

City Planning Department

College Area Community Plan Update

August 21, 2025



- Background
- Community Feedback & Key Changes
- Land Use
- Mobility
- Parks & Public Spaces
- Implementation
- Next Steps & Timeline



Background



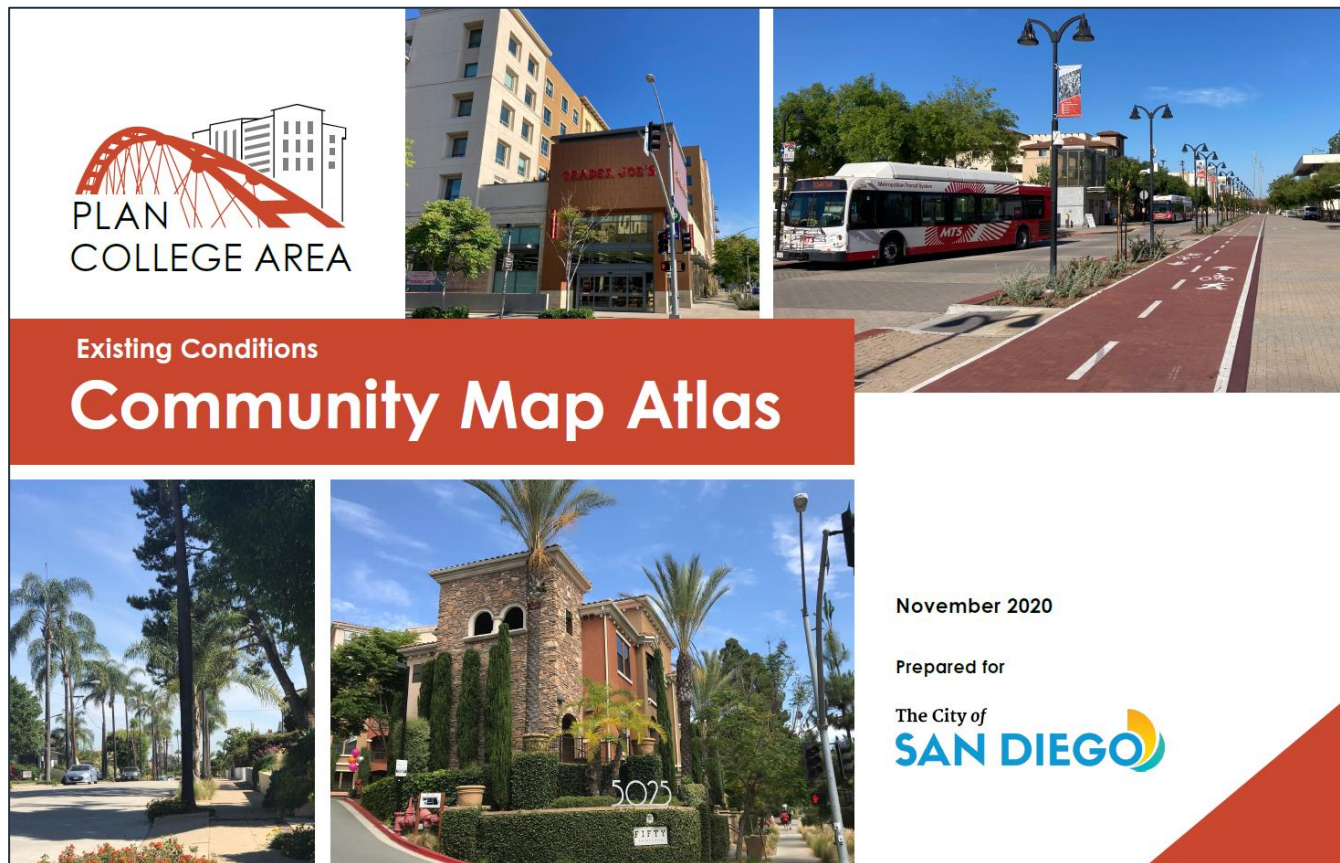
2019 – 2020

7 Vision Report *summarized*

1. Increase housing at corridors and nodes
2. Improve local mobility
3. A 'Campus Town' near SDSU
4. A linear park along Montezuma Road
5. Create a sense of identity and place
6. Connections between to SDSU
7. Protect the integrity of single-family neighborhoods

March 2020

CPU Kick-off



Vision Statement

The community plan envisions a college village with **vibrant mixed-use corridors and nodes that connect to neighborhoods and the university**, and that enhance the community.

Guiding Principles *summarized*

- Building / public space **design for sustainability/livability**
- **Housing near SDSU, transit and community amenities/jobs**
- Safe and convenient transit and active mobility
- A **vibrant and sustainable business district**
- SDSU as **anchor community institution**
- **Active mobility improvements** for public health and business vitality
- **Preserve and expand parks and open space**
- Emissions-free transportation system
- **Public spaces that support cultural exchange** with community agencies, local businesses, public schools, the university, and other local arts organizations

Community Feedback & Key Changes



Feedback has been focused on **proposed density / home capacity**, recreational needs, infrastructure needs, library parking and fire and safety.

- **Changes to the land use plan** have been made to address the following:
 - Concern for **capacity for new homes** and the **proposed densities**.
 - Support for **campus town** and encouraging **housing near transit and corridors**.
 - Concern for **density bonus programs**.



Feedback has been focused on proposed density / home capacity, *recreational needs*, infrastructure needs, library parking and fire and safety.

- Comments have indicated *a desire for more parks*, including trails, trailheads, play equipment and dog parks.
 - A *new potential park* has been identified on *54th Street*.
 - The plan supports the development of parks and public spaces by *requiring new development to provide recreation* and with *policies that support new parks and joint-use partnerships*.



Feedback has been focused on proposed density / home capacity, recreational needs, **infrastructure needs**, library parking and fire and safety.

- Comments want to see **new infrastructure** built before a community plan update.
 - The updated community plan supports new infrastructure and facilities by including goals and policies and **identifying improvements for the Capital Improvements Program**.
 - The **development review process** includes several disciplines that determine impacts to facilities and infrastructure.



Feedback has been focused on proposed density / home capacity, recreational needs, infrastructure needs, **library parking** and fire and safety.

- Community members have expressed a desire to see **increased vehicle parking at the College-Rolando Library**.
 - **3 policies** to support future library needs, including **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.'*



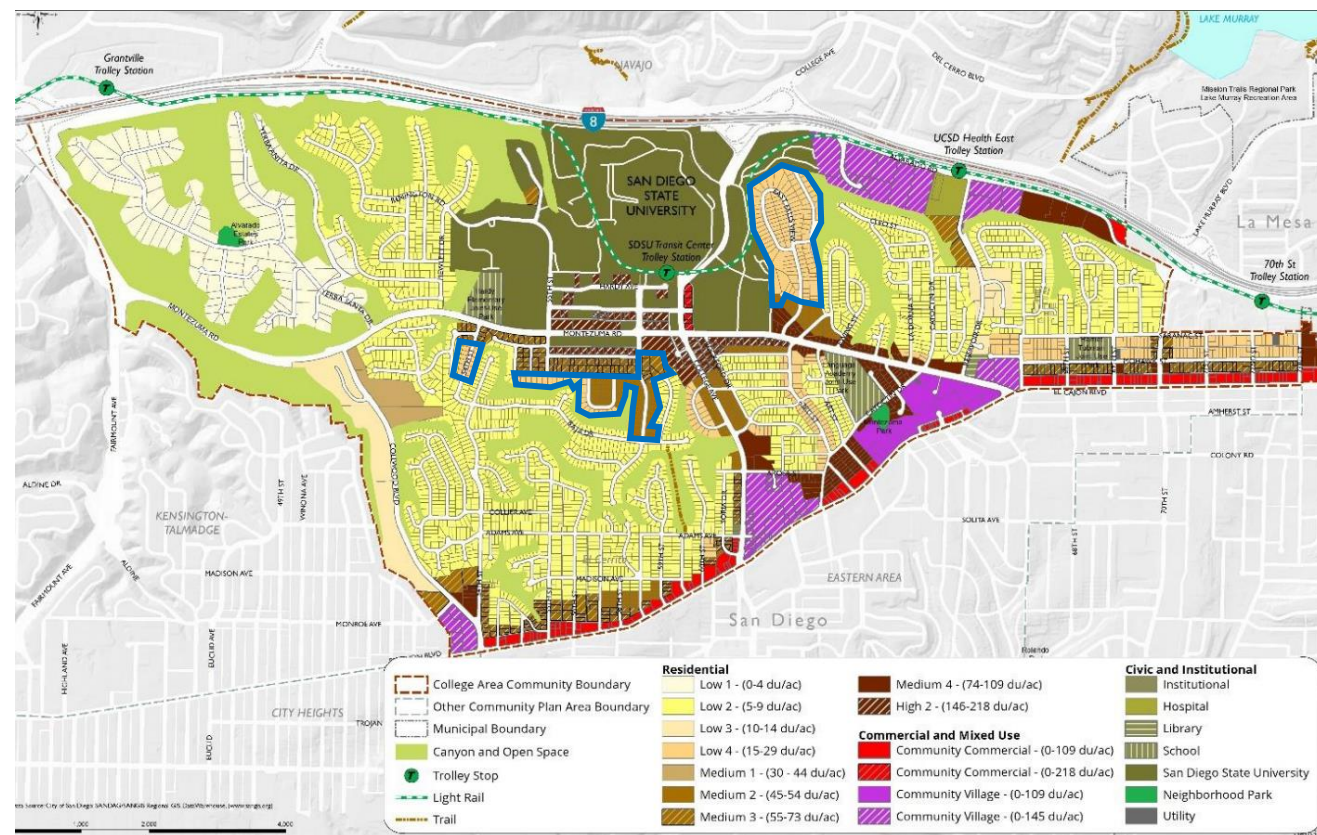
Feedback has been focused on proposed density / home capacity, recreational needs, infrastructure needs, library parking and **fire and safety**.

- Comments have expressed a desire for **a new fire station** in the College Area for **evacuation routes to be addressed** in the next draft Community Plan.
 - **6 policies** to support Fire-Safety, including **8.18**: *'Evaluate potential upgrades, expansions and new fire stations and equipment to maintain adequate service.'*
 - Evacuation is context specific and requires regional coordination and planning



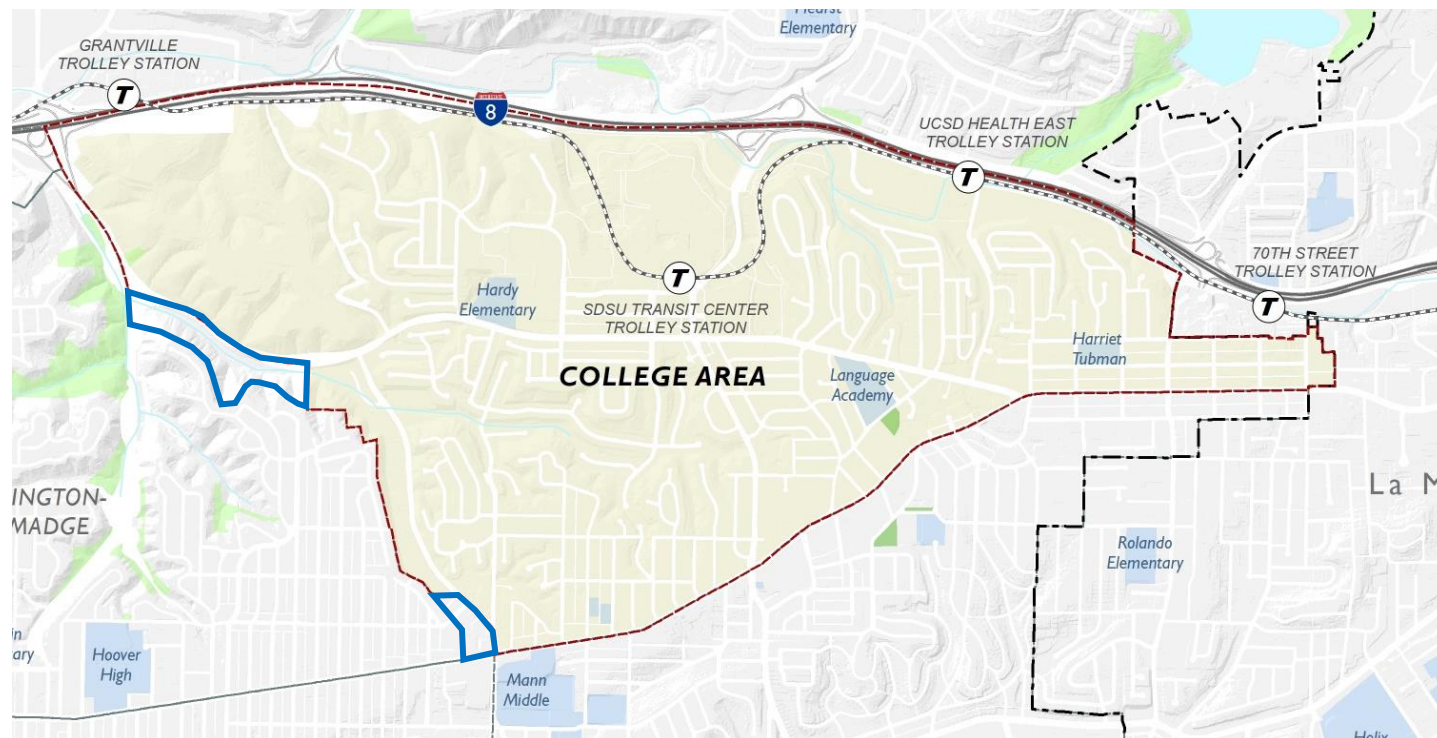
College Area Community Planning Board March 10 Letter of Response on First Draft - City Planning **addressed the CPG response while still meeting the City's goals** around **climate action** and **affirmatively furthering fair housing**.

- **Scaled back** some areas proposed to be designated '**Residential Low-4**', particularly east of SDSU along East Falls View Drive.
- Some **capacity for homes** has been **reoriented from areas adjacent to canyons towards key areas on El Cajon Boulevard and intersections** that function as gateways into the community.
- **Policies** have been added that **support new mobility connections** throughout the community to support emergency services.



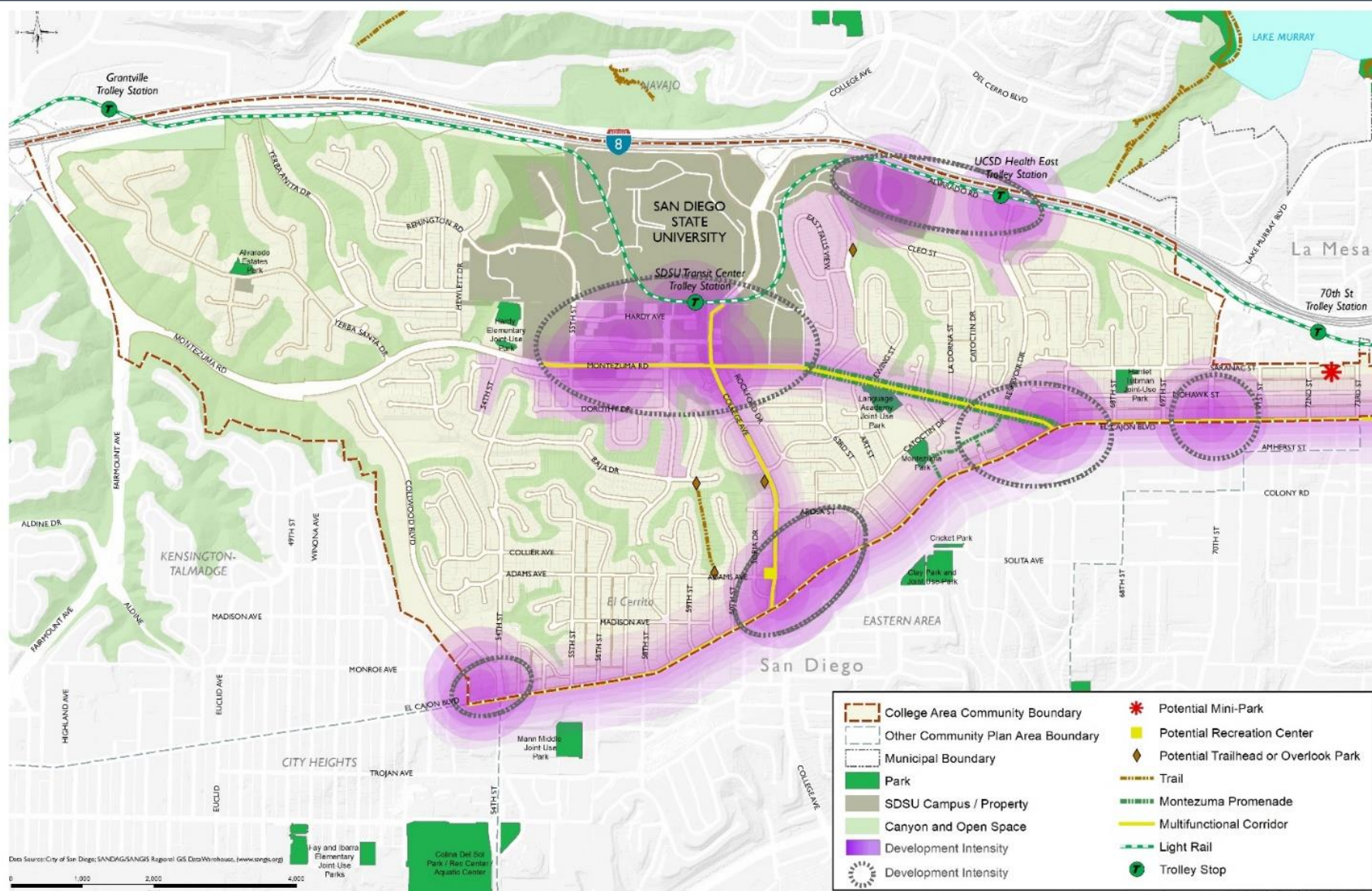
College Area Community Plan Second Draft

- The plan has been placed into **a new graphic format** with new figures, images, diagrams, and renderings.
- The **Community Plan Area boundary has been shifted** in response to requests from the Kensington-Talmadge Community Planning Group and the College Area Community Planning Board.



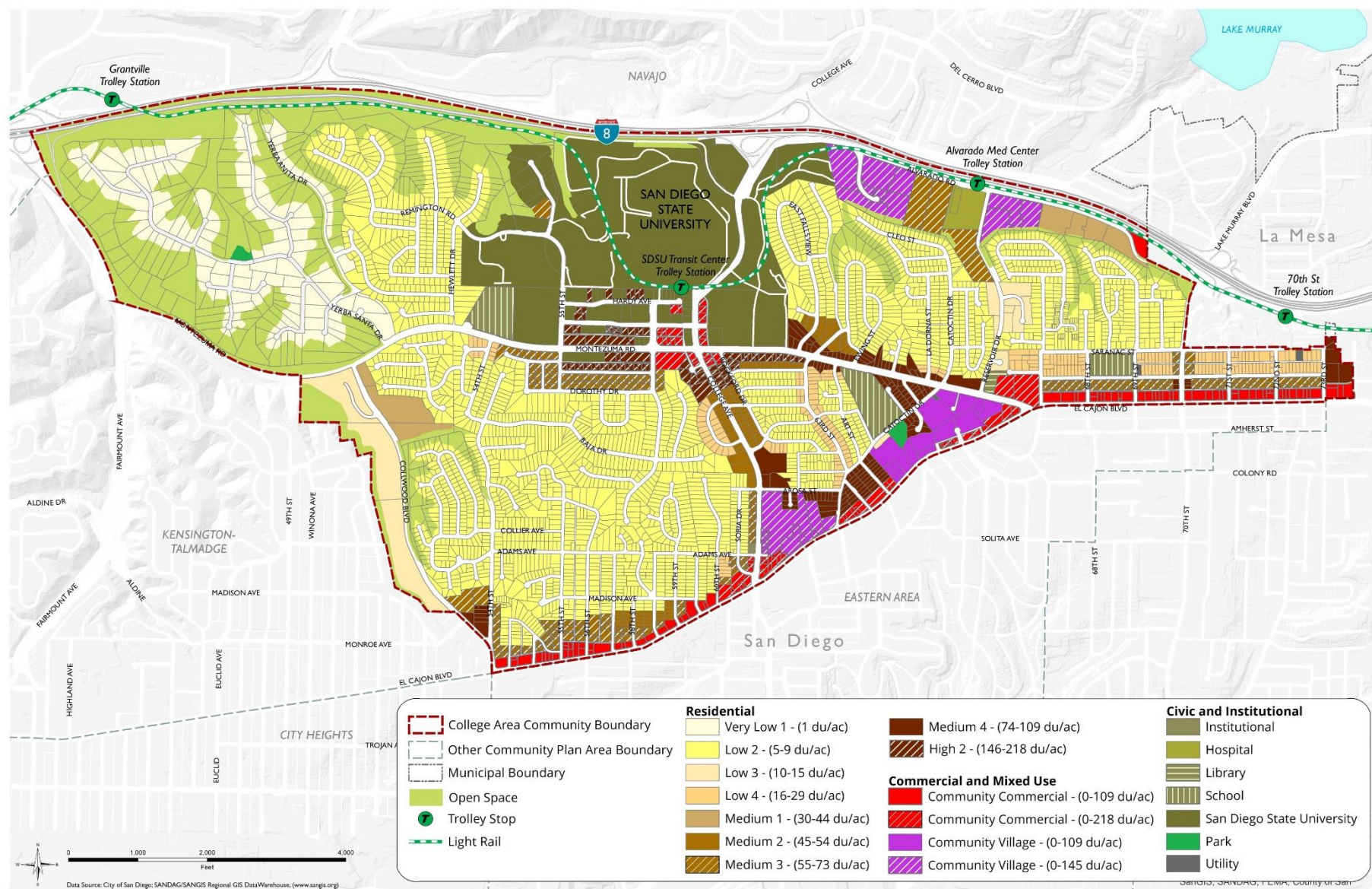


Land Use

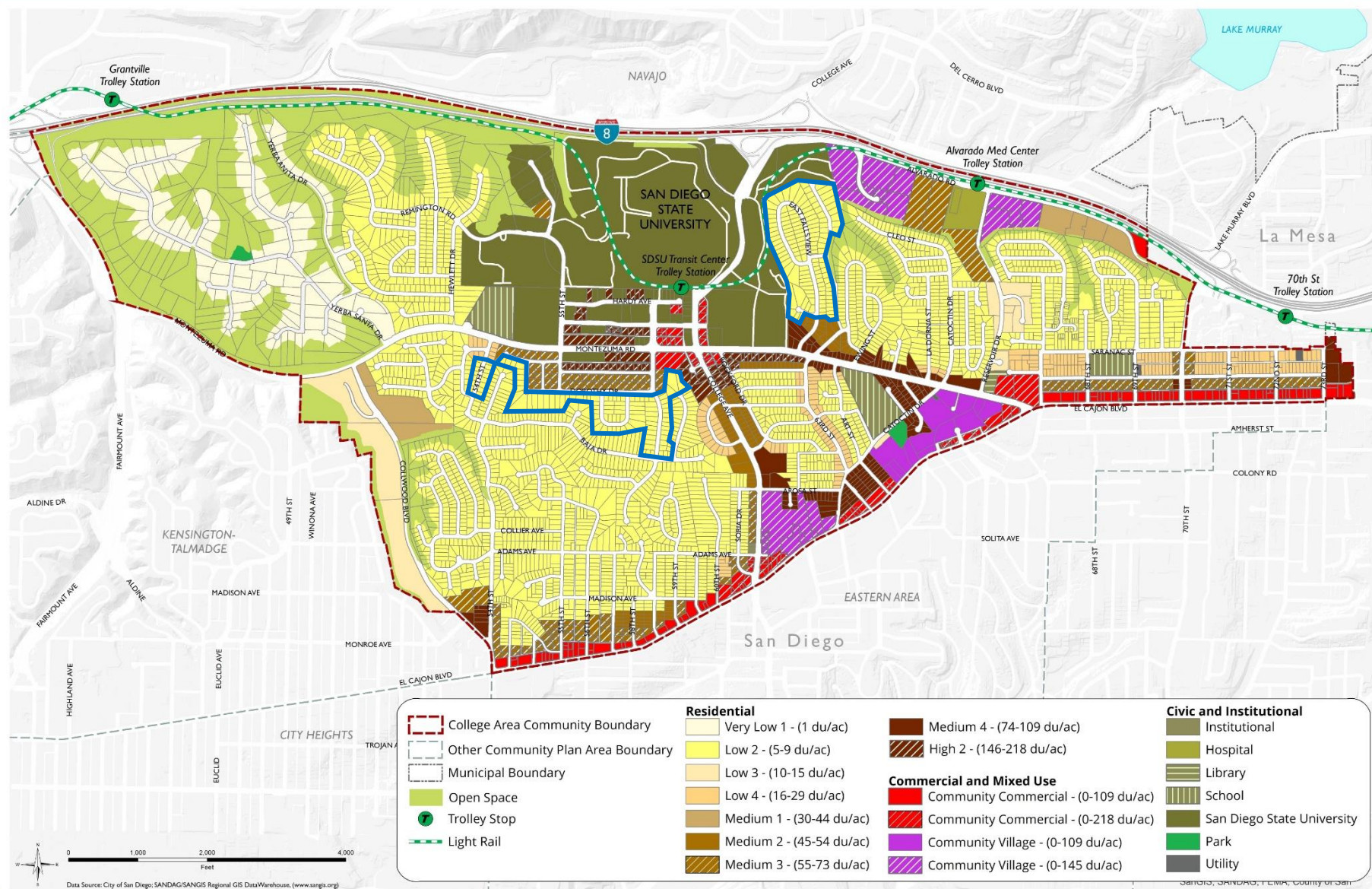


- Mixed-use Corridors
- Highest density at Activity Centers & Nodes
- Campus Town
- Public Spaces with New Development

- The most capacity for new homes in **burgundy near SDSU** and **purple at major intersections and near trolley**
- Focus on adding capacity for new homes **along major corridors** with density **transitions**
- **Campus town**
- ***No change in yellows*** (Low 1 to Low 3)



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Mobility

Safety for All Modes



Social Function



Ecological Function



Multiple Comfortable Mobility Choices



Pocket Parks & Sidewalk Seating



Stormwater Management/Urban Greening

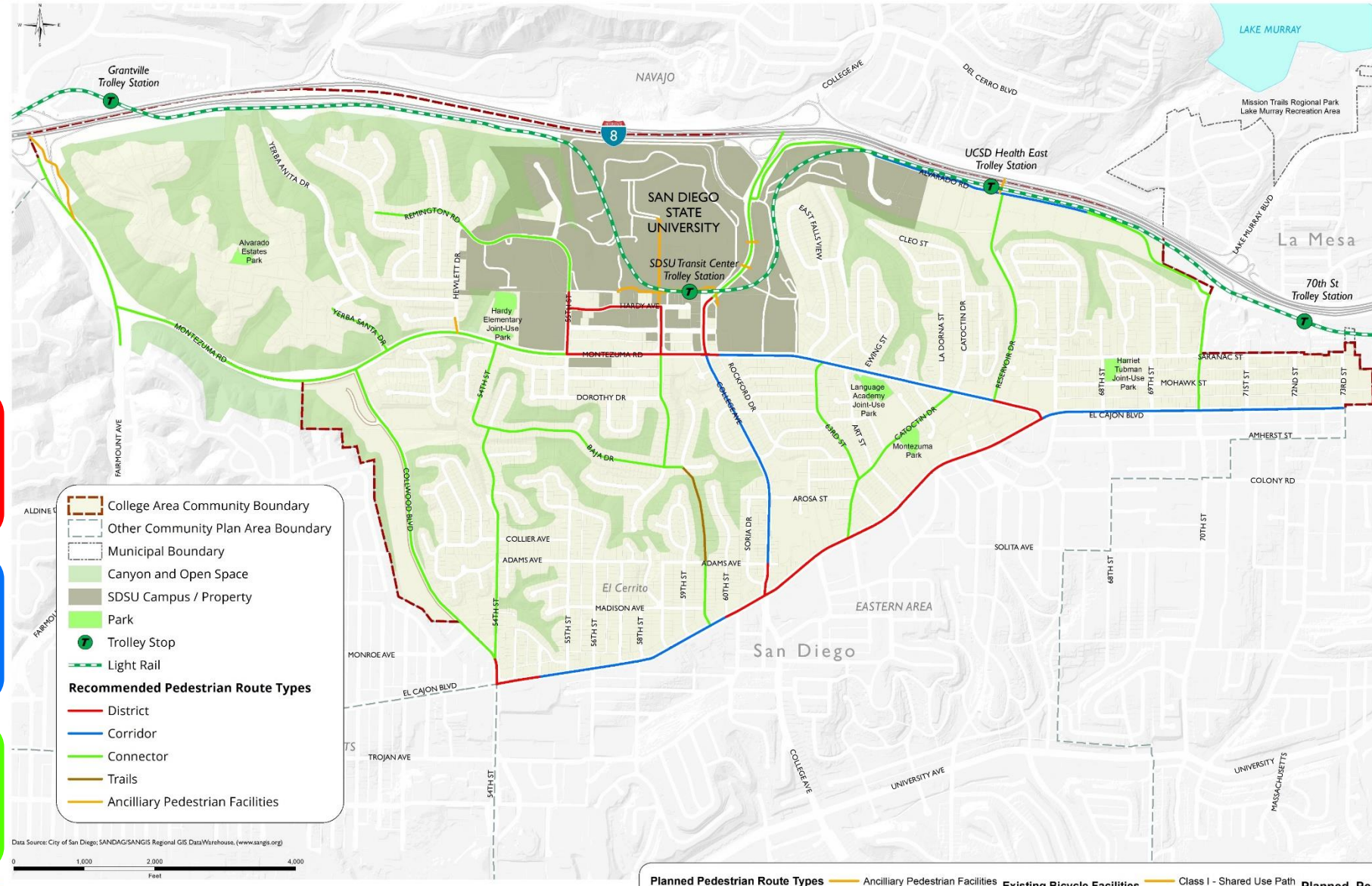
A more walkable and connected community

- Wider sidewalks
- High-visibility crosswalks
- Pedestrian-scale lighting

Districts support heaviest pedestrian activity

Corridors support high pedestrian activity

Connectors support lighter pedestrian activity



Higher Speed / Volumes

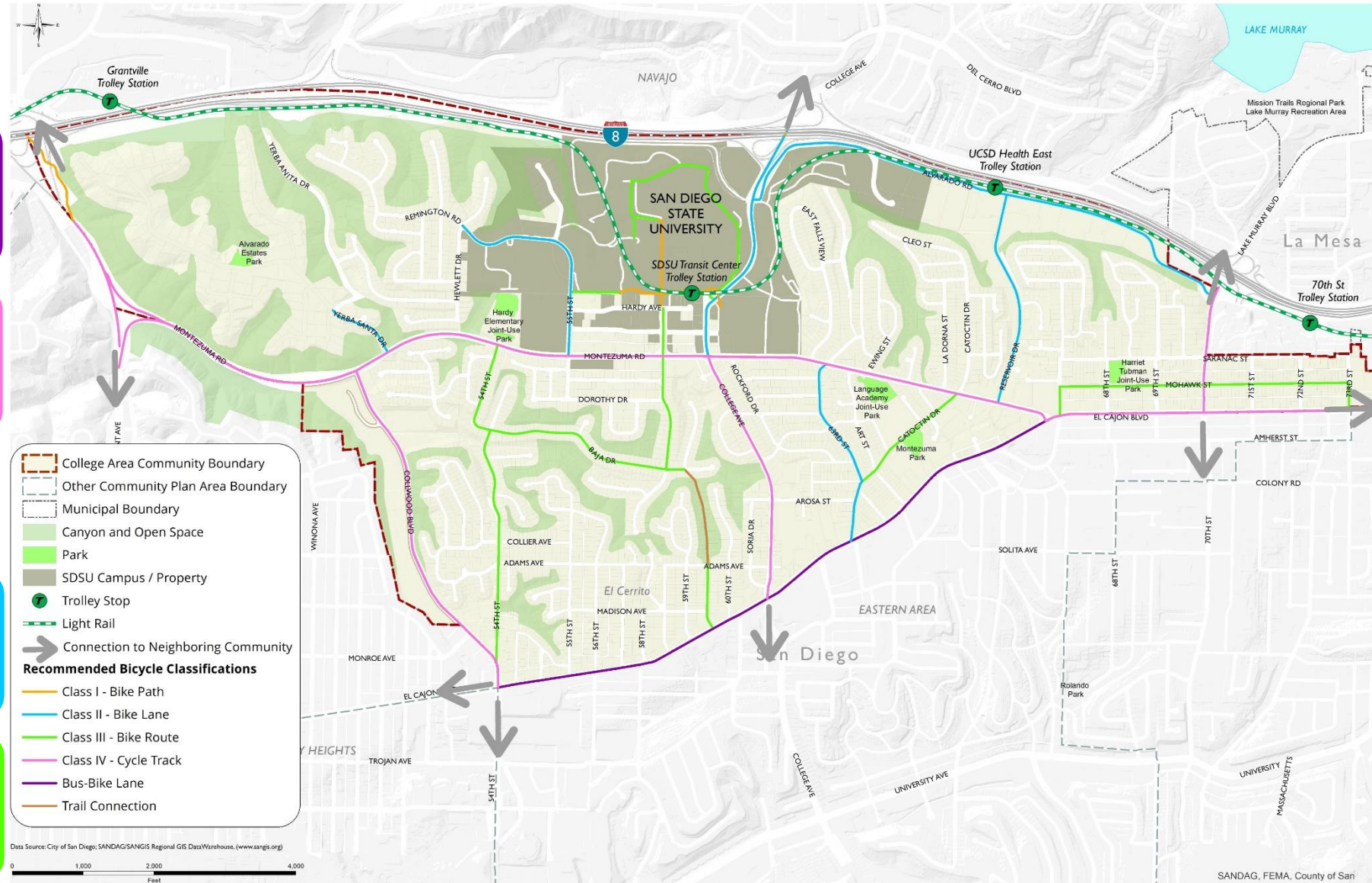
Bus/Bike Lane

Class IV - Cycle Tracks

Lower Speed / Lower Volumes

Class II - Bike Lanes

Class III - Bike Routes

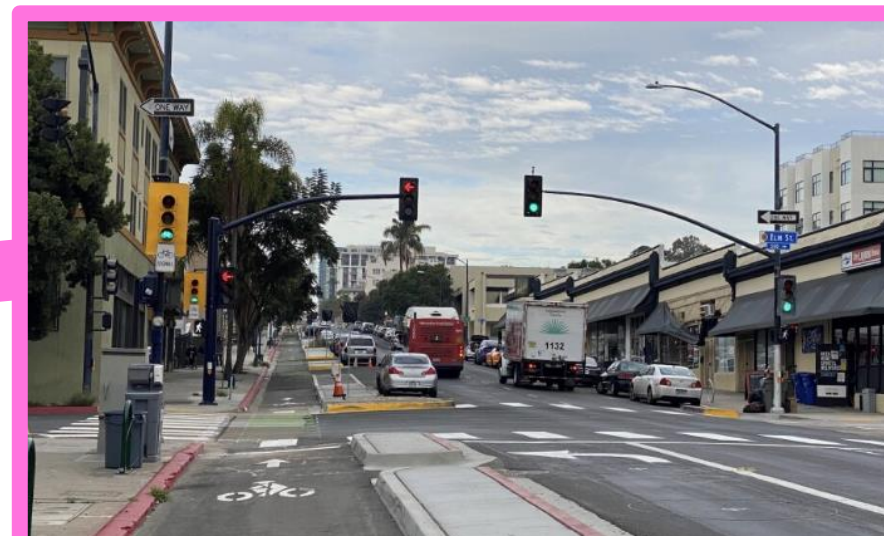


Higher Speed / Volumes

Bus/Bike Lane

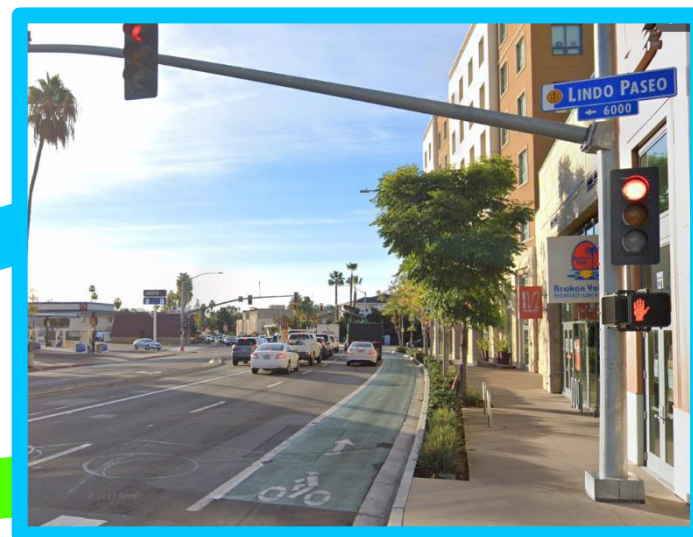


Class IV - Cycle Tracks



Lower Speed / Lower Volumes

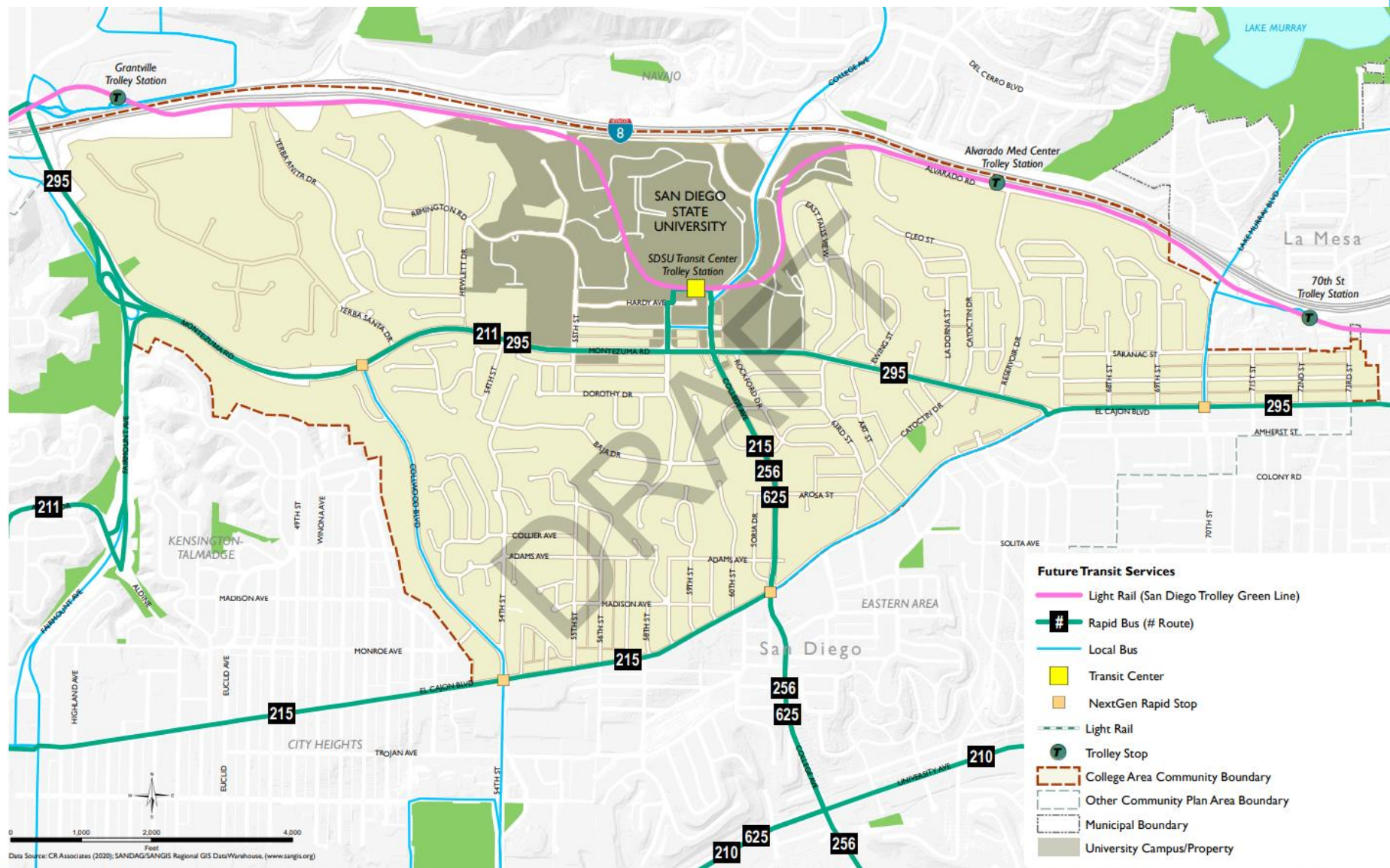
Class II - Bike Lanes



Class III - Bike Routes

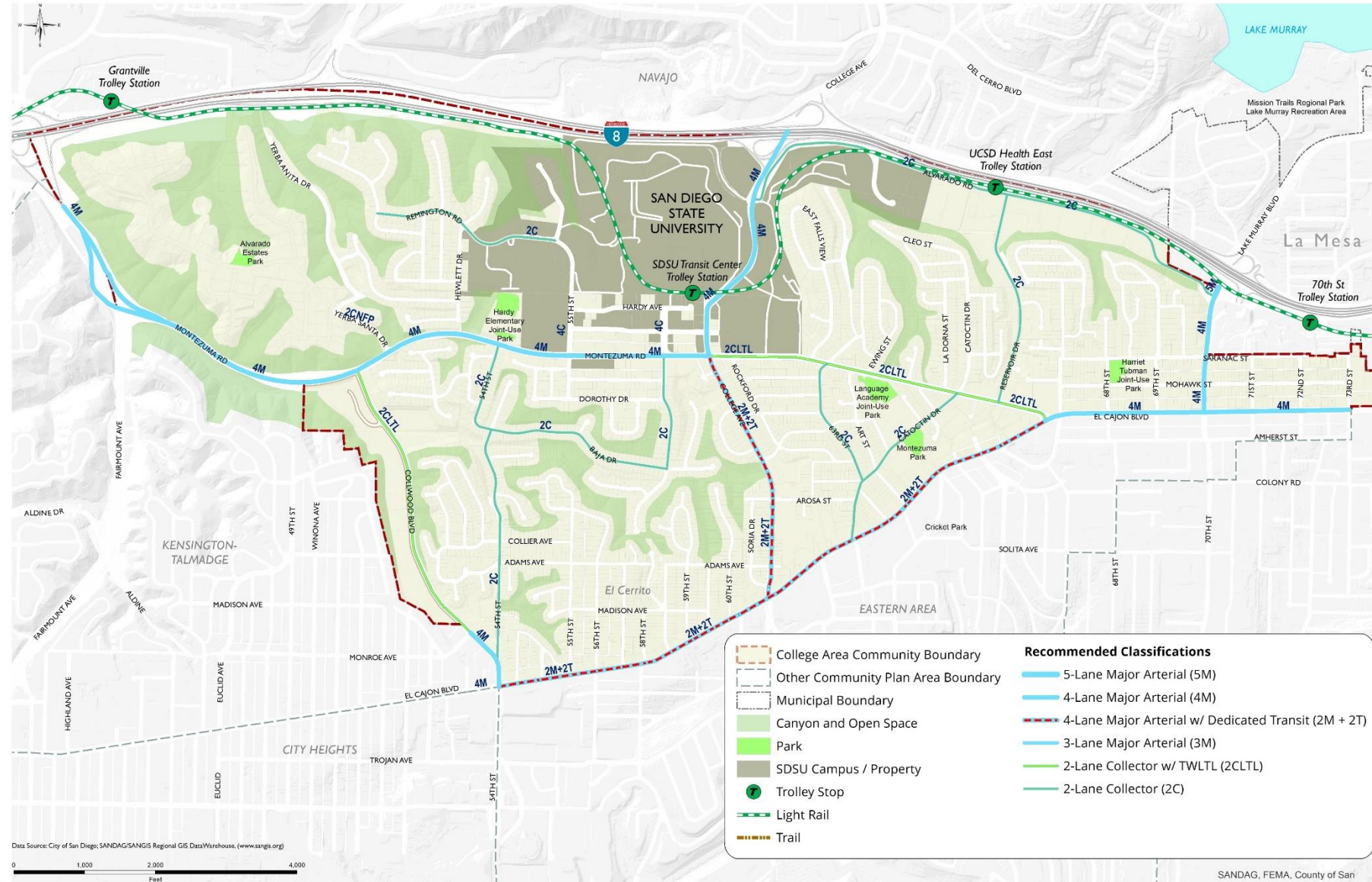


Implement SANDAG planned **Rapid Bus Service** (green) with **dedicated transit lanes**, **transit priority** (e.g. transit signals and queue jumps) **and transit amenities** (e.g. shelters, seating and lighting)



Increase safe and comfortable modes of travel AND maintain emergency access:

- ***Pedestrians***: wider sidewalks, shade trees and lighting
- ***Bicyclists***: separated bicycle facilities
- ***Transit Riders***: transit only lanes on El Cajon Boulevard and College Avenue

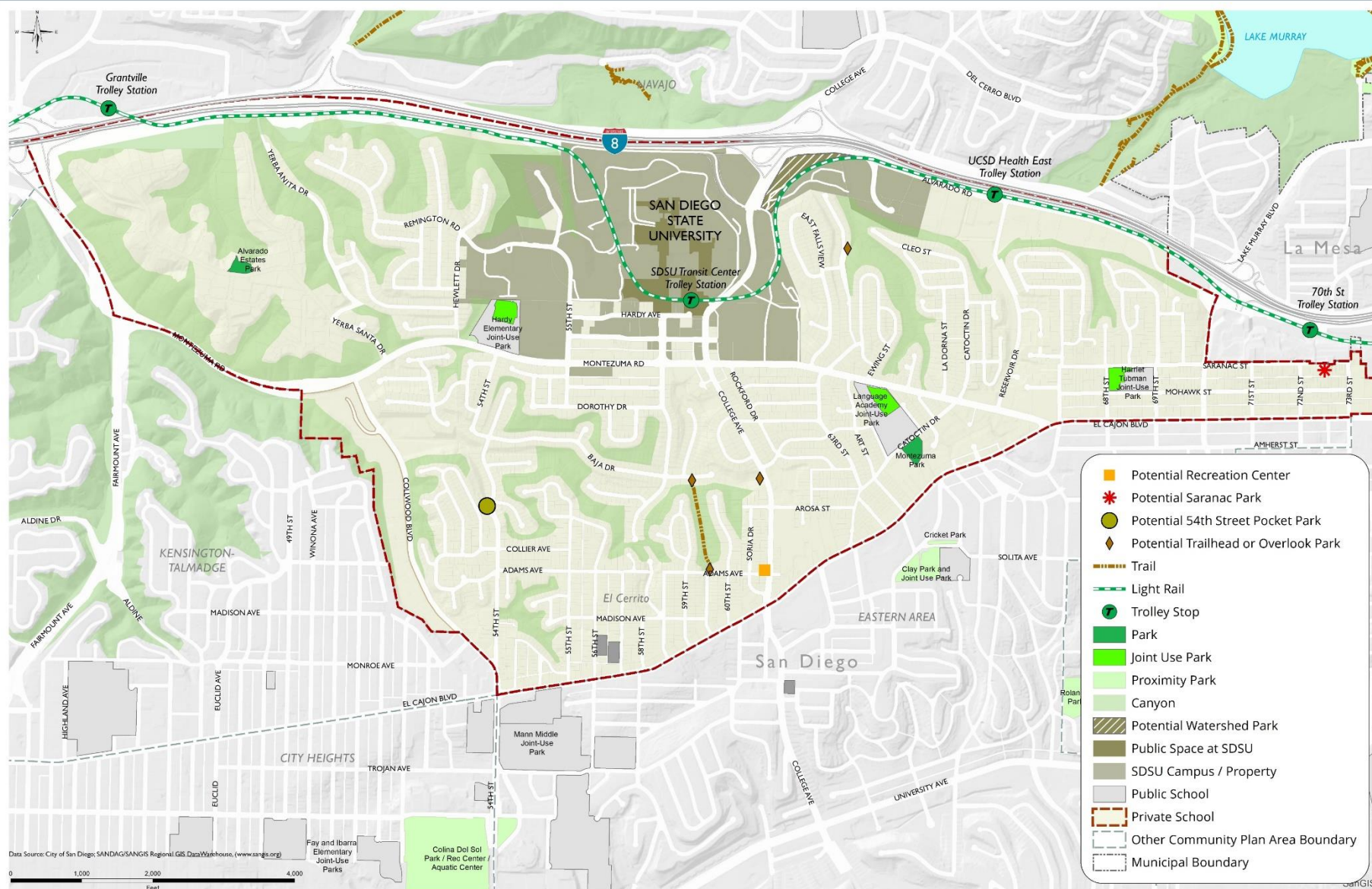




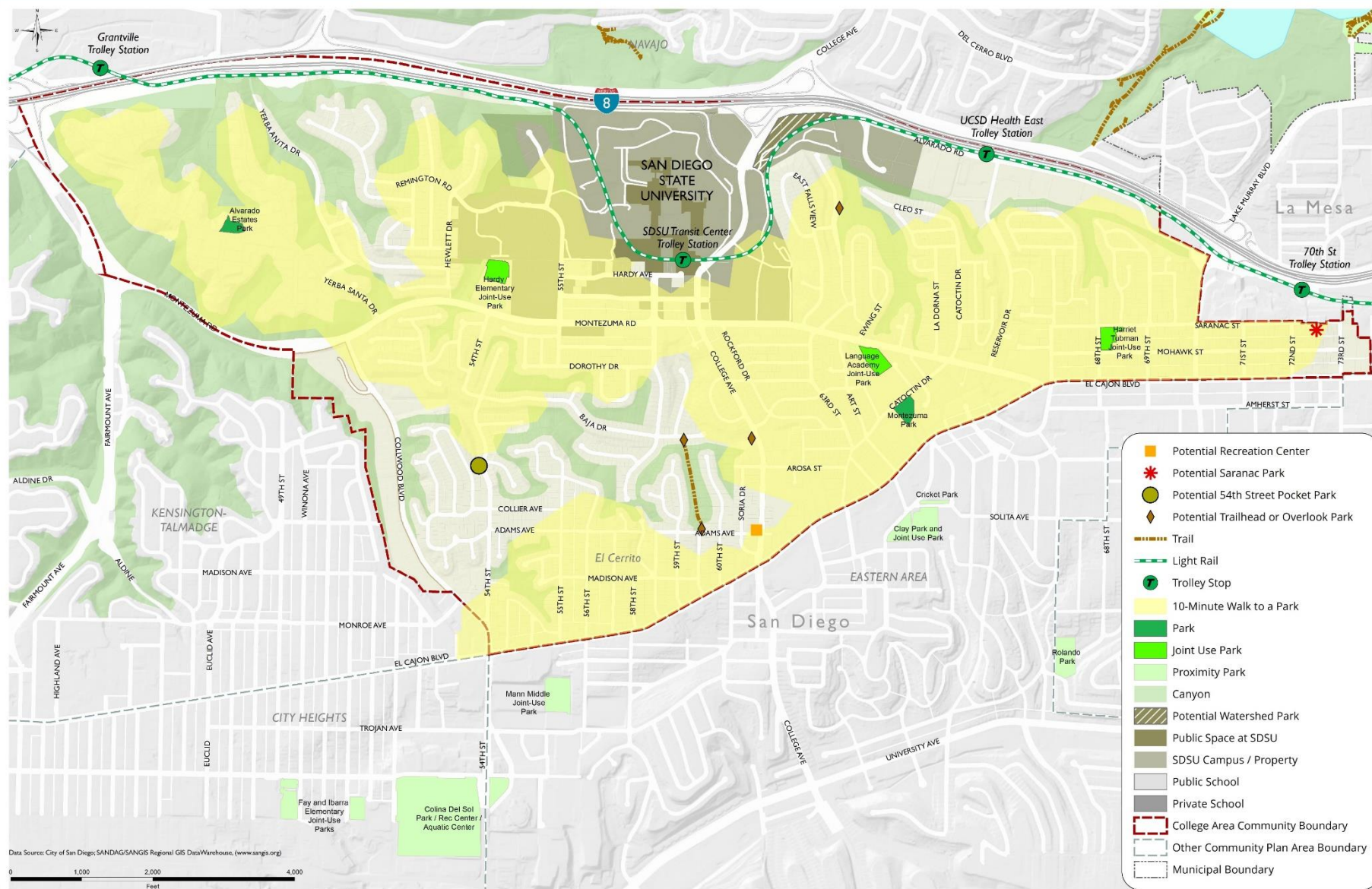
Parks & Public Spaces

Key Opportunities:

- Existing Park and Joint-Use Site Improvements
- Park Opportunities on City-Owned Land
- Green Network Opportunities
- Park Opportunities with Future Development
- Park Opportunities through Citywide CIP Process



- Most of community is within a **10-minute walk** to a park.
- Validates the **need to improve and expand the recreational assets** that exist in the community.





Potential new recreation center on City owned land



Potential new public spaces on under utilized rights-of-way



Collaboration for potential new public spaces on underutilized land

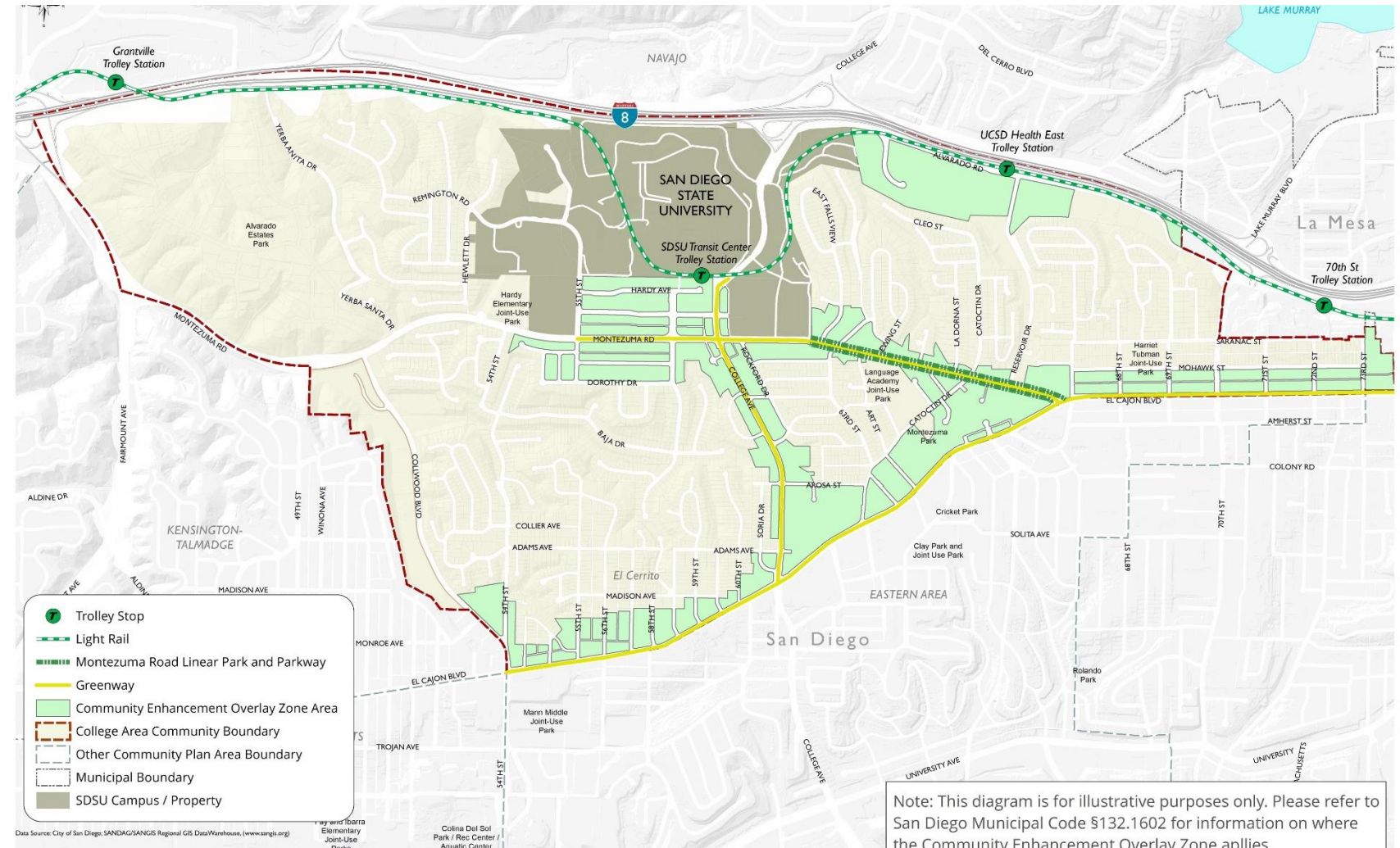


- Linear Park with wide sidewalks and shade trees
- Development Setbacks that include public space amenities



Implementation

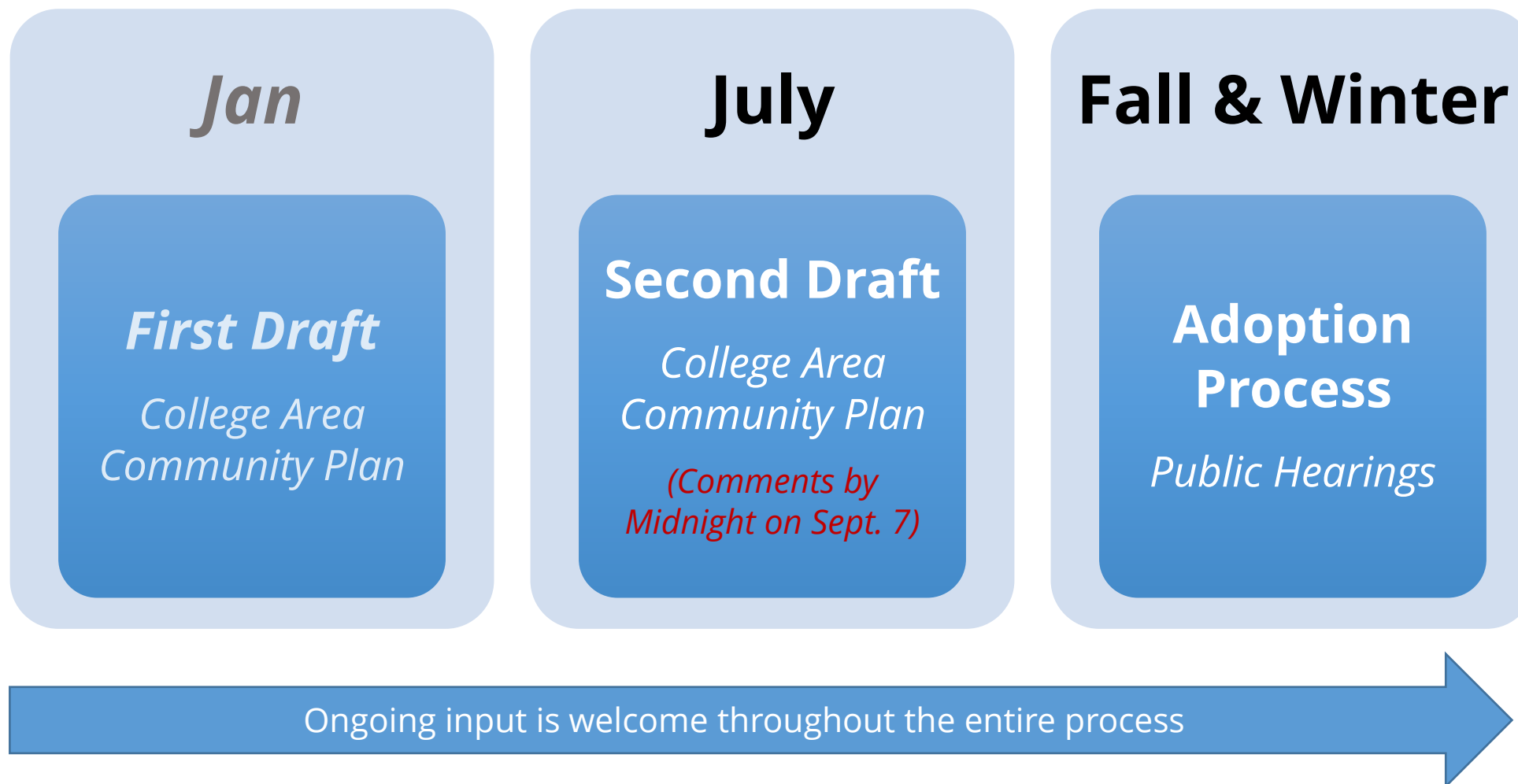
- Requirements for new development in exchange for streamline approval
 - **Public spaces** with recreational amenities **required with new development**
 - **Greenways** required **along corridors**
 - Additional **Parkway** required **along Montezuma Road**



Note: This diagram is for illustrative purposes only. Please refer to San Diego Municipal Code §132.1602 for information on where the Community Enhancement Overlay Zone applies.



Next Steps & Timeline.



Information

August 11
*College Area Community
Planning Board*

August 21
Virtual Q&A

September 3
Mobility Board

September 7
Close Comment Period

Recommendations

September 8
*College Area Community
Planning Board*

September 25
Park & Rec Board

September 25
Historical Resources Board

October 1
Mobility Board

Adoption Hearings

October 9
Planning Commission

November 6
*Land Use & Housing
Committee*

December 9
City Council

Ongoing input is welcome throughout the entire process

City Planning Department

Questions? Email us at
PlanCollegeArea@SanDiego.gov

PlanCollegeArea.org

