



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: October 2, 2025 REPORT NO. PC-25-040

HEARING DATE: October 9, 2025

SUBJECT: College Area Community Plan Update

REFERENCES: [June 10, 2021 – College Area Community Plan Update Workshop I, Report No. PC-21-019](#)

[November 17, 2022 – College Area Community Plan Update Workshop II, Report No. PC-22-040](#)

[March 13, 2025 – College Area Community Plan Update Workshop III, Report No. PC-25-009](#)

### **SUMMARY**

Issue: Should the Planning Commission recommend to the City Council approval of the update to the College Area Community Plan and associated actions?

#### Staff Recommendations:

1. RECOMMEND to the City Council APPROVAL of a resolution adopting the Addendum to Program Environmental Impact Report (PEIR) SCH No. 2021070359 for the College Area Community Plan Update and the associated amended Mitigation, Monitoring and Reporting Program. (Attachment 1)
2. RECOMMEND to the City Council APPROVAL of a resolution adopting the comprehensive update to the College Area Community Plan, rescinding the Core Sub-Area Design Manual, and amending the General Plan (Attachment 2).
3. RECOMMEND to the City Council APPROVAL of a resolution adopting the Amendment to the Mid-City Communities Plan and amending the General Plan. Plan (Attachment 3).
4. RECOMMEND to the City Council APPROVAL of an ordinance amending the San Diego Municipal Code (SDMC) Chapter 11, Article 3, Division 1; Chapter 12, Article 6, Division 4; Chapter 12, Article 6, Division 5; Chapter 13, Article 2, Division 1; Chapter 13, Article 2, Division 14; and Chapter 13, Article 2 by adding Division 16; Chapter 14, Article 1, Division 6; Chapter 14, Article 3, Division 3; Chapter 14, Article 3, Division 9; Chapter 14, Article 3, Division 10; Chapter 14, Article 3, Division 14. (Attachment 4)
5. RECOMMEND to the City Council APPROVAL of an ordinance rezoning land within the College Area Community Planning Area consistent with the College Area Community Plan (Attachment

5).

Mobility Board Recommendation: On October 1, 2025, the Mobility Board voted (7-0-1) to recommend approval of the Draft College Area Community Plan.

Community Planning Group Recommendation: On September 8, 2025, the College Area Community Planning Board voted (11-0-1) to provide recommendations on Second Draft Community Plan (Attachment 6).

Parks & Recreation Board Recommendation: On September 25, 2025, the Parks & Recreation Board voted (8-0-1) to oppose the College Area Community Plan.

Historical Resources Board Recommendation: On September 25, 2025, the Historical Resources Board voted on consent to recommend approval of the Draft College Area Community Plan.

Environmental Review: In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, the City of San Diego, as the Lead Agency under CEQA, has prepared an Addendum to the General Plan [Final Program Environmental Impact Report \(PEIR\) SCH No. 2021070359](#) and an amended Mitigation, Monitoring and Reporting Program covering this activity. (Attachment 7)

Fiscal Impact Statement: N/A

Code Enforcement Impact: N/A

Housing Impact Statement: The College Area Community Plan Update aims to increase opportunities for a broad range of housing types and costs to accommodate a variety of groups, household sizes and composition, tenure patterns and income levels. As of 2023, there were approximately 8,100 homes in the College Area Community Plan Area. The College Area Community Plan Update proposes to increase the plan residential capacity of the Community Plan area by an approximately 18,000 homes for an estimated total capacity of 34,000 homes. Actual production of additional new homes will depend on a variety of factors that influence individual development decisions, such as availability and cost of labor and materials, market demand, interest rates and financing availability and other business and social factors. Approximately, 58 percent of the Community Plan area is within a high or moderate opportunity area as identified on the California Tax Credit Allocation Committee's 2025 Opportunity Area Map (Attachment 8).

## **BACKGROUND**

### Location

The College Area is approximately 1,970 acres in central San Diego. It is bounded by Interstate 8 (I-8) to the north, the City of La Mesa to the east, El Cajon Boulevard to the south, and Collwood Boulevard/Fairmont Avenue to the west. The community shares borders with Kensington-Talmadge, Eastern Area, Mission Valley and Navajo (Attachment 9). San Diego State University (University) anchors the center of the community, served by the underground San Diego State University Transit Center on the Green Line Trolley. College Avenue is the primary north-south gateway, linking El Cajon Boulevard, San Diego State University and I-8; other key north-south corridors include Collwood Boulevard, 70th Street and Reservoir Drive. The UC San Diego Health East Campus Medical Center.

El Cajon Boulevard and Montezuma Road are the community's primary east-west corridors, connecting the College Area to Mid-City, Mission Valley and the City of La Mesa. Alvarado Road is also an east-west connector with direct access to the UC San Diego Health East Campus Medical Center and the adjacent trolley station.

### Historical Context

Historically, El Cajon Boulevard (Boulevard) has serviced as the major commercial gateway between Imperial County and Downtown San Diego. Starting with construction of San Diego State University in 1931, the rise of automobile ownership drove commercial development along the Boulevard and residential development on adjacent gridded streets. Construction of I-8 in 1951 and the development of Mission Valley in the following decades shifted commerce from neighborhood businesses to regional shopping centers outside of the community. This transition resulted in a decline in commercial activity along El Cajon Boulevard, leaving storefronts struggling to attract and retain businesses. A comprehensive overview of existing conditions in the College Area Community is provided in the [College Area Community Atlas](#).

### Prior Community Plans

The College Area has been updated four times since the first long-range plan was adopted in 1965 to address the evolving needs of the community. The 1965 community plan focused on high-density housing near the University to resolve parking and circulation issues. The 1974 community plan emphasized community character, with added provisions for fraternity and sorority houses in a 1983 plan amendment. The 1986 Mid-City community plan introduced urban design guidelines specifically to address development along El Cajon Boulevard. The 1989 College Area Community Plan expanded the community boundaries to include the north side of El Cajon Boulevard and neighborhoods east of Reservoir Drive.

### Housing & Demographics of the College Area

#### *Population*

As of 2024, the San Diego Association of Governments (SANDAG) estimated that 20,380 people were living in a household within the College Area. Table 1 shows there was a 16 percent increase from the 17,624 people living in the community in 2010 based on SANDAG estimates. SANDAG estimates an additional 9,017 people live in group quarters in comparison to the 3,037 who lived in group quarters in 2010, an increase of 197 percent. Group quarters would include student dormitories on the San Diego State University campus.

#### *Housing*

In 2024, the community had approximately 8,188 homes. Table 1 also shows that between 2010 and 2024, the community added 833 homes, an 11 percent increase from the 7,355 homes in 2010. The community had a rate of 2.77 persons per household in 2024, where there were 2.49 persons per household in 2010.

#### *Affordable Housing*

As of September 2025, the College Area Community had 369 affordable homes that have entered a deed restriction with the [San Diego Housing Commission](#), which is 4.6 percent of the community's total number of homes compared to 5 percent citywide.

### Income

In 2024, the median household income was approximately \$73,620. Table 1 shows there was a 55 percent increase from the \$43,341 median household income in 2010 based on SANDAG estimates.

**Table 1:** College Area Housing and Population between 2010 and 2024

| Year          | Households<br>Population | Group<br>Quarters<br>Population | Homes | Persons<br>per<br>Household | Income   |
|---------------|--------------------------|---------------------------------|-------|-----------------------------|----------|
| 2010          | 17,624                   | 3,037                           | 7,355 | 2.49                        | \$43,341 |
| 2024          | 20,380                   | 9,010                           | 8,188 | 2.77                        | \$73,620 |
| <i>Change</i> | 16%                      | 197%                            | 11%   | 11%                         | 70%      |

Source: SANDAG - 2024 Housing and Population Estimates

### San Diego State University

In 2024, San Diego State University had a total enrollment of almost 35,500 students - with 8,500 students living on campus - and employed 6,890 faculty and staff.

## DISCUSSION

The College Area Community Plan (Community Plan) Update provides additional capacity for homes and mixed-use development along corridors, near San Diego State University and the Green Line Trolley and bus rapid stations. The Community Plan update contains detailed goals, policies regulations and maps consistent with the General Plan (Attachment 10). The contents were developed with input from multiple meetings with the College Area Community Plan Update Committee and community members, and additional input via workshops, surveys and technical analyses.

The proposed actions recommend the College Area Community Plan comprehensive update to replace the 1989 College Area Community Plan, including a supporting environmental review addendum. Associated Actions include General Plan map amendments to Land Use and Public Facilities figures for consistency with the College Area Community Plan, an amendment to the Mid-City Communities Plan to adjust the boundary, updates to the Municipal Code to support a new Community Enhancement Overlay Zone and provide new public spaces, and rezoning of properties throughout the College Area so that zoning reflects new land use designations. These actions support the implementation of the College Area Community Plan and provide a framework for how the College Area will grow over the next 30 years.

### A. Why is the College Area Community Plan being updated?

The College Area Community Plan was last updated in 1989. The City has experienced a growing housing crisis and a changing climate, requiring additional planning to increase housing opportunities and enhance access and use of transit to help meet City housing and climate goals. The Community Plan Update is a part of a citywide program to update community plans in locations served by high-frequency transit consistent with the City of Villages strategy. With the adoption of the City of Villages strategy as part of the comprehensive update of the General Plan in 2008, the City has already updated and amended 17 community plans to address climate change and a housing shortage by planning for additional homes to be built near high-frequency public transit.

In 2024, the General Plan was comprehensively amended to align the City of Villages land use strategy with climate goals, focusing on the reduction of vehicular travel and corresponding greenhouse gas emissions by shifting travel from personal vehicles to transit, walking and biking. The Community Plan is being updated to better align with the General Plan and the Climate Action Plan, and will provide additional opportunities for new homes, jobs and infrastructure near Trolley Stations and corridors served by existing and planned bus rapid transit service. By planning for a broader range of housing options, the Community Plan Update helps to create opportunities for a diversity of new homes to meet the current and long-term housing needs.

B. What is the Vision and Objectives of the Community Plan Update?

The College Area Community Plan Update Subcommittee helped to develop a vision for the College Area to become a college town with vibrant mixed-use corridors, villages and nodes that connect to neighborhoods and San Diego State University and enhance the community based on the following guiding principles:

- Buildings, streets, parks and public spaces that provide places to gather, enhance community identity and promote sustainability and livability.
- Diverse and accessible housing opportunities near the East Campus Medical Center at UC San Diego Health, San Diego State University, transit corridors and activity centers.
- Safe, enjoyable and efficient travel that makes it easy to travel without a car.
- A thriving, sustainable and innovative business district that contributes to community vitality and growth.
- Strong connections to San Diego State University to promote community investment, including start-ups, craft businesses and good jobs.
- Improved air quality, health, recreation and connectivity between neighborhoods, parks, schools, businesses, the East Campus Medical Center at UC San Diego Health and San Diego State University.
- Preserved and expanded parks, open space, natural resources and environmentally sensitive areas.
- A resilient and healthy community powered by renewable energy and an emissions-free transportation system.
- Spaces that support cultural exchange with the community, local businesses, schools, East Campus Medical Center at UC San Diego Health, San Diego State University and other local arts organizations.
- Tree lined mixed-use corridors for people to walk and bike to nearby activity centers including shopping, jobs, schools, transit, parks and San Diego State University.
- New buildings with restaurants, stores, offices and homes that can serve as spaces for people to gather and socialize.
- Opportunities for a variety of new homes for families to move into the community, create opportunities for seniors that wish to downsize and remain in the community and students living near the University.

C. How does the Draft Community Plan align the City of Villages Land Use Strategy and the Climate Action Plan?

In July 2024, the City Council adopted Blueprint SD, a General Plan amendment aligning the City of Villages land use strategy with the Climate Action Plan and the SANDAG Regional Plan. As part of that General Plan update, the General Plan's Village Climate Goal Propensity Map identifies where additional homes and jobs could have the best opportunities to increase the number of trips taken by transit, bicycling or walking. It shows that the College Area has higher propensities for mixed-use residential development in village areas and along transit corridors (Attachment 11).

The Community Plan Update aligns to the Village Climate Goal Propensity Map by planning for additional homes near the San Diego State University and UC San Diego Health East trolley stations and along bus rapid transit corridors and cycle tracks on El Cajon Boulevard, College Avenue, and Montezuma Road. Planning for additional homes within walking distance of frequent transit and low-stress bikeways is a key strategy to furthering the City's housing and climate goals consistent the City of Villages strategy and the Climate Action Plan.

The Community Plan Update applies land use designations to support transit-oriented development within mixed-use villages and along corridors; provides policies and planned improvements to support transit operations and access; and plans for a multimodal mobility network with robust pedestrian and bicycle facilities that connect people to planned transit identified in the SANDAG Regional Plan. By allowing for both home and job opportunities within areas identified in the Village Climate Goal Propensity Map, the Community Plan Update aims to increase homes and jobs in locations that support a shift from single-occupancy vehicles to walking, biking and transit. This strategy helps the City achieve its goals of reducing citywide per capita vehicle miles traveled, consistent with the General Plan and Climate Action Plan.

D. What are the main changes proposed by the Community Plan Update?

1. Land Use

a. Planned Home Capacity

The Community Plan Update accommodates a variety of housing types that meet the needs of a diverse range of people. The College Area has almost 8,200 existing homes. Approximately 8,500 additional homes could be developed under the 1989 adopted College Area Community Plan. The Community Plan Update provides an opportunity for an additional 17,450 additional homes above the 1989 adopted Community Plan over the next 30 years and beyond (Table 2). The estimated household population over this period could be 73,940 based on a persons per household rate of 2.51 and a single-family home vacancy rate of 12 percent and a multi-family home vacancy rate of 13.9 percent from the Series 14 SANDAG Forecast.

**Table 2:** College Area Community Plan - Planned Home Capacity (Number of Homes)

|                                 | Existing | Adopted<br>Community<br>Plan | Proposed<br>Community Plan<br>Update | Additional<br>Capacity |
|---------------------------------|----------|------------------------------|--------------------------------------|------------------------|
| <b>Homes</b>                    | 8,200    | 16,700                       | 34,150                               | +17,450                |
| <b>Household<br/>Population</b> | 20,380   | 36,300                       | 73,940                               | +37,640                |

Source: SANDAG – 2024 Housing Population Estimates; City of San Diego

This estimate is based on assumptions for different levels of residential density for a communitywide number. It is important to note that this is not a theoretical maximum build-out. Each property has the potential to develop at the maximum of the density range. The Community Plan Update does not require any new development to happen. New development will only happen when the demand materializes, and economic and regulatory conditions allow.

b. Plan Land Use Designations

The Community Plan Update proposes land uses that create additional opportunities for homes, public spaces, streetscape enhancements, and ground floor commercial uses to promote pedestrian activity and enhance the area's vibrancy. The Community Plan Update designates higher density mixed-use and residential uses along transit corridors, mixed-use villages and nodes and adjacent to San Diego State University that support opportunities for transit-oriented development. It increases density and intensity near the San Diego State University and UC San Diego Health East Trolley Stations and along high-frequency transit corridors (Attachment 12). The Community Plan Update provides opportunities for homes and commercial uses along transit corridors within villages and nodes and adjacent to San Diego State University to support walking/rolling, biking and riding transit to conduct daily activities, including work, school, shopping and play.

The Community Plan Update aims to encourage active transportation, reduce reliance on personal cars and decrease the amount of travel by personal car for commuting and daily needs. Providing more opportunities for new homes near high-frequency transit is a key strategy to furthering the City's climate goals. The Community Plan Update has incorporated the following General Plan land use designations for village areas and corridors:

- *Community Village designations* provide for retail, service, civic, and office uses and allow for housing as part of mixed-use development.
  - Community Village up to 145 dwelling unit per acre (du/ac) is proposed for areas along El Cajon Boulevard at College Avenue and adjacent to the UCSD Health East Trolley Station
  - Community Village up to 109 du/ac is proposed for areas along El Cajon Boulevard at Montezuma Road
- *Community Commercial* – provide for retail, service, and office uses and allow for housing as part of mixed-use development.

- Community Commercial up to 218 du/ac is proposed for areas near the San Diego State University Trolley Station and along El Cajon Boulevard near College Avenue and Montezuma Road.
- Community Commercial up to 109 du/ac is proposed for areas along El Cajon Boulevard.
- *Residential Designations* - homes and limited neighborhood-serving retail as part of mixed-use development
  - Residential (110 to 218 du/ac) is proposed for areas adjacent to San Diego State University.
  - Residential (74 to 109 du/ac) is proposed for areas along Montezuma Road and near El Cajon Boulevard.
  - Residential (56 to 73 du/ac) is proposed for areas near San Diego State University and along El Cajon Boulevard.
  - Residential (45 to 55 du/ac) is proposed for areas near San Diego State University and along the western segment of El Cajon Boulevard.

## 2. Urban Design

The Community Plan Update focusses on site and building design to contribute to the pedestrian experience. Urban design policies address building form with attention to the first two floors of a structure, the defining characteristics of transit-oriented development, transitions from corridors and villages to adjacent areas, and urban greening, such as street trees, green streets, and stormwater design.

### a. Urban Framework

The urban design framework provides the design vision for a streetscape that is pleasant, safe, comfortable, vibrant with transit corridors connected to parks, public spaces, transit stations, San Diego State University, community villages and nodes.

- i. *The Campus Town Center*: serves as a student-oriented community village for the area adjacent to the San Diego State University. College Avenue is a mixed-use gateway street with ground floor retail serving the community and students.
- ii. *Community villages and activity nodes*: are typically near major intersections or high-frequency transit, have high levels of pedestrian activity and transit service, and are often gateways into the community.
- iii. *Corridors*: provide an environment for higher pedestrian activity, with wider parkways and sidewalks that include pedestrian lighting, street trees, and other pedestrian features and connect to public spaces to gather, neighborhood serving retail and food service which include El Cajon Boulevard, Montezuma Road and College Avenue.

### b. Public Space

Increasing public space and pedestrian activity is a significant component of the design approach, which is implemented through supplemental development regulations, as part of the proposed Community Enhancement Overlay Zone for public spaces that will apply to village areas and transit corridors, which include: plazas, paseos, greenways, urban

greens and podiums. The Community Plan Update identifies the design details of each of the public spaces and how these privately-owned, publicly accessible spaces can be integrated into different development contexts.

c. Montezuma Road Public Space

The Community Plan envisions a redesigned streetscape along Montezuma Road that expands the parkway into the roadway and introduces greenways set back into private property. The greenways will provide 8 feet of privately owned and maintained public space, while the public parkway will measure 14 feet, creating a combined total width of 22 feet. Within this combined space, shade trees, wider sidewalks, and pedestrian amenities will enhance user comfort and provide opportunities for people to gather and enjoy the expanded spaces. Development frontages may include landscaped setbacks and amenities that further support a high-quality pedestrian experience.

d. Core Sub-Area Design Manual

The Community Plan update proposes to rescind the Core Sub-Area Design Manual which provides urban design guidance for residential and mixed-use area generally between San Diego State University and Montezuma Drive and College Avenue. The Community Plan and the Community Enhancement Overlay Zone provide policies and implementing regulations for public space within the Campus Town Center village area.

3. Mobility

The Community Plan Update focuses on planning for a safe, reliable and integrated transportation system that provides sustainable mobility options for users of all ages and abilities to travel within the College Area and connections to other parts of the region. The Community Plan Update identifies improvements that help to improve active transportation, increasing transit accessibility and embracing intelligent technologies and management strategies to that further promote a shift in commuter and personal trips to pedestrian, bicycle and transit use.

The Community Plan Update envisions a better walking, bicycle, and transit environment that achieves the Climate Action Plan goals and creates a more sustainable community. These improvements can result in a viable transportation network that provides more transportation options and complements the Community Plan's vision for land use, urban design and parks. The Community Plan addresses the provision of more transportation options by re-envisioning major corridors as complete streets, providing a more comprehensive and equitable transportation system and improving safety for all users which the Draft Mobility Technical Report discusses in more detail (Attachment 13).

a. Bicycle Improvements

Planned improvements include new multi-use paths, buffered bicycle lanes, bike routes, and cycle tracks/protected bicycle facilities. The Community Plan Update envisions streets with a better-integrated transit system by including transit lanes, mobility hubs, and transit signal priority, consistent with the SANDAG 2025 Regional Plan to provide improved connections. The Community Plan Update includes protected cycle tracks along the corridors. It also identifies separated bike lanes and low-stress bike routes on secondary streets to help facilitate internal connections within the community (Attachment 14).

b. Transit Improvements

The Community Plan Update incorporates the proposed SANDAG 2025 Regional Plan (Regional Plan)'s transportation network. The Regional Plan proposes Green Line Trolley enhancements, expanded rapid bus routes and increased transit frequency. These investments align with the Community Plan Update's mobility goals by supporting sustainable growth, reducing reliance on single-occupancy vehicles and fostering safer, more connected streets. In addition to more reliable transit service improvements, the Community Plan Update also identifies potential mobility hubs for first mile/last mile access to transit.

The Regional Plan identifies Next Generation Bus Rapid Transit with dedicated transit lanes along Montezuma Road, Collwood Boulevard, on the western segment of El Cajon Boulevard up to College Avenue and on the eastern segment of El Cajon Boulevard from Montezuma Road. Transit lanes and transit priority measures can help to improve schedule reliability for existing and future transit, such as Bus Rapid service, increase rider confidence, and create a better user experience for transit riders making transit a competitive mode for travel. Due to right-of-way constraints along El Cajon Boulevard, a shared bus-bike lane is proposed along El Cajon Boulevard (Attachment 15).

4. Parks and Recreation

The Community Plan Update identifies opportunities for new parks, recreation spaces, trails, recreation amenities to the College Area's existing park and creating park spaces integrated within new development. A component of the Community Plan Update is the provision of new parks and quality public spaces that offer people places to walk/roll, bike and play. The Montezuma Road would be transformed into a four-block public space area that supports a high-quality pedestrian experience from College Avenue to El Cajon Boulevard.

The Community Plan Update envisions future parks could vary in programming and design, from community gardens to exercise stations, to meet the diverse needs of the College Area. The Community Plan Update encourages continued joint-use agreements with schools and the potential for work with San Diego State University to increase access to recreational spaces, explores the possibility of new recreation on land that the City owns, encourages excess right-of-way to be utilized for green space and supports land acquisition and the development of new parks.

While new parks and recreation investments are not all specifically identified in the Community Plan Update, it allows for and facilitates the continual process of identifying additional future opportunities that may become available as the community grows. As more homes are built, based on the development activity, location, and needs of the residents that new facilities would serve, the City will continually work to identify, plan, and deliver more park and recreation facilities (Attachment 16).

a. Potential Parks

- *College Avenue Recreation Center:* A potential recreation center on City owned property could involve retrofitting the existing building as a community serving recreation center and include outdoor public space.
- *Adams-Baja Trail and Trailhead Pocket Park:* The 1/4-mile Adams-Baja Trail is along a

public easement. A potential trailhead pocket parks at each end of the trail on Baja Drive and Adams Avenue could provide passive recreational opportunities for seating and gathering.

- *Brockbank Place Overlook Pocket Park*: A potential overlook park along Brockbank Place could include an overlook to the adjacent canyon with passive recreational opportunities for seating, a shade structure, picnic or play areas, habitat educational elements and fitness stations.
- *62nd Street Mini Park*: A potential park at 62nd Street Park would require collaboration and an agreement with the College Avenue Baptist Church to develop a portion of the surface parking area between Rose Street and El Cajon Boulevard, which could include both active and passive recreational opportunities.
- *Alvarado Creek Neighborhood Park*: A potential park at Alvarado Creek would need an agreement with Caltrans and San Diego State University to transform the area into a play area space, multi-use paths and trails, shade structures and habitat educational components.
- *Saranac Alley Pocket Park*: A potential pocket park on City-owned property located along Saranac Street could provide recreational opportunities for seating and gathering and fitness stations.
- *54th Street Pocket Park*: A small pocket park on the west side of 54th Street could be sited along the street and used by pedestrians and cyclists. Notable grade changes would influence the design, potentially with a bicycle repair station, walking paths and places to sit.

b. Parks with Community Villages

Development on larger sites within Community Villages have the potential to provide publicly accessible mini parks, pocket parks or plazas such as the potential 62nd Street Mini Park. These spaces may remain as privately-owned park spaces with public access or be dedicated as park land. Dedicated public park space can include park amenities shaped by public feedback according through the park development process. Parks offering public access and recreational opportunities that meet the criteria of the Parks Master Plan can be eligible for park credits.

c. Recreation Value Points

The Parks Master Plan identifies the recreational value points for existing and planned parks and recreational facilities. The Parks Master Plan standard of 100 Recreation Value-Based points per 1,000 community members results in the need for approximately 7,394 Recreational Value Points based on the projected population of 73,940 people at the Community Plan horizon. The Community Plan identifies approximately 917 existing and planned Recreation Value Points. The Community Plan Update calls for adding additional recreation amenities to existing neighborhood parks and creating recreation spaces integrated within new development such new parks, greenways, parkways, paseos, trails and plazas. The identified parks, trails and recreation spaces in the Community Plan Update are planned to maximize the recreational opportunities that will serve the community over the 30-year planning horizon.

5. Open Space Conservation

The Community Plan Update prioritizes sustainable development and resource conservation. The Community Plan Update includes goals and policies to conserve natural resources, reduce non-renewable resource use and enhance climate resiliency. These strategies are designed to minimize the community's ecological footprint, reduce greenhouse gas emissions and vehicular travel, and prepare for the effects of global climate change while supporting sustainable growth opportunities for homes and jobs.

6. Economic Prosperity

The Community Plan Update establishes policies to support opportunities for retail, office and commercial contribute to the well-being of a community, providing jobs and local places to buy goods and services. The community plan supports a revitalized commercial district to provide opportunities to shop within the College Area.

7. Historic Preservation

The Community Plan Update establishes policies to support the identification and preservation of the historical, archaeological and tribal cultural resources of the community. A Historic Context Statement provides more detailed historical narratives. The Community Plan Update also proposes policies that integrate the Historic Context Statement to guide the future evaluation of potentially significant properties and districts, encourage collaboration with tribal representatives and local historians, and ensure that cultural resources are considered early in development review.

8. Public Facilities, Services, and Safety

The College Area Community Plan Update includes safety and resilience policies to address potential issues related to geologic and seismic risks, hazards and hazardous materials, air quality, flooding, wildfire risk and extreme temperatures.

E. How does the Community Plan Update Affirmatively Further Fair Housing?

The land use refinements in the Community Plan Update focus on providing additional opportunities for homes and jobs in areas with better access to transit and services, which aligns with the General Plan's goals for sustainable and equitable growth. The Community Plan Update provides a variety of residential densities to increase the amount of possible home types, sizes, and affordability levels within all resource opportunity areas. The Community Plan Update provides additional opportunities for homes and jobs in areas with better access to transit and services, which aligns with the General Plan's and Housing Element goals for sustainable and equitable growth.

It plans for mixed use villages and corridors that are located primarily within the high or highest opportunity areas. The Community Plan Update further develops and implements policies to support the General Plan's Housing Element goals and affirmatively furthers fair housing by encouraging new homes for people of all incomes with access to services, resources and jobs located near transit. The Community Plan Update allows for mixed use corridors which distributes density across resource areas, and a campus town village center which is primarily located within the high resource area.

The Community Plan Update aims to increase opportunities for homes for people of all incomes

and family types, distributed across a community that has a mix of high, moderate and low resource areas. The Community Plan Update would provide opportunities for a broad range of home types to accommodate various family types, household sizes and composition, homeownership and income levels. Approximately, 58 percent of the Community Plan Update area is within a high or moderate resource opportunity area compared to 72 percent citywide when also including highest resource opportunity areas as identified on the California Tax Credit Allocation Committee's 2025 Opportunity Area Map (Table 3 and Attachment 8).

**Table 3: 2025 Opportunity Areas – College Area Community Plan Area and Citywide**

| Opportunity Area | College Area | Citywide |
|------------------|--------------|----------|
| <b>Highest</b>   | 0%           | 44%      |
| <b>High</b>      | 37%          | 18%      |
| <b>Moderate</b>  | 21%          | 10%      |
| <b>Low</b>       | 43%          | 18%      |
| <b>Lowest</b>    | 0%           | 1%       |

*Due to rounding, percentages do not precisely equal 100%.*

The highest proposed densities are proposed near the trolley in the High Resource Opportunity Area within the College Area. The Community Plan Update also provides additional opportunities for homes and jobs in areas with better access to transit and services, which aligns with the General Plan's and Housing Element goals for sustainable and equitable growth. The Community Plan Update provides a variety of residential densities to increase the amount of possible home types, sizes and affordability levels within all resource opportunity areas, particularly in areas with better access to transit and jobs. The Community Plan Update allows for mixed use corridors which distributes density across resource areas, and a campus town village center which is primarily located within the high resource area.

**F. How will the Community Plan Update be implemented?**

The Community Plan Update guides decisionmakers, staff, property owners and community members engaged in community development. Key implementation actions include private investment through development consistent with the base zones, overlay zones and development regulations in the Municipal Code; public facilities included in the citywide Capital Improvement Program that are funded in part through impact fees; and other sources of public, private, and non-profit investment and initiatives such as regional transportation improvements, districts, grants, and programs for enhanced facilities and maintenance.

**1. Base Zones**

The Community Plan Update Area for the College Area would be rezoned to be implement the College Area Community Plan Update (Attachment 17). The draft rezone map shows the base zones being proposed for the College Area that would implement the land uses in the Community Plan Land Use Map (Attachment 12). The citywide base zones would replace the Central Urbanized Plan District zones along El Cajon Boulevard as part of the rezone. The following are the base zones used to implement the updated community plan land uses:

**a. Residential Mixed Use Zones**

The residential mixed use (RMX) zones are being used to implement the Community Village land use designations. The RMX zones are intended to accommodate residential development as the primary use and allow for a secondary use that is either residential or non-residential.

- *RMX-1*: The maximum density is determined by development standards including a 3.0 FAR, 120-foot structure height, and size of the dwelling units.
- *RMX-2*: The maximum density is determined by development standards including a 3.0 FAR, 240-foot structure height, and size of the dwelling units.

b. Community Commercial Zones

The CC-3-9 and CC-3-10, community commercial zones are being used to implement the Community Commercial land use designations. They allow for a mix of pedestrian-oriented, community serving commercial uses and residential uses.

- *CC-3-9*: This zone is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 400 square feet of lot area.
- *CC-3-10*: This zone is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 200 square feet of lot area.

c. Residential Multiple Unit Zone

The RM-4-11 Multiple Unit Residential Base Zone is being used to implement the residential high land use designation. The RM-4-11 permits medium density multiple dwelling units, with a maximum density of 1 dwelling unit for each 200 square feet of lot area, with limited commercial uses.

2. Community Enhancement Overlay Zone

As part of the Community Plan Update, the City proposes to amend the San Diego Municipal Code to include the Community Enhancement Overlay Zone as a new overlay zone to provide supplemental development regulations for specific areas within the Community Plan Update to increase the amount of public space within the community (Attachment 18). Rather than providing the regulations in the community plan and using the Community Plan Implementation Overlay Zone to reference the regulations in the community plan, the regulations would be within the Municipal Code with the other applicable development regulations. This approach would improve the implementation of the regulations by providing more clarity. The amendment would also remove the College Area from the Community Plan Implementation Overlay Zone.

Increasing public space and pedestrian activity is a significant component of the design approach for community plans. The Community Enhancement Overlay Zone Supplemental Development Regulations which require public space that is privately owned, publicly accessible spaces to be integrated into different development contexts. The following sets out specific requirements that are proposed as part of the Community Enhancement Overlay

## Zone Supplemental Development Regulations for College Area:

### a. Applicability

Public spaces provide space for social interaction and recreation through urban greens, podiums, plazas, and greenways or paseos that enhance connectivity and have one or more amenities on them. These spaces must be accessible from a street and apply to:

- A property that is 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; or
- A property less than 10,000 square feet, the applicant shall receive a floor area ratio bonus of 1.0 if an applicant elects to provide public space; or
- A property equal to or greater than 10,000 square feet and that proposes a subdivision, the public space requirements shall apply to development on all lots.
- Exemptions apply to developments that meet park requirements through on-site park improvements per Municipal Code Section 142.0640 and Council Policy 600-33.

### b. Size Requirements

- A minimum of 5 percent of the property shall be provided as a public space. The size of the required area of a public space cannot be greater than 75,000 square feet of the premises.
- Developments exceeding the minimum requirement may receive an FAR bonus of 0.2 for each additional 1,000 square feet of public space, up to 5,000 square feet (maximum bonus of 1.0 FAR).
- The required size may be reduced to avoid archaeological, cultural, historical, or environmental resources with approval of a Process Two Neighborhood Development Permit. Reductions are also allowed when needed to accommodate stormwater, utility, or transit facilities.

Applicants may purchase up to a 25 percent reduction in required public space at \$170 per square foot, with payment deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

### c. Type of Public Space Required

An applicant can choose to satisfy its public space requirements through the provision of one or more of the following:

- A plaza, urban green, or podium shall meet the following requirements:
  - A minimum area of 1,200 square feet; and
  - A minimum dimension of 20 feet in any direction.
- A Greenway: minimum of 8 feet in width, measured from the parkway to the street wall. In the College Area, greenways are required along the north side of El Cajon Boulevard, both sides of College Avenue, and both sides of Montezuma Road.
- A paseo shall have a minimum width of 8 feet.

### d. Amenity Requirements within Public Space

- Each public space must include amenities based on the size of the premises, ranging

from 1 to 6. Examples include play areas, fitness equipment, sports courts, game tables, gathering areas, splash pads, useable lawn areas, off-leash dog areas, or community gardens in accordance with Table 132-16C and Table 132-16D (Attachment 4).

- For developments larger than 200,000 square feet, applicants may purchase up to 30 percent of required amenity points (minimum 1) at \$480,835 per point, indexed annually 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. Payments are deposited into the Citywide Park Development Impact Fee Fund prior to final inspection.

Within the College Area, the Community Enhancement Overlay Zone would apply along corridors and within village areas where the Community Plan Update has increased the capacity for additional homes. Regulations in the Overlay Zone will supplement underlying base zone regulations to ensure that new development in the mixed-use corridors and villages would be supported by community enhancements including pedestrian access, public spaces and connectivity improvements (Attachment 4).

In addition to public space requirements, community specific regulations would also require a minimum parkway width of 14 feet along Montezuma Road. Together, the greenway and parkway requirement along Montezuma Road would provide a greater pedestrian oriented experience and support connectivity to San Diego State University.

### 3. Infrastructure Financing and Capital Improvement Program

Various funding sources are used to deliver infrastructure and public facilities. Development Impact Fees are combined with other local, state and federal funds to form the budget for the citywide Capital Improvement Program. Council Policy 800-14 establishes the process for prioritizing Capital Improvement Program projects and includes opportunities for public input; procedures for public input on infrastructure needs and priorities are identified in Council Policy 000-32. Future infrastructure and public facilities identified in the Community Plan will be implemented through this citywide process.

## G. How does the Community Plan Update consider Fire Safety?

### 1. Very High Fire Severity Zones

Approximately 82 percent of the College Area is within a very high fire hazard severity hazard zone due to proximity to canyons that interweave into the mesa; this is higher than the City of San Diego as a whole - approximately 65 percent of the City is within a very high fire hazard severity zone. The Community Plan Update has located higher density areas along major corridors and near transit that are primarily outside the Very High Fire Hazard Severity Zones. The City has refined the current draft Community Plan to locate housing capacity away from Very High Fire Hazard Severity Zones adjacent to open space areas.

### 2. Fire Stations

The College Area is served by multiple fire stations in adjacent communities including Fire Station 10 on 62nd Street in the Eastern Area and five others within 1.5 miles of the community. The Community Plan Update contains policies for a new fire station in the College Area which could include a location near San Diego State University. This includes the potential for coordinate with

the University to location a new station on campus property and contribute to the funding of a new fire station.

The City has 11 brush fire apparatus throughout the City, with the closest one located at Fire Station 10. Three firefighting helicopters are also available at Montgomery Field for any brush fire responses. Emergency responses are also supplemented by ambulance service. Over the life of the Community Plan Update, the Fire- Rescue Department will continue to evaluate potential upgrades, expansions and new facilities to maintain adequate service to the community.

### 3. Response Coverage

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. The Community Plan Update contains policies to 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.

#### a. Draft Community Plan Update Review and Coordination with Fire-Rescue Department

The Fire-Rescue Department reviewed the draft College Area Community Plan Update and community estimated housing and population horizon information and provided recommendations to maintain adequate fire services in the College Area if the community were to reach the planning horizon identified in the community plan (Attachment 21). The recommendations include potential strategies that may be implemented depending on amount of future development, which would require future technical analysis. The recommendations include constructing two new fire stations within the College Area. The recommendations can help to provide long-term guidance over the next 30 years helping to meet the community's fire safety needs.

### 4. Local Fire-Safe Councils

Local Fire-Safe Councils are grassroots, community-led organizations dedicated to increasing fire safety awareness and preparedness, managing fire hazards, supporting forest health, and resilience. Local Fire-Safe Councils know the unique challenges their communities face and mobilize residents to protect their homes, neighborhoods, and environments from wildfire. Local Fire-Safe Councils are supported by the Fire Safe Council of San Diego County and they also work in partnership with fire agencies and local governments to bring resources such as Community Wildfire Protection Plans, defensible space projects, and neighborhood emergency drills to the communities they serve. The Community Plan Update includes policy language that supports the formation of additional local fire-safe councils to strengthen community-based wildfire resilience.

#### H. How does the Community Plan Update address the projected growth of San Diego State University students?

The Community Plan Update provides a land use vision for the College Area, while San Diego State University plans for on-campus housing needs as part of its Campus Master Plan. While the City coordinates with San Diego State University and encourages and supports on-campus housing, the Community Plan update does plan for continued demand for off-campus housing, by identifying campus town village center adjacent to the University.

I. Will the Community Plan Area Boundary be adjusted as part of the Community Plan Update?

The Kensington-Talmadge Community Planning Group requested an amendment to the community plan area boundary between the Mid-City Communities and the College Area to include the open space area west of Collwood Boulevard and south of Montezuma Road and all the area west of Collwood Boulevard as part of the Mid-City Communities: Kensington-Talmadge Community Plan Area. The College Area Community Planning Group on June 9, 2024, voted to support the amendment. The City supports the request except to retain the residential area along Collwood Boulevard within the College Area Community Planning Area due to the direct connection and access to the College Area.

The proposed amendment to the General Plan and Mid-City Communities Plan would move the community plan area boundary from the College Area Community Plan Area to the Mid-City Communities: Kensington-Talmadge Community Plan Area which would include the following areas (Attachment 19):

- The designated open space area adjacent to Montezuma Road to avoid splitting the property between two community plan areas, and
- The area north of El Cajon Boulevard, west of 54th Street, and on both sides of Monroe Avenue since this area has greater access and connections to Kensington-Talmadge.

The Mid-City Communities Plan would be amended to realign the boundary change and include the land use in the Mid-City Communities Plan. The underlying zoning would remain unchanged. The Mid-Cities Communities Plan is in the process of being updated and potential changes to the plan land use would be considered as part of the Mid-City Communities Plan update (attachment 3).

J. How does the Community Plan reflect the Community's 7-Visions Report?

In April 2020, the Community Plan Update Subcommittee prepared a [Community Plan Update Report with 7 Visions](#) to help shape the future of the College Area which included a focus for new homes on corridors, nodes and at major activity centers, including near San Diego State University. The College Area Community Plan Update addresses the 7 Visions as follows:

- New capacity for homes is proposed near San Diego State University and the UCSD Health East Trolley Stations to implement a 'Campus Town' that softens the boundary between the community and campus, addresses the need for off-campus housing and increases housing near the trolley so that more trips are taken by transit (Vision 2, Vision 3 and Vision 6).
- New capacity for homes is proposed at major intersections in the community to encourage infill development that creates attractive gateways into the community and facilitates a sense of identity and place (Vision 1 and Vision 5).
- Major corridors are proposed to allow new capacity for homes, while reserving additional space for pedestrian amenities - include transit priority measures and an expanded bicycle network - to encourage walking, biking and transit trips and improve mobility (Vision 1 and Vision 2).
- Provision of regulations that provide new public spaces as well as parkway improvements along Montezuma Road to create an attractive pedestrian area with recreational value along Montezuma Road (Vision 4, Vision 5 and Vision 6).

- Approximately 84 percent of existing single-family zoned homes are not proposed to change (Vision 7); changes are proposed to single-family areas where most of the homes currently consist of high-occupancy student housing, indicating strong demand for off-campus student housing and a high likelihood of a 'Campus Town' developing (Vision 3).

K. How does the Community Plan reflect input from prior Planning Commission Workshops?

Prior Planning Commission workshops were held on:

- June 10, 2021, to solicit input on land use, recreation and mobility. The Planning Commission generally addressed the following:
  - *Land Use:* Commissioners discussed the need for more parks and housing, particularly in the Alvarado Canyon area near SDSU. They also commented on the higher-density residential in underutilized areas. They also commented on the need to have a distinction between student and affordable housing.
  - *Mobility:* Commissioners addressed the need for improved mobility infrastructure.
  - *Recreation:* Commissioners suggested using canyons for stormwater management to free up land for development and proposed leveraging Transfer of Development Rights (TDR) to create parks.
- November 17, 2022, to provide input on the draft land use scenarios developed through public outreach efforts, as well as high-level concepts related to urban design and mobility. The Planning Commission generally addressed the following:
  - *Land Use:* Commissioners discussed support for increased housing density in the College Area, particularly along major transit corridors like El Cajon and Montezuma boulevards. They recommended a "nodes" approach, where the tallest buildings are concentrated in key areas and then taper down to match existing neighborhoods.
  - *Urban Design:* There was a strong consensus on the importance of collaborating with the community's "7 Visions Plan" to ensure new development aligns with community goals, especially regarding building design.
  - *Mobility:* The Commissioners addressed the need for improved mobility infrastructure, advocating for dedicated bus and protected bike lanes.
  - *Recreation:* The Commissioners suggested including pocket parks in new developments and collaborating with SDSU to address park needs.
- March 13, 2025, to provide input on the First Draft Community Plan Update. The Planning Commission generally addressed the following:
  - *Land Use:* Commissioners addressed the need for increased density, particularly along transit corridors, to address the housing shortage.
  - *Mobility:* The Commissioners addressed mobility and transit asking for ridership data (discussed in [Mobility Existing Report](#), Table 2-18, Table 2-19, and Figure 2-13),

recommending plan integration with regional transit networks, and recognizing potential future parking conditions around the library.

- *Fire Safety:* A major theme was fire safety, with commissioners emphasizing the importance of planning for emergency evacuations, fire mitigation, and coordinating with new fire safety councils.
- *Community Boundary:* Additionally, some commissioners asked staff to further consider the requested boundary line adjustment made by the Kensington-Talmadge CPG and the Collage Area Community Planning Board beyond the compromise boundary adjustment that staff had proposed.
- *Public Space:* requested further exploration of how the public space requirements will be achieved, along Montezuma Road.
- *Library Parking:* requested further exploration of ways in which the community plan could address library parking needs.

The Community Plan Update reflects the input from the prior Planning Commission Workshops by applying land use designations to support mixed-use and transit-oriented development along key corridors, promoting public transit and creating a multi-modal network for pedestrians and cyclists. The Community Plan encourages site and building design, particularly the lower floors, that enhances the pedestrian experience and integrates urban greening features like street trees and stormwater management. The Community Plan Update also introduces a Community Enhancement Overlay Zone to increase public spaces, such as plazas and greenways, which will be integrated into new developments.

Additionally, the update identifies opportunities for new parks and recreational spaces, including a proposed public space area that supports a high-quality pedestrian experience along Montezuma Road, to provide people with places to walk, bike, and play. The Community Plan Update also includes policies to address the potential for a new fire station, safety and resilience concerning natural and environmental hazards like seismic risks, wildfires, and flooding.

L. What Community Engagement has been conducted during the Community Plan Update Process?

Engagement began in 2020 with formation of the Community Plan Update Subcommittee and preparation of the Vision Statement and Guiding Principles. Since then, staff has attended over 20 public committee meetings (in-person and virtual) to discuss existing conditions and issues, overall goals and policies and concepts for land use, mobility and urban design, and more. Planning Commission workshops were held in June 2021 (existing conditions), November 2022 (potential growth locations, recreation opportunities, mobility ideas), and March 2025 (review of the first draft plan). Outreach and coordination included San Diego State University, the College Area Business District, residents, businesses, and online surveys/technical sessions. Staff received additional input via the following workshops, and surveys:

- In 2020, an online survey addressed mobility, homes and parks and public spaces with the findings summarized into a survey report.

- In early 2022, an online survey provided feedback on locations for new homes and public spaces.
- In summer 2022, staff held office hours at the College-Rolando Library to give stakeholders an opportunity to learn more about the Community Plan Update.
- In summer 2022, staff held an open house event at the College Avenue Baptist Church to showcase the concepts that had been developed for land use, urban design, parks and mobility.
- In spring 2025, staff held a virtual question and answer session on the first draft of the Community Plan Update to highlight the relationship between the plan and the future of land use, urban design, mobility, parks, and public facilities in the community how the updated plan addresses each topic area.
- In summer 2025, staff held a virtual question and answer session on the second draft of the Community Plan Update to discuss feedback received on the first draft and highlight refinements made as a result.

M. What Feedback has Staff received During the First and Second Draft College Area Community Plans?

The first draft of the College Area Community Plan Update was released on January 9, 2025, with a public comment period until February 14, 2025. The second draft was released on July 31, 2025, with public comments accepted until to September 7, 2025. The second draft included feedback received at the March 25, 2025, Planning Commission Workshop. The City received a diverse range of feedback on the College Area Community Plan drafts including the following key components:

- *Housing*: support and opposition regarding total capacity and where new homes are focused; requests for context-sensitive transitions near established neighborhoods.
- *Parks and Public Space*: requests for additional park and public space improvements.
- *Fire Safety*: concerns about Very High Fire Hazard Severity Zones and evacuation routes.
- *Mobility*: support for walking, biking, and transit improvements; concerns about traffic and parking near San Diego State University; need for additional public parking at the College-Rolando Library.
- *Urban Design*: interest in corridor identity and the Campus Town concept adjacent to San Diego State University.
- *Library Access*: Adding a policy to evaluate options for additional public parking at the College-Rolando Library.

A full list of comments received during public comment period on the second draft of the College Area Community Plan Update is provided in Attachment 22.

On March 10, 2025, the College Area Community Planning Group also submitted a letter with 21 recommendations regarding the first draft (Attachment 20). Key items included:

- *Housing*:

- Maintaining the Residential Low-2 land use designation in select areas east of San Diego State University (e.g., East Falls View Drive),
- Moving capacity to major intersections along El Cajon Boulevard, identifying a new park opportunity on 54th Street,
- *Public Space*: Increasing public space and greenway improvements (including along Montezuma Road), exploring additional public parking at the College-Rolando Library, and
- *Fire Safety*: Enhancing fire safety and evacuation policies.

On September 10, 2025, the College Area Community Planning Board (Board) submitted a letter on the second draft of the Community Plan Update (Attachment 7). The letter emphasizes a preference for moderating housing capacity and linking new density to new infrastructure, while also raising concerns related to future transit service, employment opportunities within the community, parks and recreation needs, fire safety, and the amount of housing planned for College Area in relation to SANDAG forecasts. In summary, the Board recommends requiring commercial space along corridors, designating institutional uses with a new 'institutional' base-zone, and phasing allowed growth with new infrastructure. The City's implementation framework—including the Community Enhancement Overlay Zone, development review process, and the Capital Improvements Program—is intended to align new growth with community benefits and public facilities. Key items included:

#### N. What Changes Have Been Made as a Result of Feedback?

The City received a range of feedback during the comment periods for each draft of the College Area Community Plan. Staff has sought to balance feedback while ensuring alignment with City climate, equity and housing goals (Attachment 23). Key changes responding to feedback from the first and second drafts include:

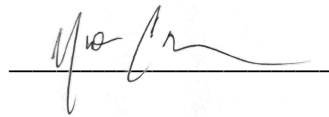
- *Land Use*: Removing Residential Low-2 land use designation in areas east and south of San Diego State University (East Falls View Drive and Cresita Drive), which reduces the overall change area footprint in that part of the community. A reduction of density from Medium-3 to Medium-2 has also been included along College Avenue east of Soria Drive. The land use map also adds additional housing capacity along El Cajon Boulevard at key intersections at Montezuma Road and College Avenue and along College Avenue and Rockford Drive north of Pontiac Street; and it also continues to maintain a Campus Town focus near San Diego State University and the UC San Diego Health East trolley station to support transit use.
- *Parks and Public Space*: Identifying an additional potential park on 54th Street; continuing to require public space and pedestrian enhancements through Greenways and Parkway requirements in the Community Enhancement Overlay Zone; requiring new public spaces to be provided as new development comes forward; updating diagrams and discussion to account for the level of access need according to Park Needs Index initiative scores; and providing supporting policies for future potential land acquisition or joint-use and partnerships for parks and public spaces.
- *Fire Safety*: Keeping lower densities within the Very High Fire Hazard Severity Zones; increasing policies to support a new fire station in the community near San Diego State University , support undergrounding of power lines, support the formation and activities of local fire safe councils and other community coordination, education, and home hardening efforts. .

- *Library Access:* Adding a policy to evaluate options for additional public parking at the College-Rolando Library.
- *Mobility:* Increasing policies to pedestrian and bicycle improvements, traffic calming, emergency access, parking management and public space; correcting mobility diagrams, added planned street classification modifications and bike network tables to the appendices; removed all palms from the street tree list.

## **CONCLUSION**

The College Area Community Plan Update provides a forward-looking framework that balances growth and sustainability with community priorities. It identifies where new housing and jobs can best support transit, how parks and open space can be expanded, and how mobility can evolve to reduce reliance on personal vehicles. It reflects years of engagement, incorporates the 7-Visions Report, and aligns with citywide and regional goals to support a resilient and livable College Area for decades ahead. Documents relating to the College Area Community Plan Update process are available on the following website: [plancollegearea.org](http://plancollegearea.org).

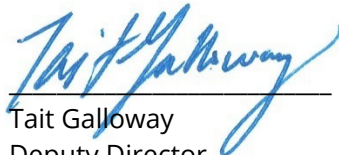
Respectfully submitted,



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## Attachments:

1. Draft Resolution Adopting the Addendum to the PEIR
2. Draft Resolution Adopting the Updated College Area Community Plan
3. Draft Resolution Adopting the Mid-City Communities Plan Amendment
4. Draft Ordinance Amending the San Diego Municipal Code (Strikeout / Underline)
5. Draft Ordinance Rezoning Land
6. College Area Community Planning Board Response Letter on Second Draft Community Plan
7. Addendum to PEIR SCH No. 2021070359
8. Map: Opportunity Areas
9. Map: Regional Location

10. Draft College Area Community Plan
11. Map: College Area Village Climate Goal Propensity
12. Map: College Area Community Plan Land Use
13. Draft Mobility Technical Report
14. Map: Planned Bicycle Network
15. Map: Existing and Planned Transit
16. Map: Existing and Planned Parks
17. Map: Proposed Zones
18. Map: College Community Enhancement Overlay Zone
19. Map: Proposed Boundary Line Adjustment
20. College Area Community Planning Board Response Letter on First Draft Community Plan
21. Memo: Fire-Safety Department – College Area Community Plan Update
22. Public Comments Received - Second Draft College Area Community Plan Update
23. Summary of Changes between Second Draft and Hearings Draft