facilities as part of future developments with visual and physical access from one or more street frontages wherever feasible.”

Please feel free to reach out to me for clarification or additional details.

Sincerely,

A handwritten signature in blue ink that reads "Regina Rega". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Regina Rega, AICP
Manager, Instructional Facilities Planning Department

College Area Community Planning Board Recommendations

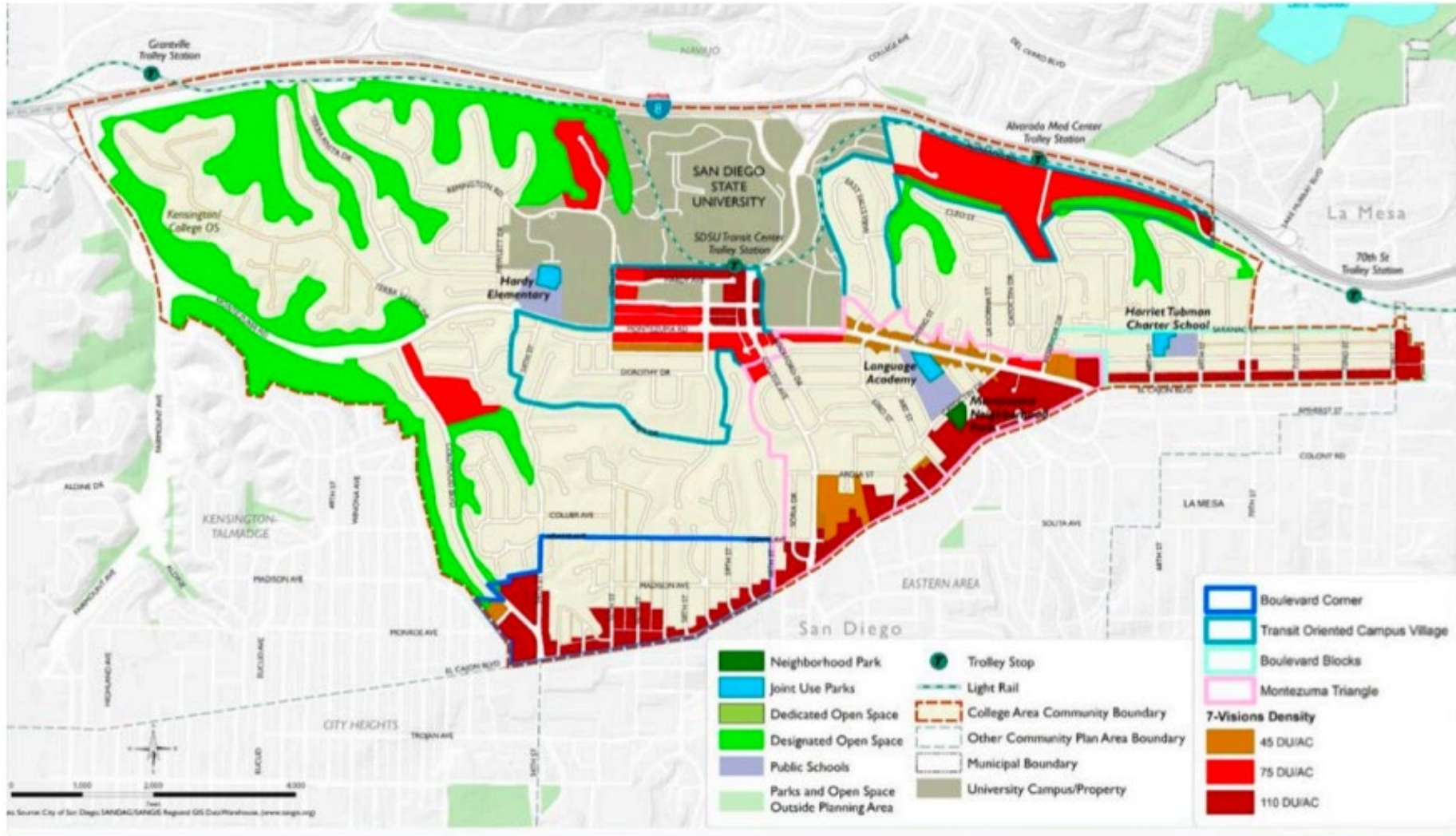
- Send the College Area Community Plan Update back to the Planning Department to come up with a plan that:
 - Equitably distributes density, and;
 - Provides the appropriate and realistic infrastructure to support the density, and;
 - Provides a density that is appropriate to meet the identified housing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

OR

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

The 7 Visions Plan

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



Community's 7-Visions Plan 2022

Respect Physical Attributes of Surrounding Environment

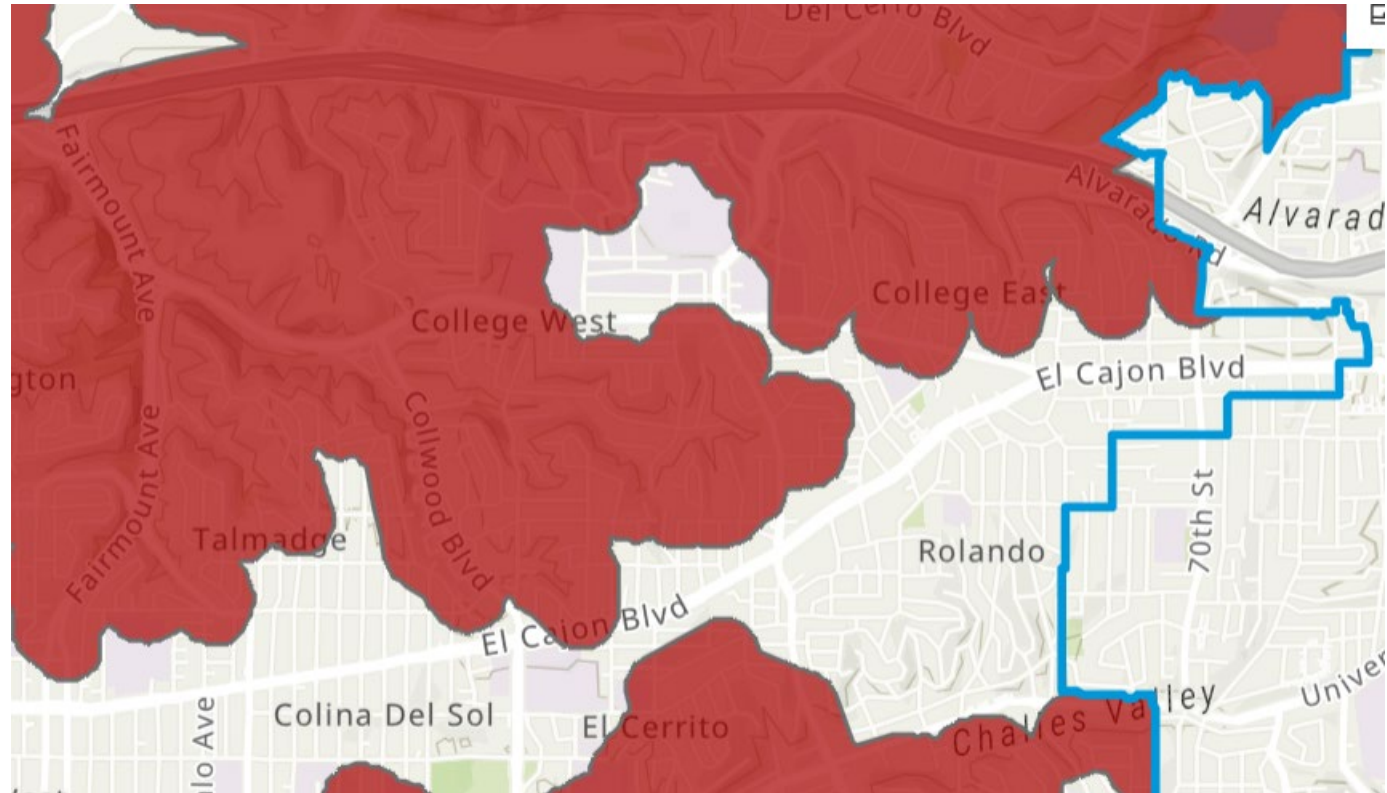
2nd Draft CACPU

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

7 Visions Plan

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

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



Respect the Right for All City Residents to be Treated Equitably

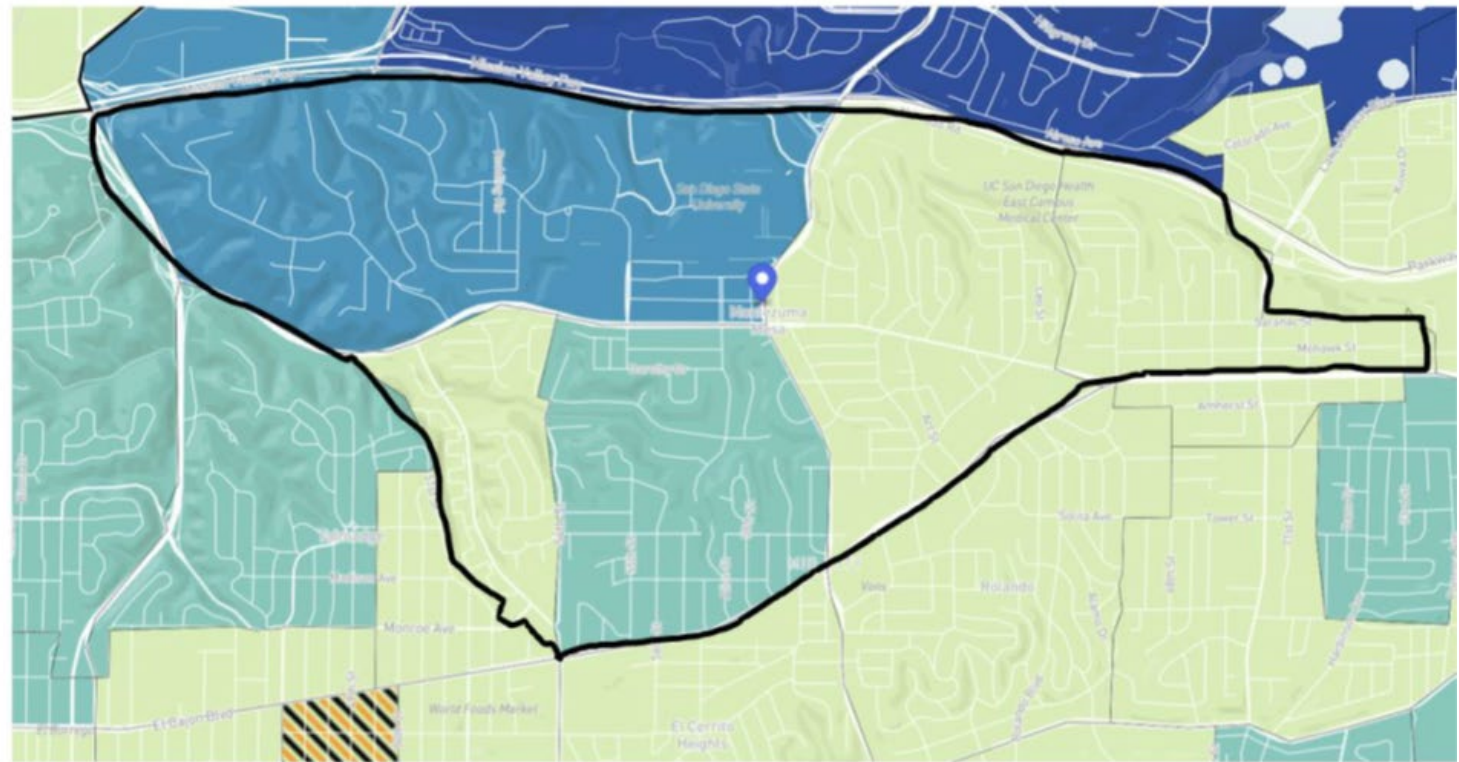
2nd Draft CACPU

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

7 Visions Plan

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

Nearly Half of
the College
Area is a Low
Resource
Area



COLLEGE AREA 2025 CTCAC RESOURCE ZONES



Public Services

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



Respect Need for Growth & Align with Accepted Projections

2nd Draft CACPU

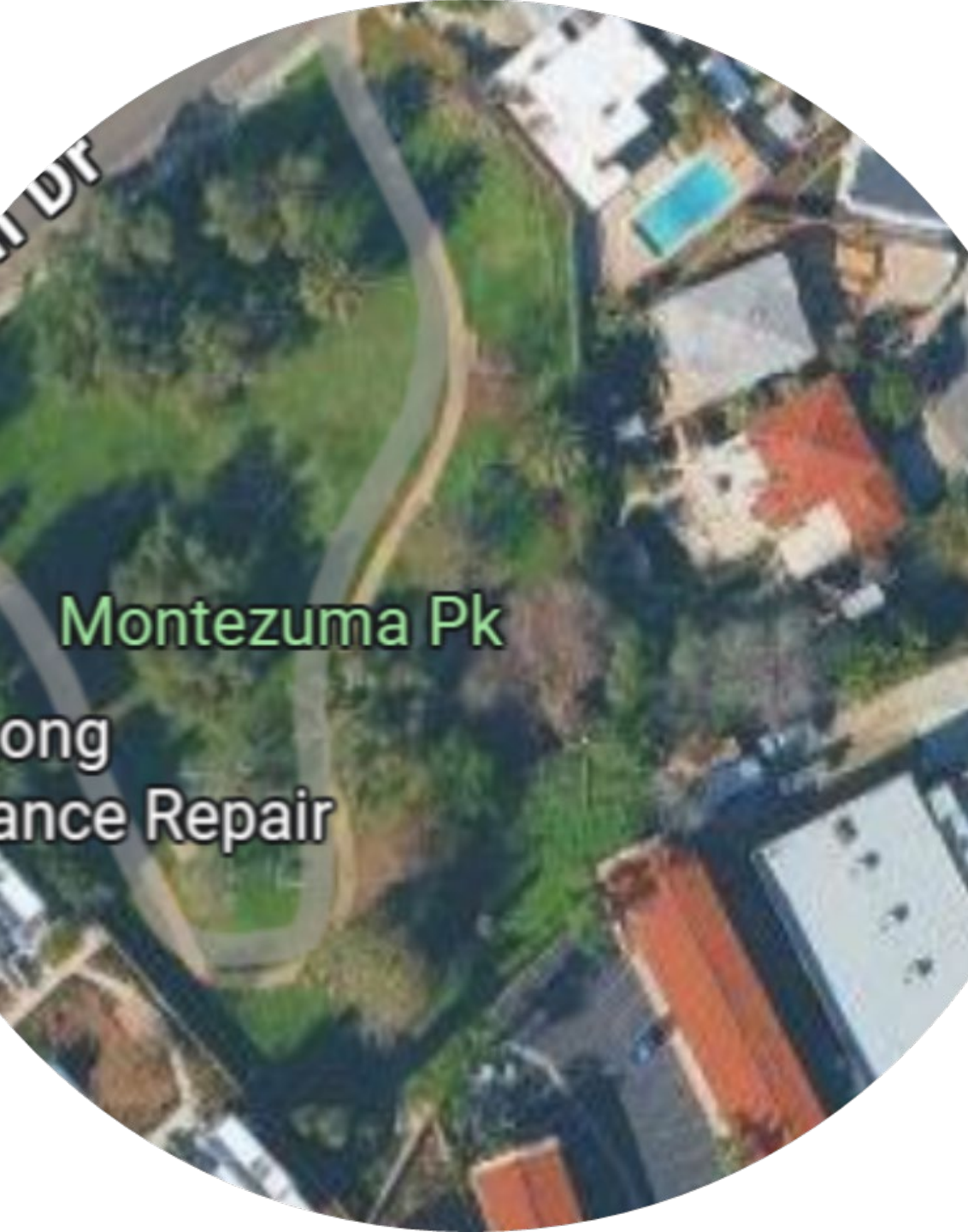
Doesn't align with SANDAG estimates for population growth

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

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

7 Visions Plan

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



College Area Is Severely Park Deficient

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



College Area Community Planning Board Recommendations

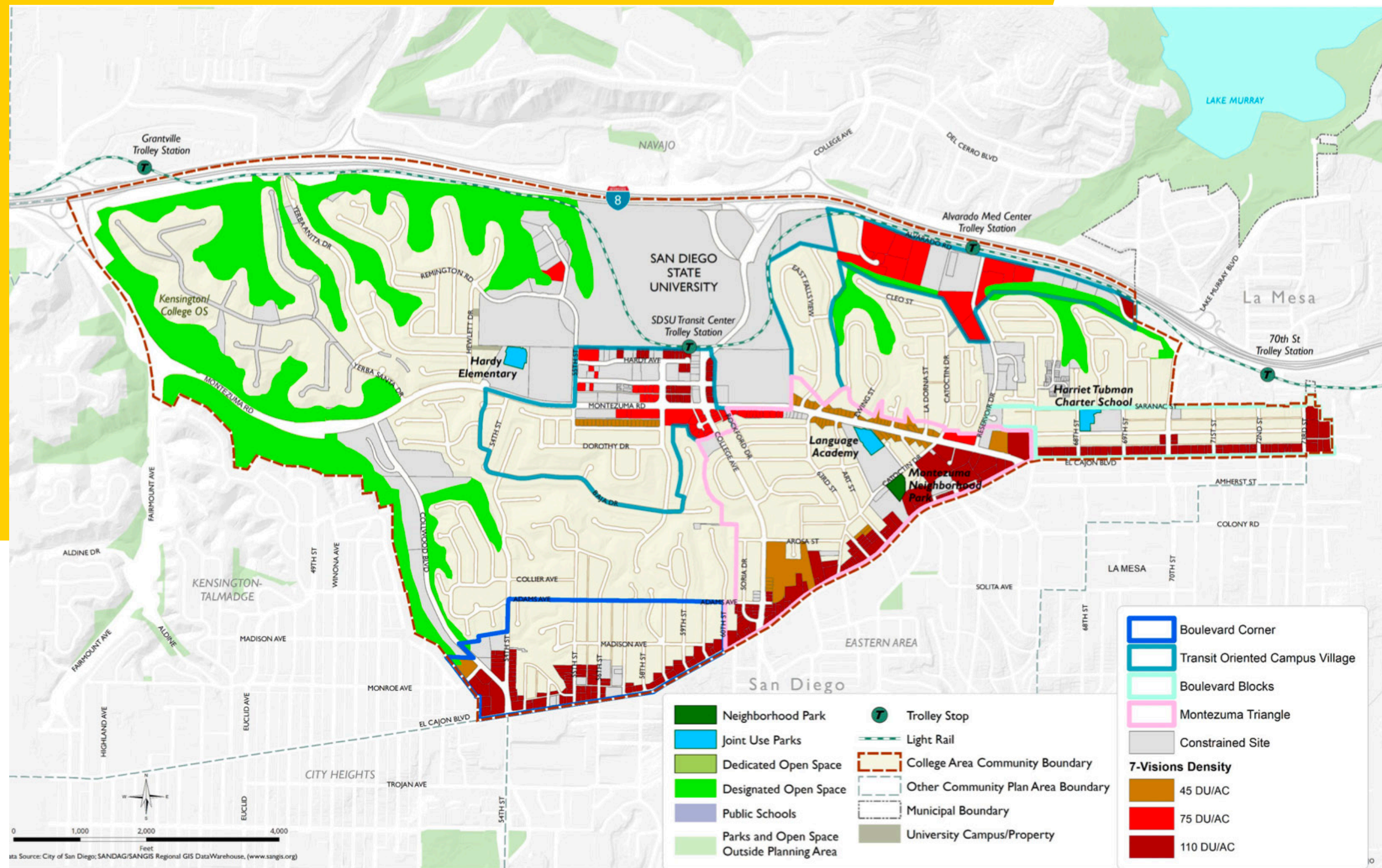
- Send the College Area Community Plan Update back to the Planning Department to come up with a plan that:
 - Equitably distributes density, and;
 - Provides the appropriate and realistic infrastructure to support the density, and;
 - Provides a density that is appropriate to meet the identified housing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

OR

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



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



7-VISIONS PLAN

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

Cerrito Square

A new vision
for a historic
neighborhood





UNIVERSITY HEIGHTS

LA MESA VILLAGE



VIEW PROPOSAL AT:
www.linktr.ee/CerritoSquare

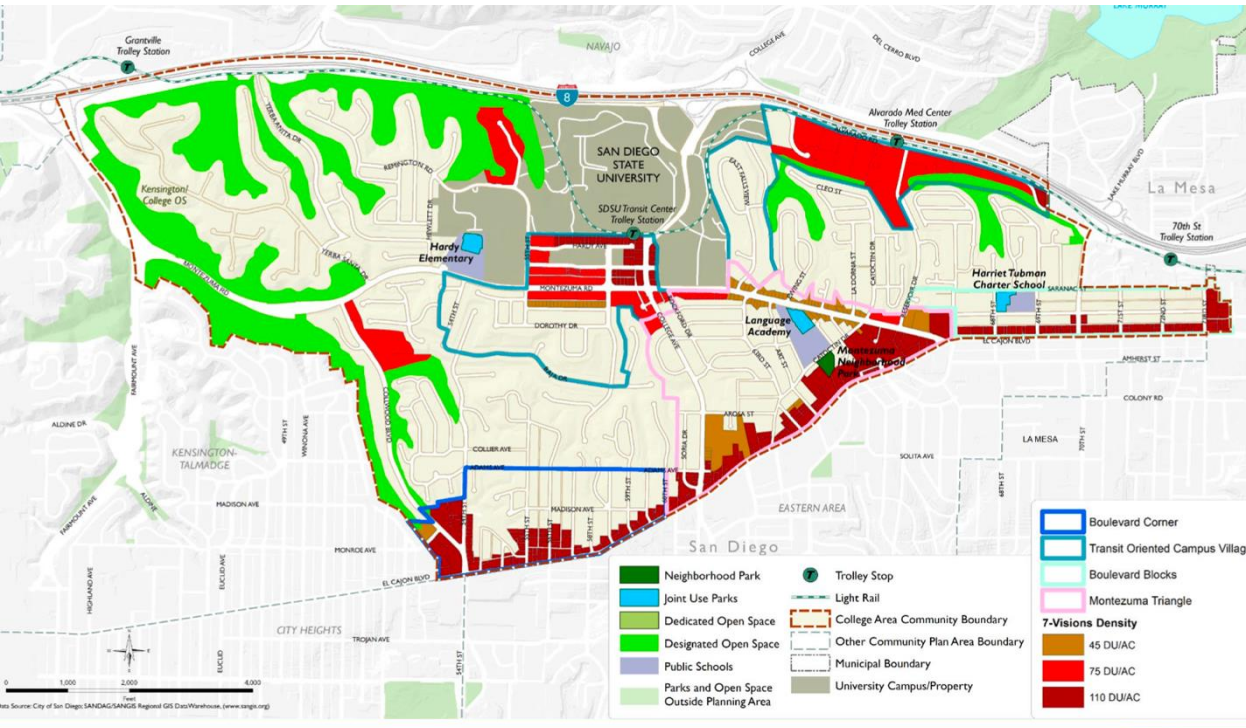
Response to College Area Community Plan Update #2 Focus on Housing and Population Growth

San Diego Planning Commission

October 9, 2025



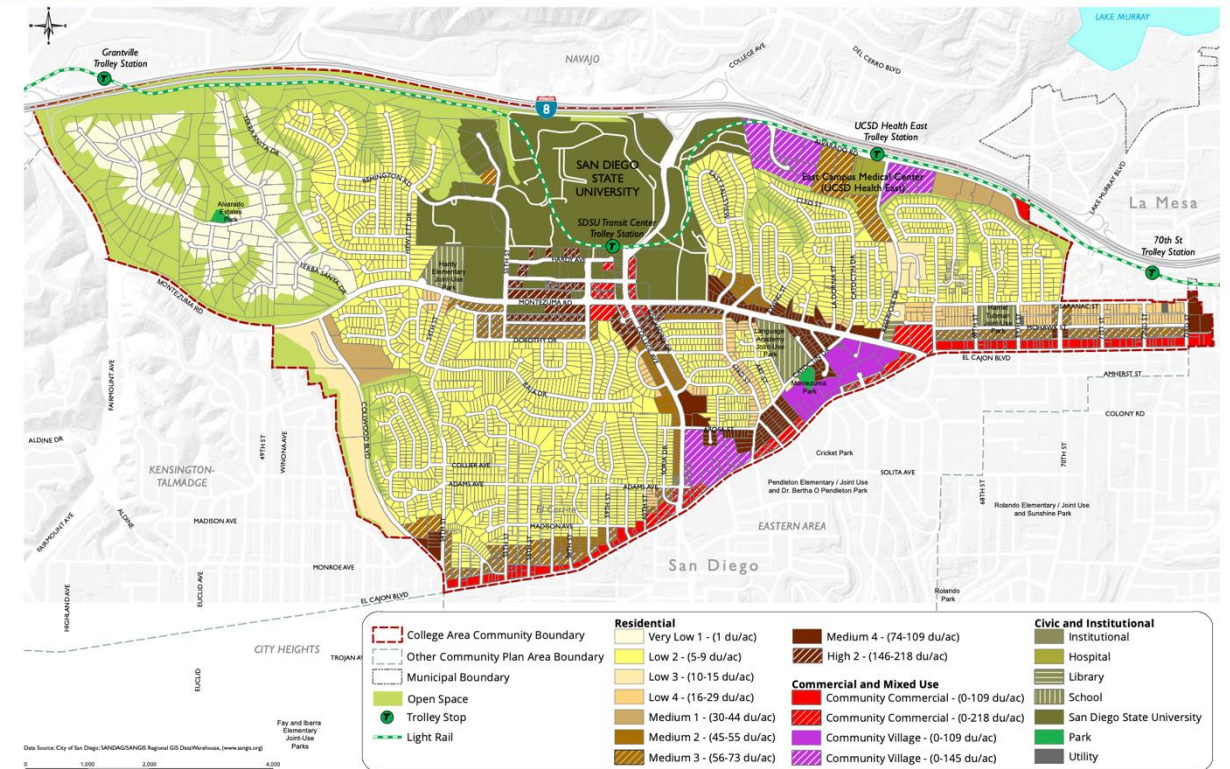
Two College Area Plans



Community's 7-Visions Plan 2022

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

Figure 2-5: Land Use Map



2nd Draft CACPU is out of line with other CPUs

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

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

“7-Visions” Plan accepts **137%**

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

*2nd Draft CPU

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

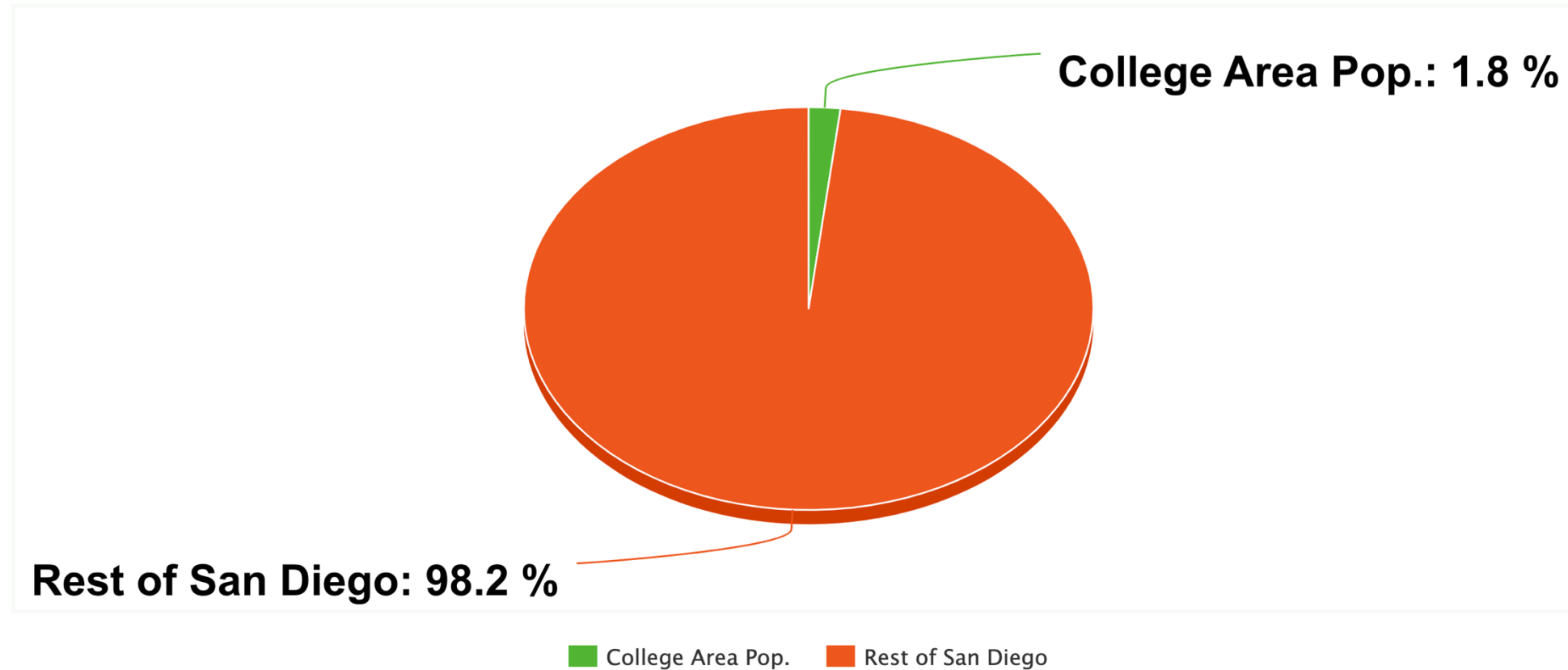
- Difference depends on including on-campus SDSU students

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

- More than the average of other recent CPUs

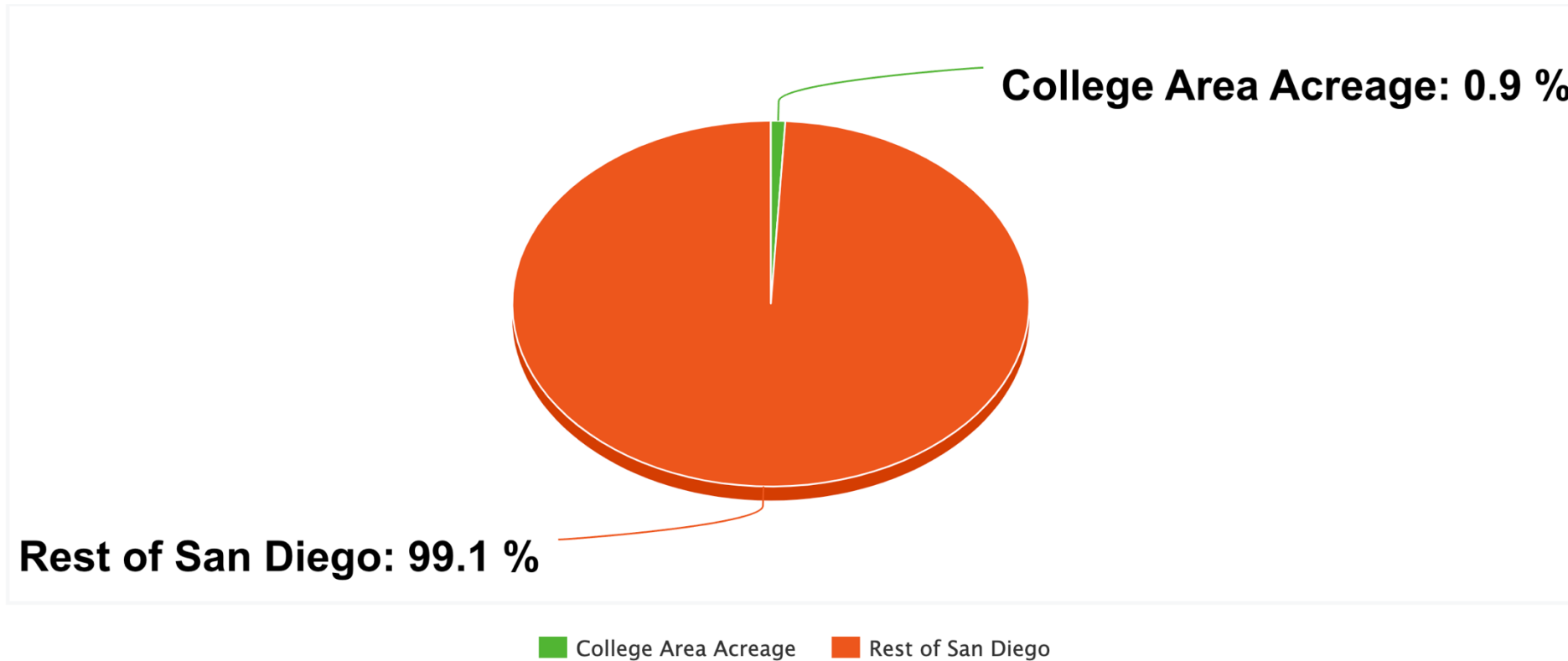
Plan	Existing 2024 Population	Horizon Total Population	% Increase Horizon/Existing
Average Recent CPUs	65,527	121,692	+86%
2 nd Draft CACPU Without On-Campus SDSU Students	20,400	74,940	+267%
2 nd Draft CACPU With On-Campus SDSU Students	28,900	86,940	+201%
7-Visions Plan with On-Campus SDSU Students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

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



2020 Census

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



College Area is building more than its share of housing

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

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

COLLEGE AREA HOUSING PRODUCTION vs. SAN DIEGO 2021-2024

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

Source: San Diego 2025 Annual Report on Homes

San Diego Housing Capacity - SANDAG Projections

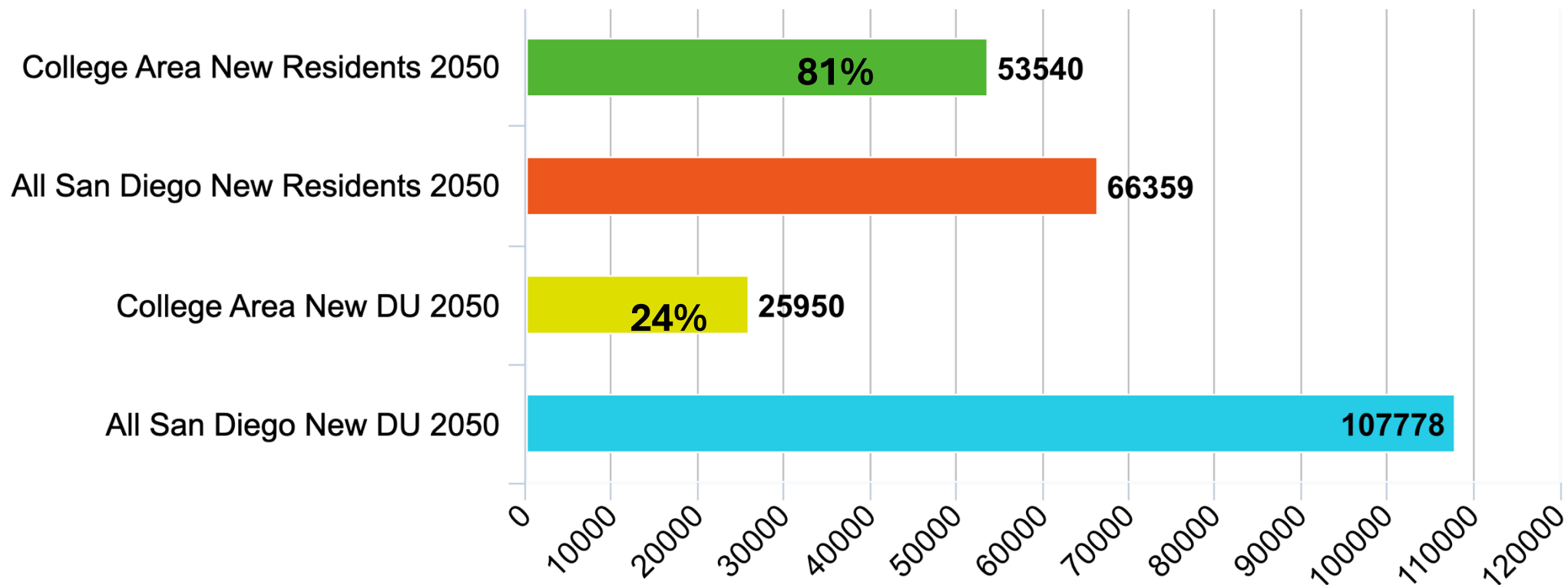
San Diego is projected to add 107,778 housing units by 2050

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

SANDAG SERIES 15 PROJECTIONS 2022 to 2050

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

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



College Area is **INFRASTRUCTURE DEFICIENT**

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

SDSU housing needs don't justify 316% du increase

College Area experiencing on- and off-campus housing boom

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

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

Numbers are estimates and subject to revisions.

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

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

College Area transit does not justify this upzoning

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

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

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

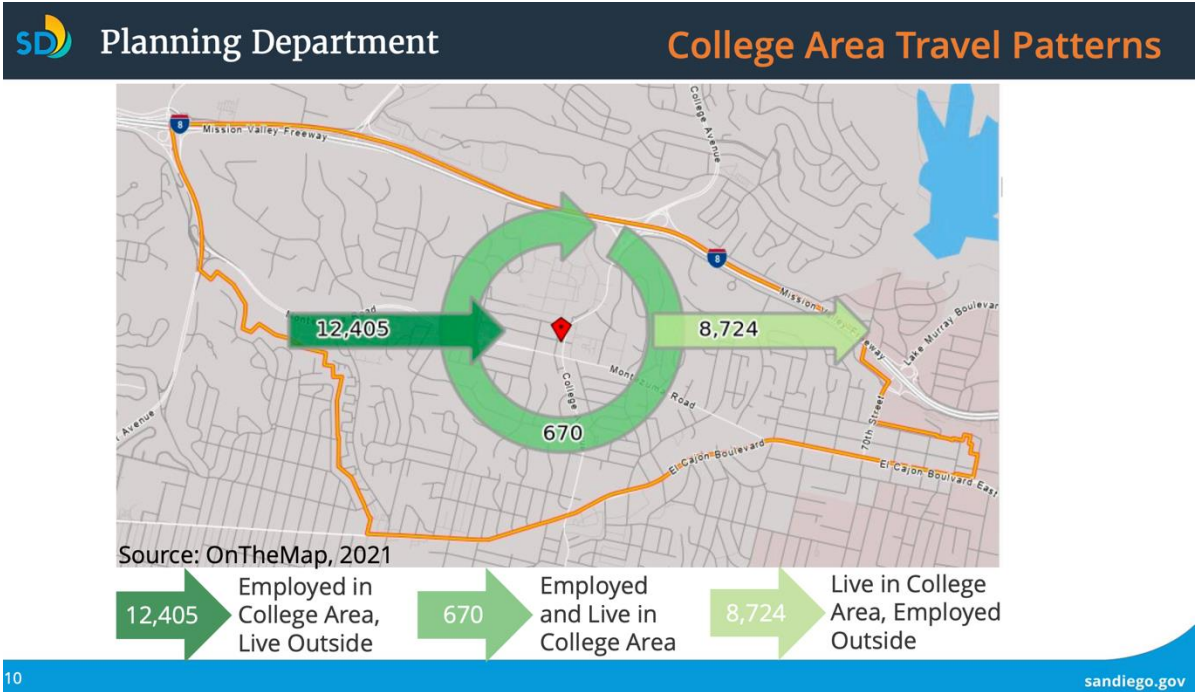
***Times stated are transit only, not access to & from transit**

College Area job opportunities don't justify upzoning

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

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

Source: San Diego Planning Department



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

Density is 29 du/acre  Eligible for Complete Communities

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

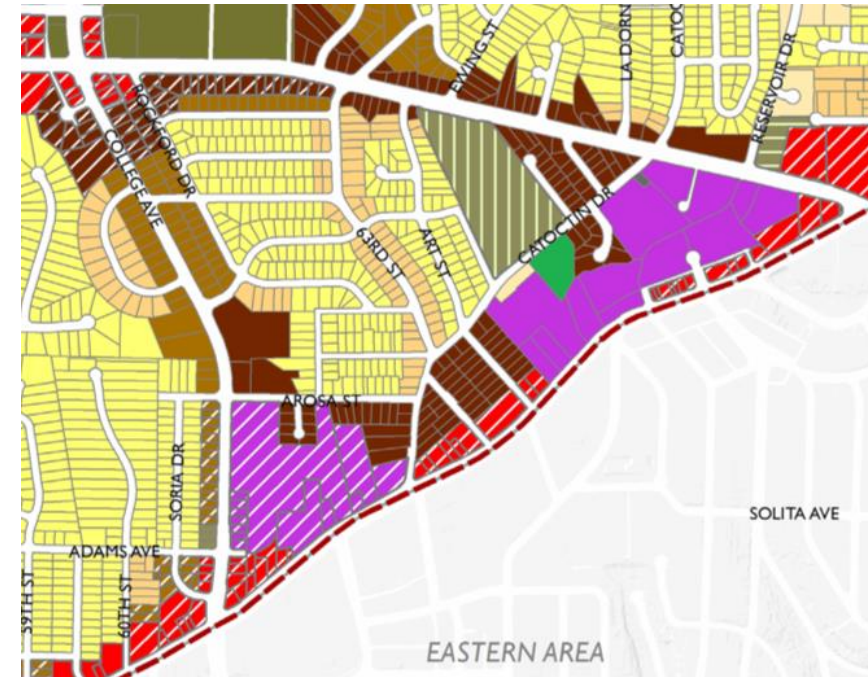
Low 4 Res must be eliminated to ensure corridor & node development

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

Related Areas of Concern

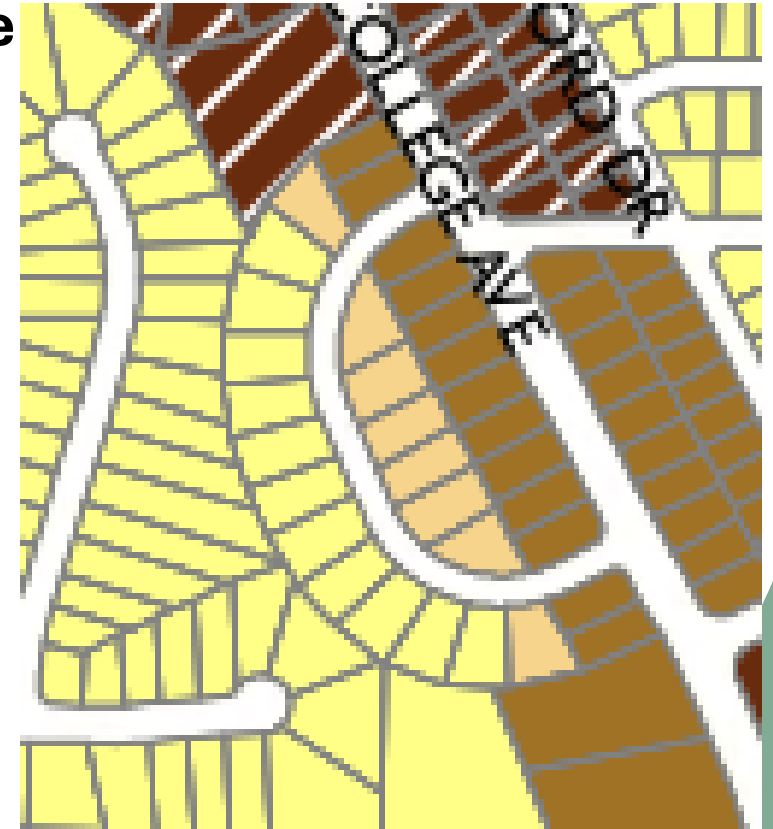
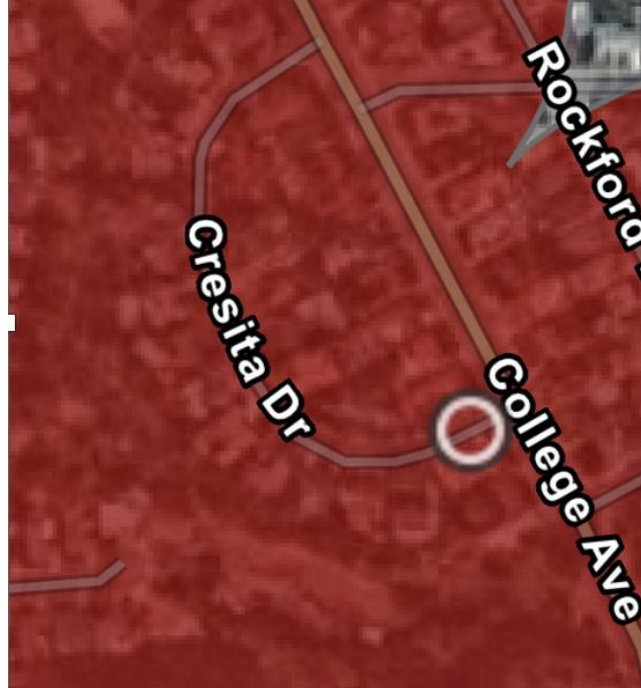
Low 4 Residential Development in East College running up 63rd street should be returned to RS-1-7

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



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

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

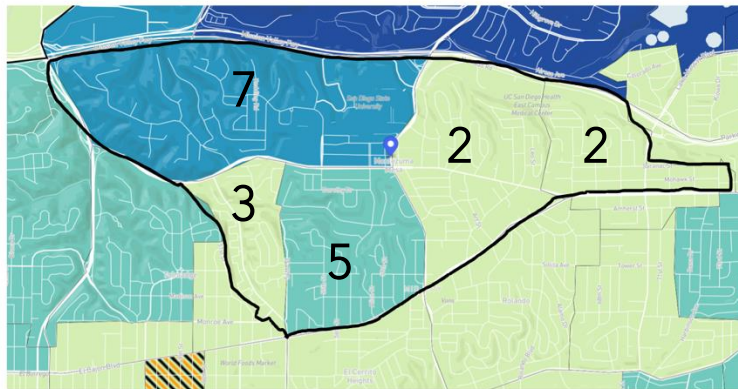


How does the CACPU Affirmatively Further Fair Housing? It Doesn't

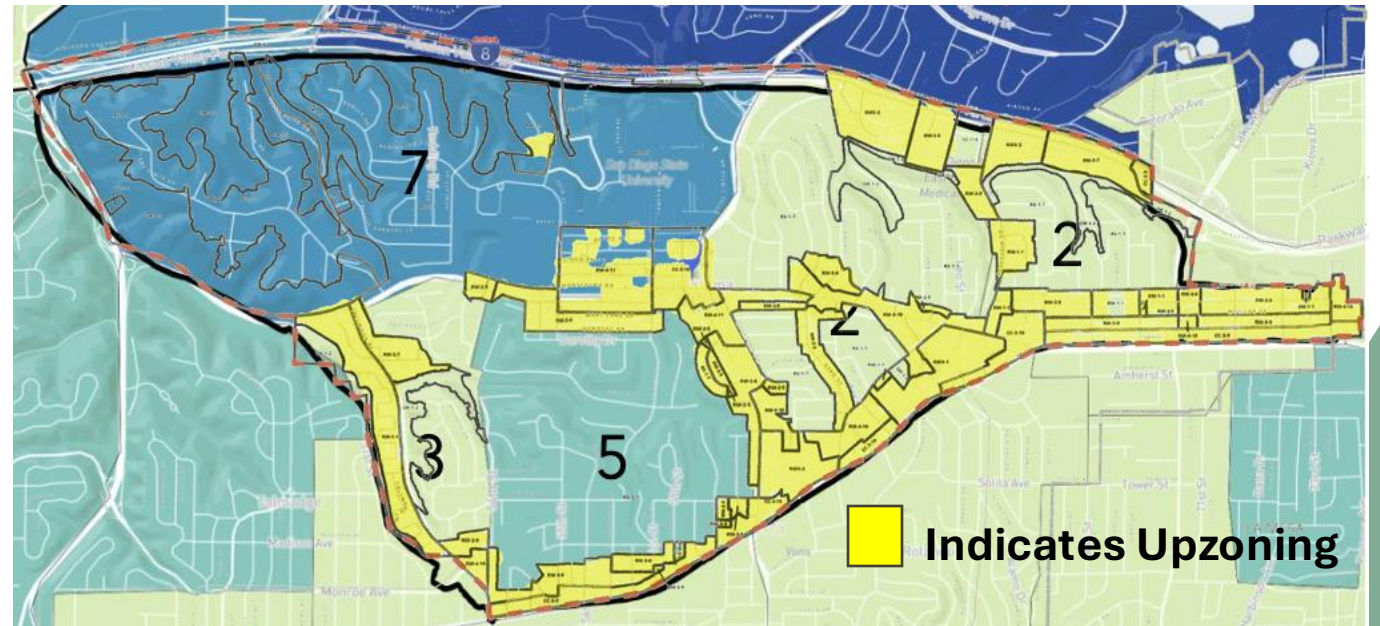
“It plans for mixed use villages and corridors that are located primarily within the high ~~or highest~~ opportunity areas.” 10/2/25 Staff Report pgs. 12-13

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

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

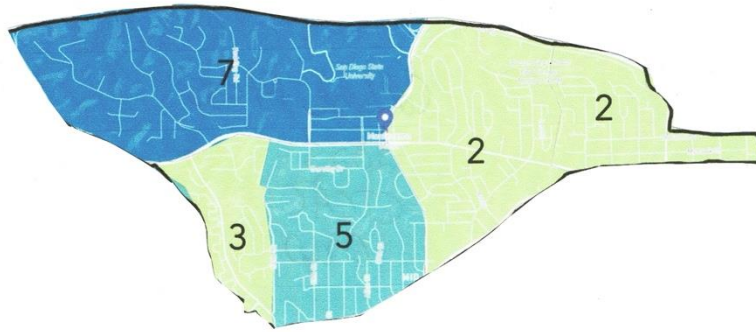


COLLEGE AREA 2025 CTCAC RESOURCE ZONES

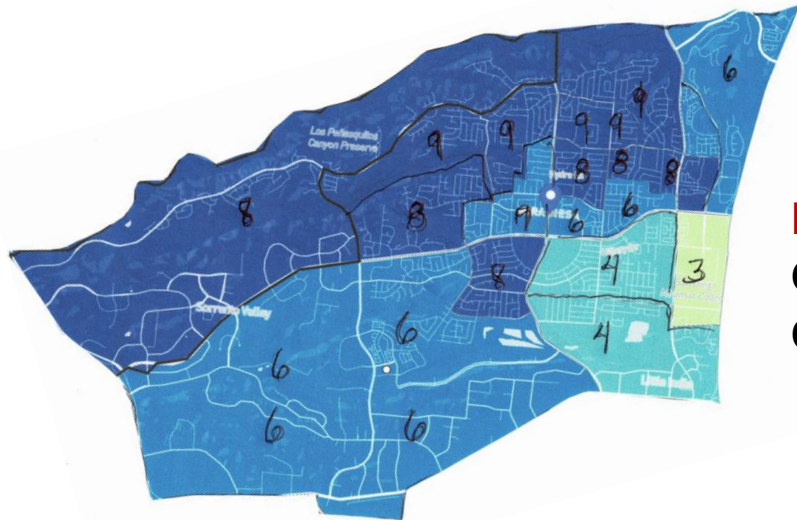


Indicates Upzoning

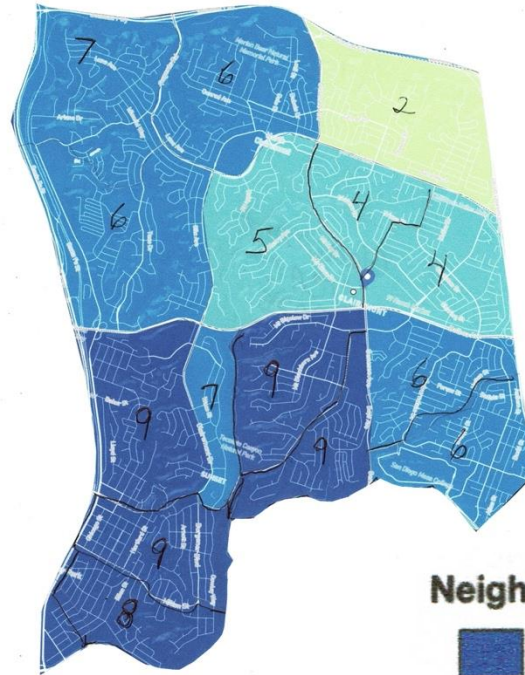
College Area, lower opportunity zone, being upzoned almost 3 times more than higher resourced areas - violates AFFH



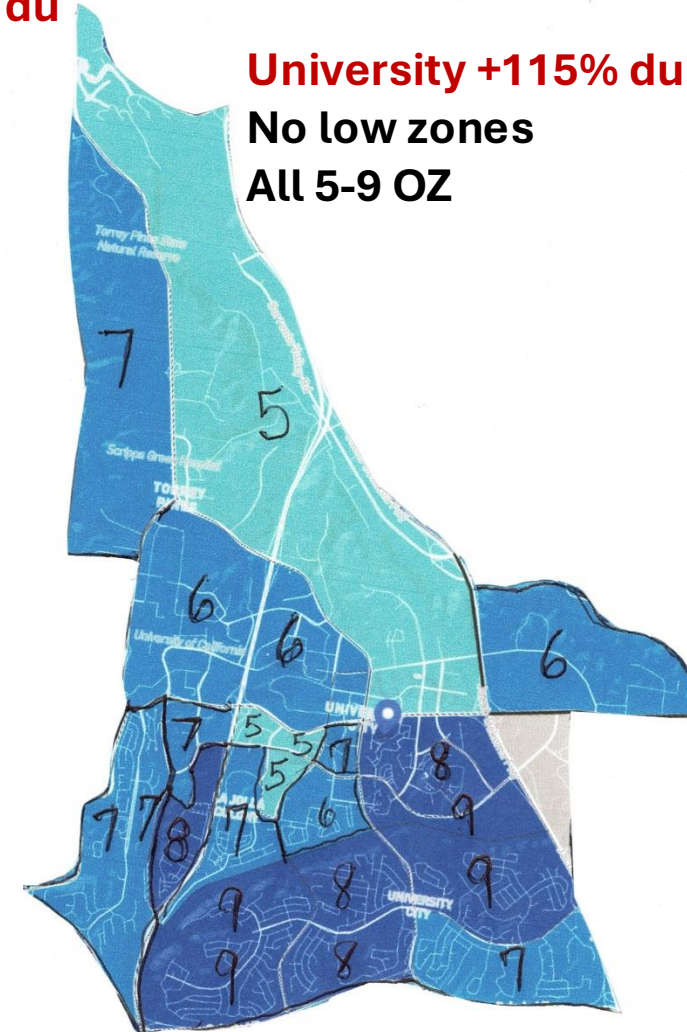
College Area +316% du
Primarily in Low Opportunity Zones (OZ)
Little density added to OZ 7



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

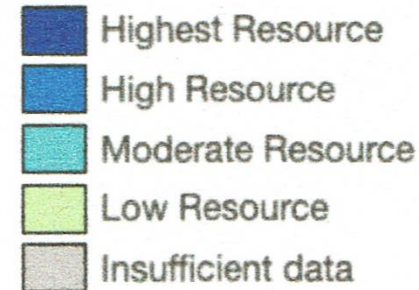


Clairemont +52% du
One low OZ
Otherwise 4-9 OZ



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

Neighborhood Opportunity



High-Poverty & Segregated



This plan has no economic development component!

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

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

Table 2-1
Development Potential

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

City's Plan targets are unjustified and discriminatory

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

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

2nd Draft CACPU horizon targets for the College Area:

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

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

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

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

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

Source: San Diego 2025 Annual Report on Homes

Recommendations

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

Thank you!

Danna Givot

Resident, College Area

Vice Chair, Neighbors For A Better San Diego

Better4SD@gmail.com

NFABSD.org



College Area has severe infrastructure deficit

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

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

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

*2nd Draft CPU

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

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

CACPU du/ac close to Uptown

7 Visions du/ac > other recent CPUs

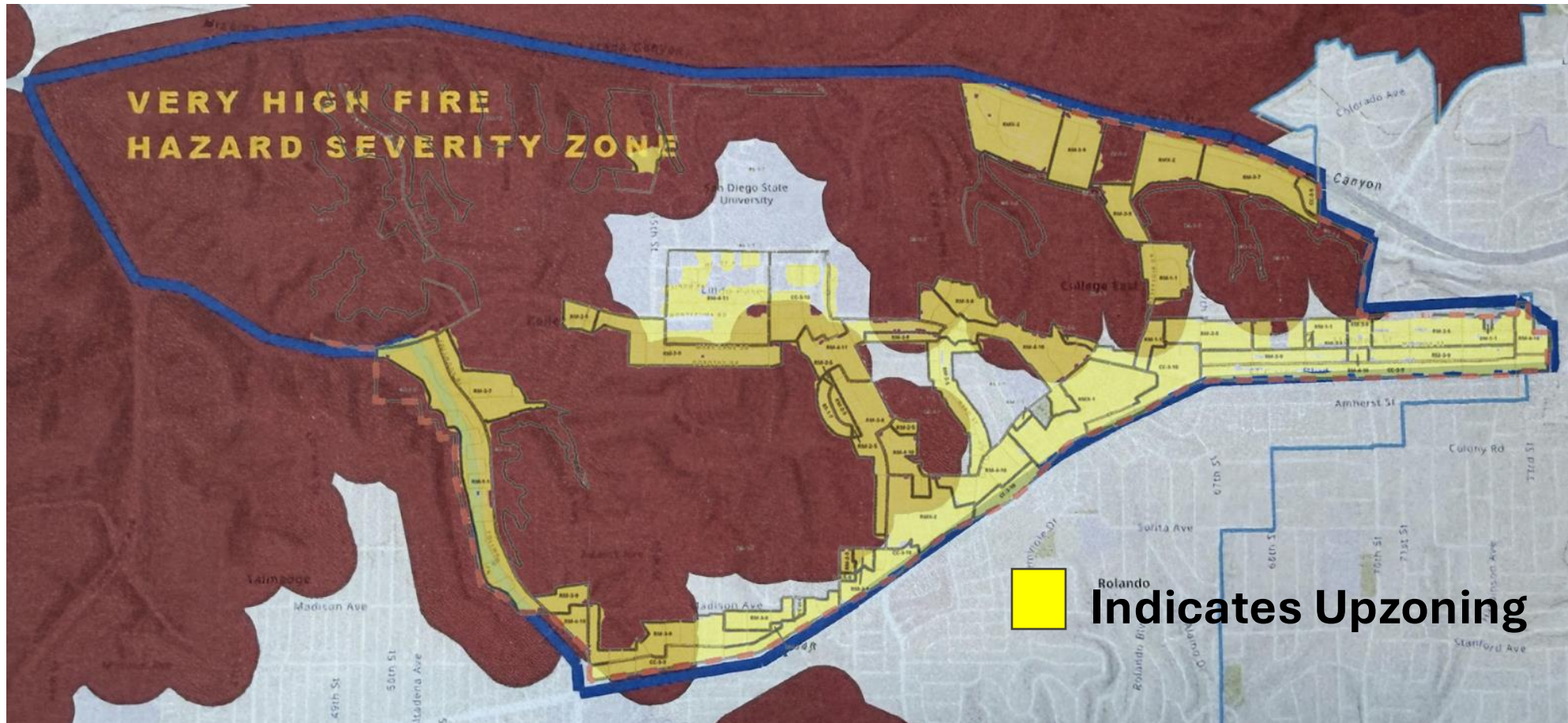
COLLEGE AREA COMMUNITY PLAN UPDATE 2nd DRAFT vs. RECENT SAN DIEGO CPUs 10/3/25 HOUSING UNITS/POPULATION INCREASES 2050 vs. EXISTING

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

*2nd Draft CPU

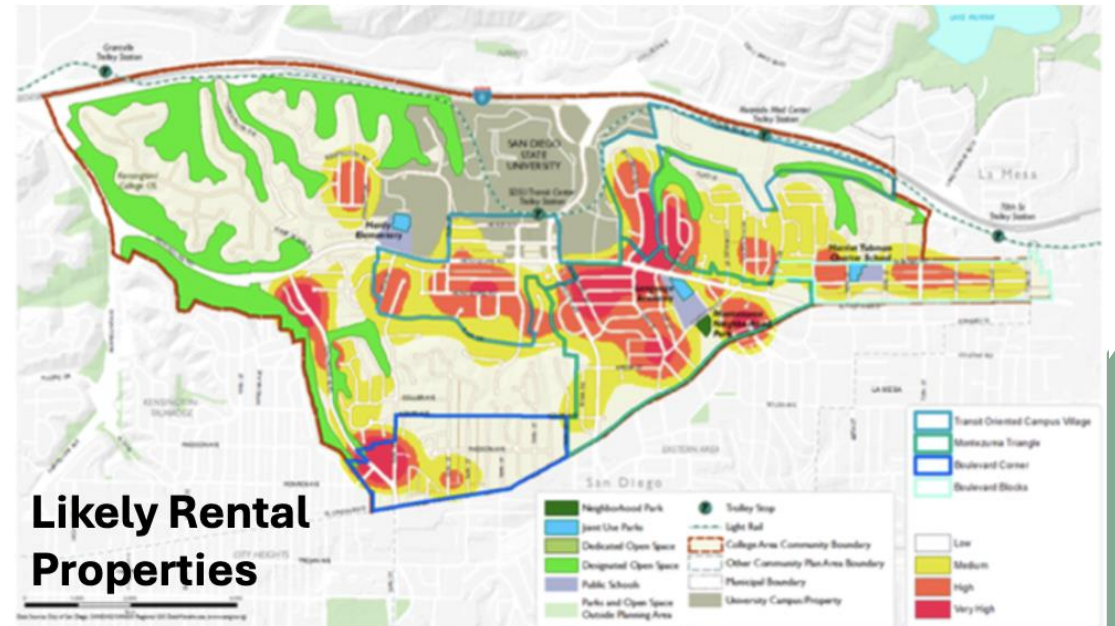
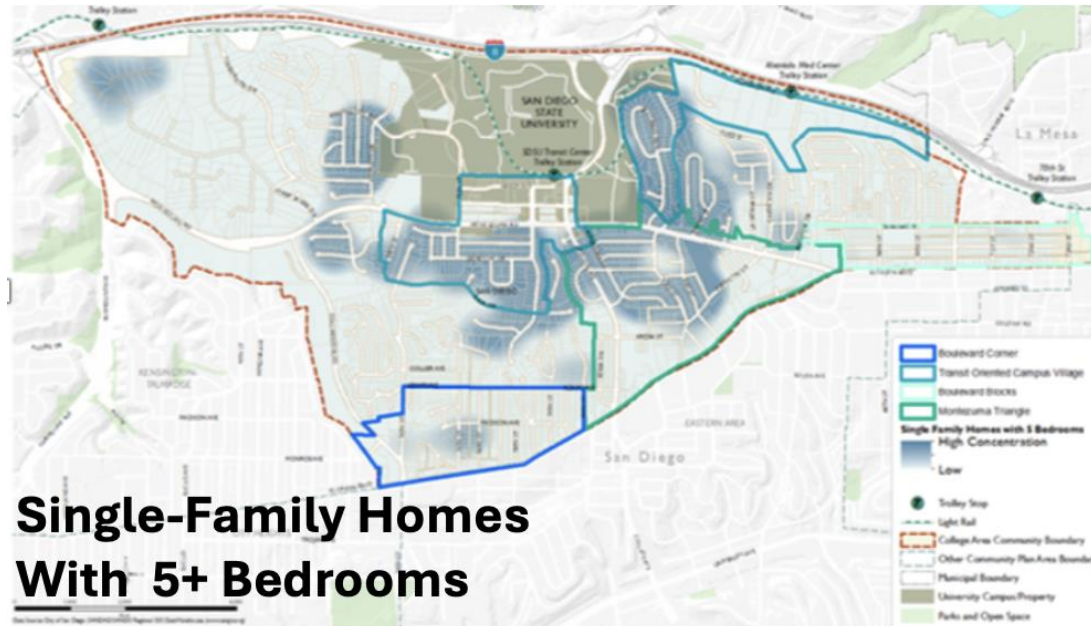
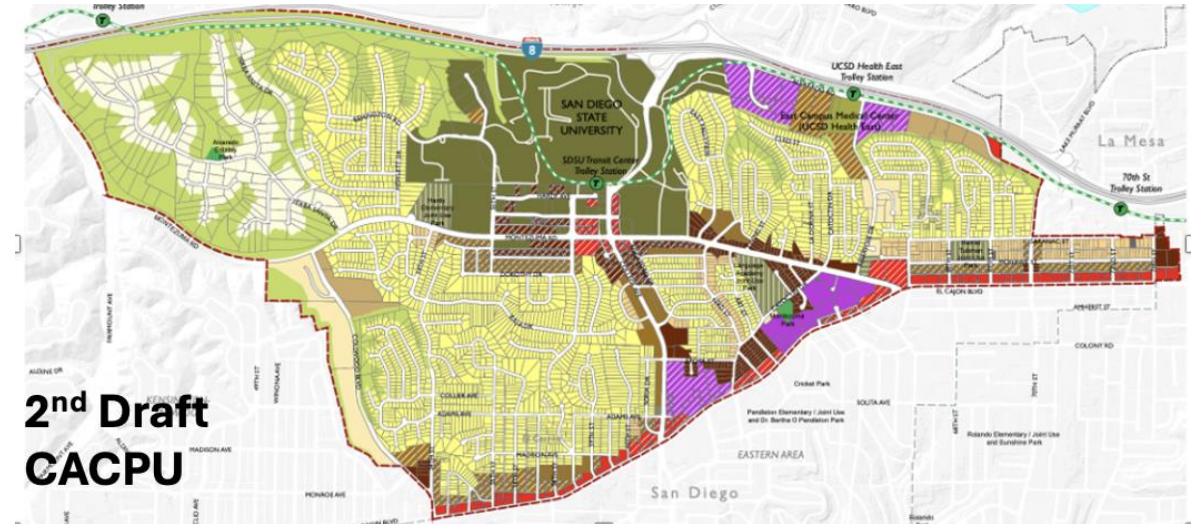
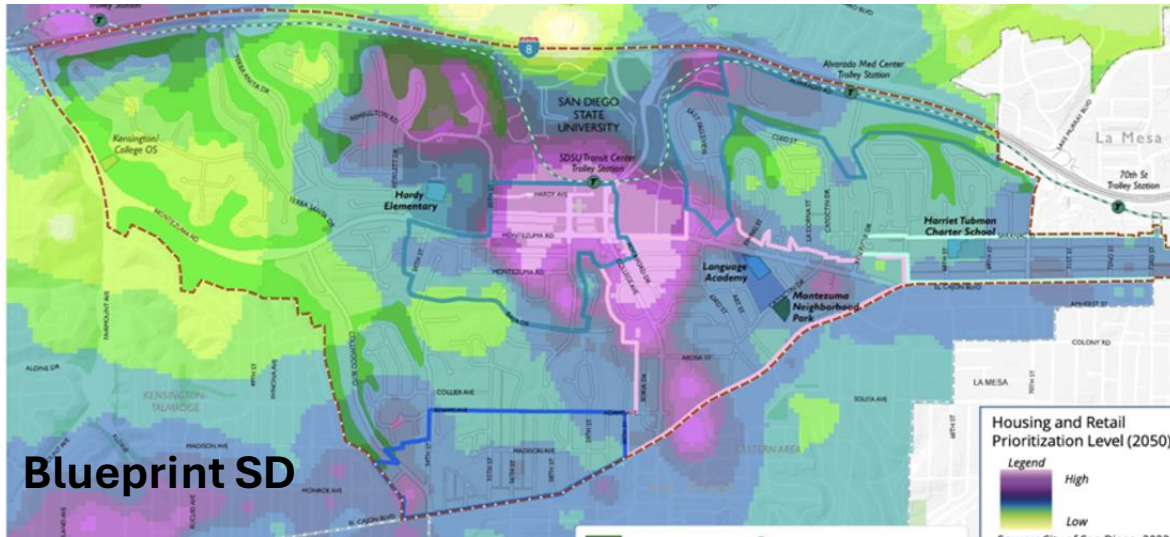
¹Excludes students living on SDSU Campus – 8,500 in 2025, at least 13,000 in 2050 with Evolve dorms

Upzoning along College Ave is in VHFHSZ.



Indicates Upzoning

Blueprint SD Did Not Inform the CACPU



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

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

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

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