

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PC-25-040 – COLLEGE AREA COMMUNITY PLAN UPDATE – RECOMMENDATION

To call in and make public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **160 944 0367**

How to Speak to a Particular Item or During Non-Agenda Public Comment



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

City Planning Department

College Area Community Plan Update

PC 25-040

Item No. 2

Planning Commission
October 9, 2025



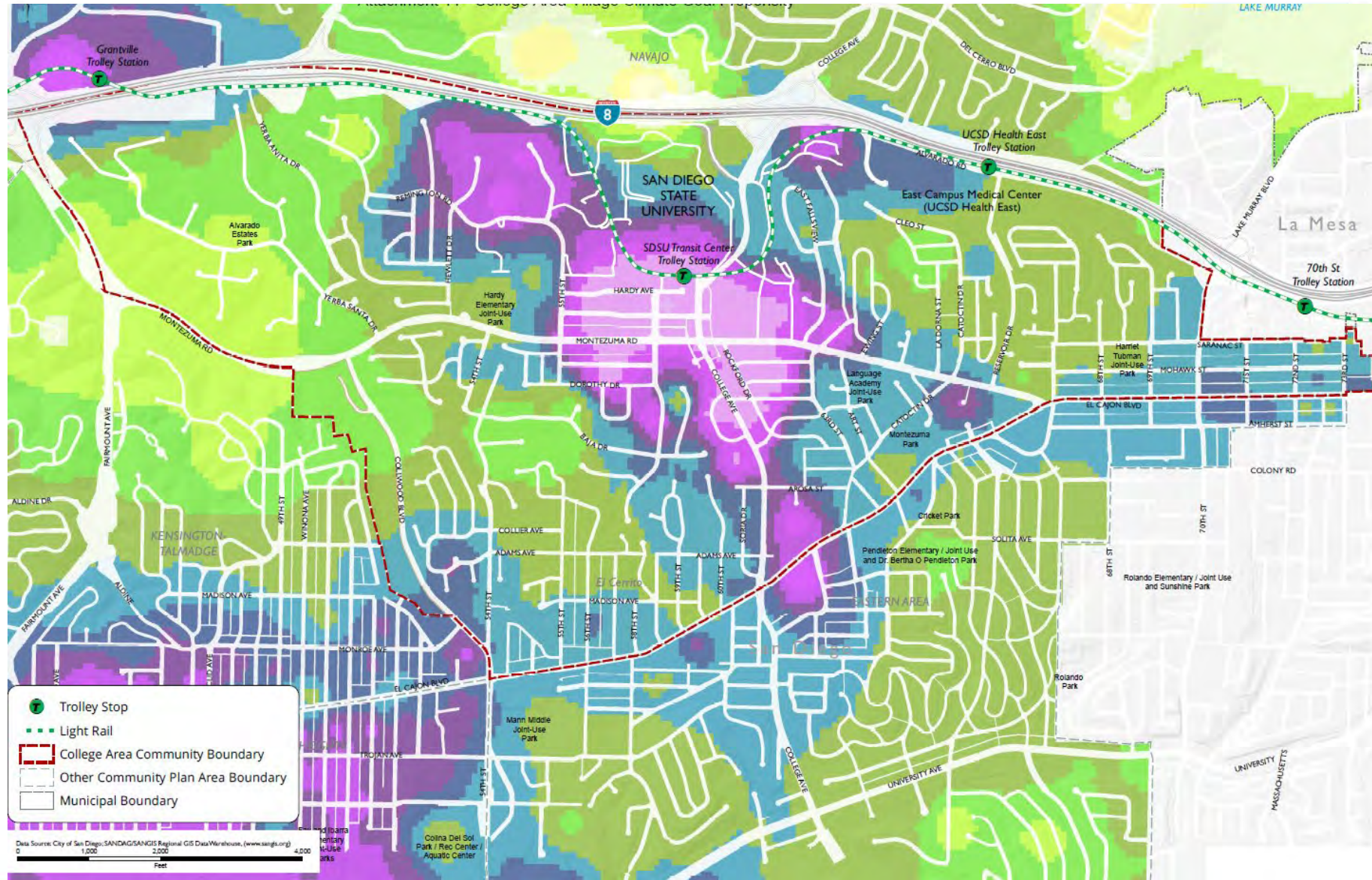
Staff seeks a recommendation to the City Council from the Planning Commission to approve the College Area Community Plan Update.

- **Why** is the Community Plan Being Updated?
- What Has Been the **Process**?
- What Are the Main **Changes Proposed** by the Community Plan Update?
- What Has Been the **Feedback**?



Why is the Community Plan Being Updated?

- Updating plans in areas well served by transit
- 17 completed since 2008
- Implements the General Plan vision
- More homes and jobs close to transit to decrease driving and increase active mobility

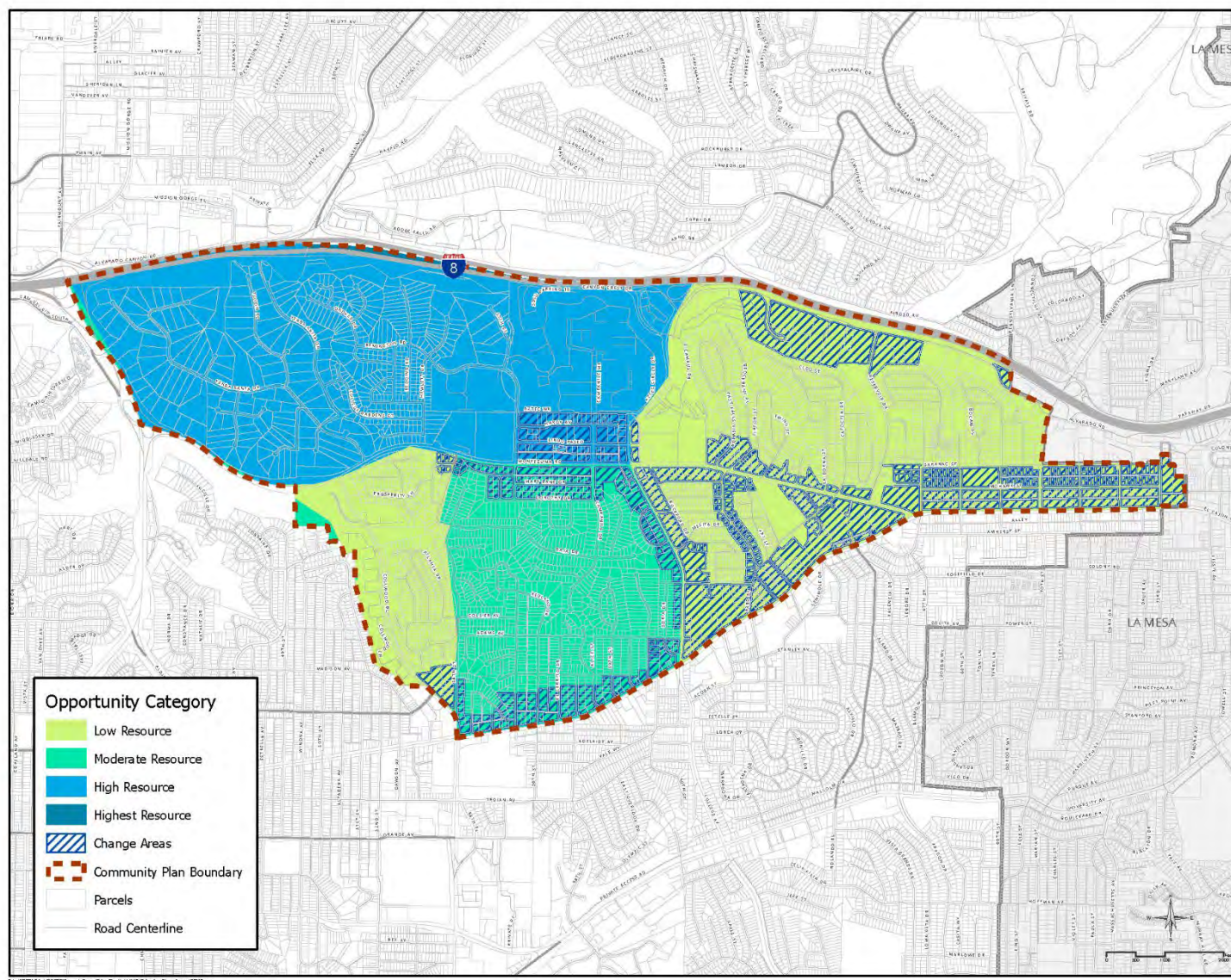


- Jurisdictions are required to affirmatively further fair housing by:
 - Taking meaningful actions to overcome patterns of segregation
 - Fostering inclusive communities
 - Addressing disparities in housing need
 - Replacing segregation with integrated and balanced living patterns
 - Transforming racially and ethnically concentrated areas of poverty into areas of opportunity

- Each Community Plan Update and citywide efforts contribute to distribute housing opportunities equitably across San Diego

Community Plan Update	Previous Plan Housing Capacity	Update	Difference	Difference % (plan to plan)
University	27,000	57,000	30,000	111%
Mira Mesa	34,000	58,000	24,000	71%
Kearny Mesa	5,900	25,800	20,000	340%
Mission Valley	15,200	39,200	24,000	150%
Uptown (Hillcrest Focused Plan Amendment)	35,100	52,300	17,200	49%
College Area	16,700	34,200	17,500	104%

- Distributed Housing across opportunity areas
- Balances fair housing, access to transit, services, and environmental constraints
- Aligns with General Plan goals for equitable, sustainable growth
- Local factors such as student populations can influence resource area designations, even in well served areas

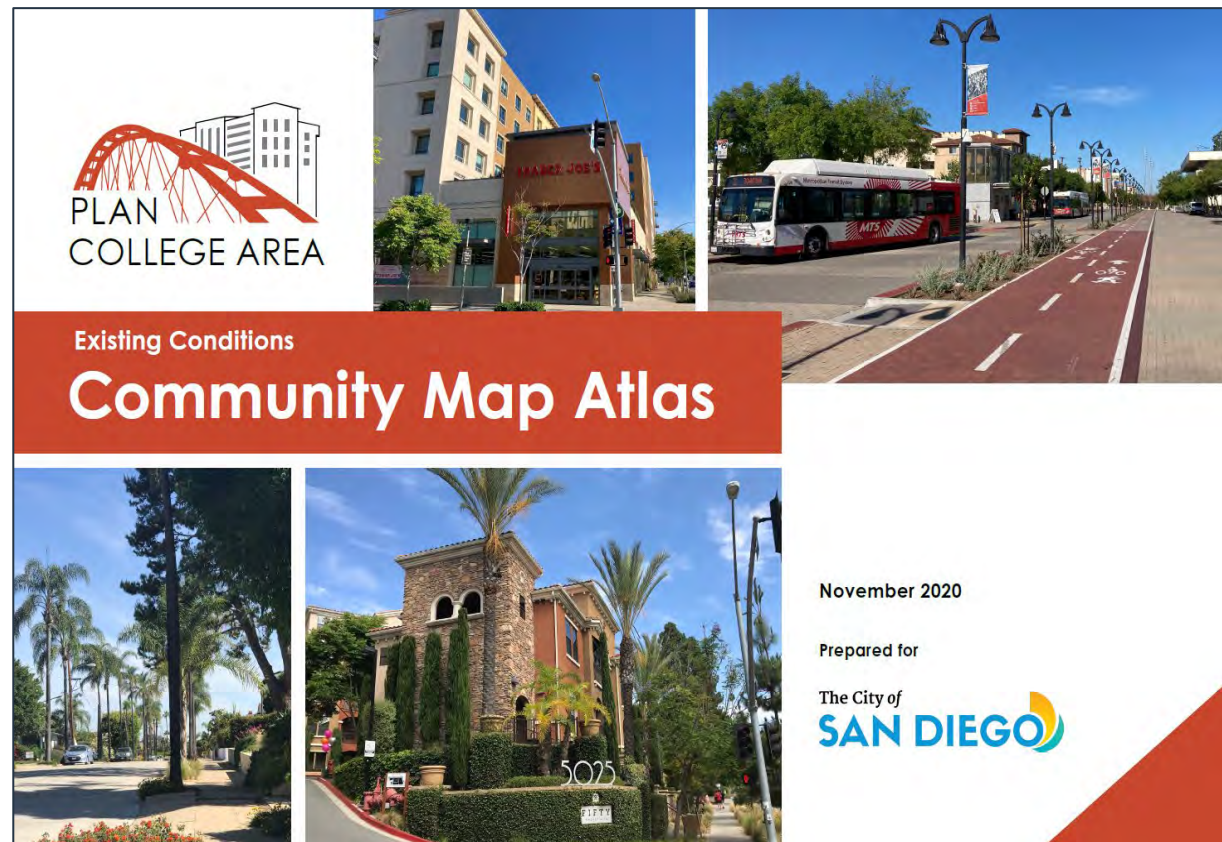


2019 – 2020

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

- Design for sustainability/ livability
- Homes near SDSU, transit and community amenities/jobs
- Safe and convenient transit / active mobility
- A vibrant and sustainable business district
- SDSU as anchor community institution
- Active mobility and emissions-free transportation system
- Preserve and expand parks and open space
- Public spaces for cultural exchange



What Has the Process Been?

2020	2021	2021 - 2022	2022 – 2025	2025
PLAN UPDATE LAUNCH	DEVELOPMENT OF PLAN COMPONENTS	SCENARIO DEVELOPMENT & COMMUNITY ENGAGEMENT	DRAFT PLAN FORMATION & ANALYSIS	FINAL DRAFT PLAN & PUBLIC HEARING PROCESS
Kick-Off	Online Engagement	Mobility Networks & Concepts	Land Use Alternatives	Draft Community Plan and Zoning Map
Data Collection	CPU Subcommittee Meetings	Online Engagement	Planning Commission Workshop	Draft Environmental Addendum
Existing Conditions Documentation	Element Goals and Policies	Community Outreach	Revised Land Use Alternatives	CPG Meetings
Existing Conditions Presentation	CPU Subcommittee Meetings	Virtual Workshops	Draft Mobility Networks	Final Draft Community Plan
Website Launch		CPU Subcommittee Meetings	Community Discussion Draft Plan	CACPB Recommendation
Guiding Principles Development		Land Use and Urban Design Concepts	CPU Subcommittee Meetings	Boards & Commissions Process
Begin Virtual Community Plan Update (CPU) Subcommittee Meetings				Public Hearing Process
				Plan Adoption



20+
Meetings

2
Non-Scientific
Surveys

3
Planning
Commission
Workshops

**First Draft
Public
Comments
*Winter/Spring
2025***

**Second Draft
Draft Public
Comments
*Spring/Summer
2025***

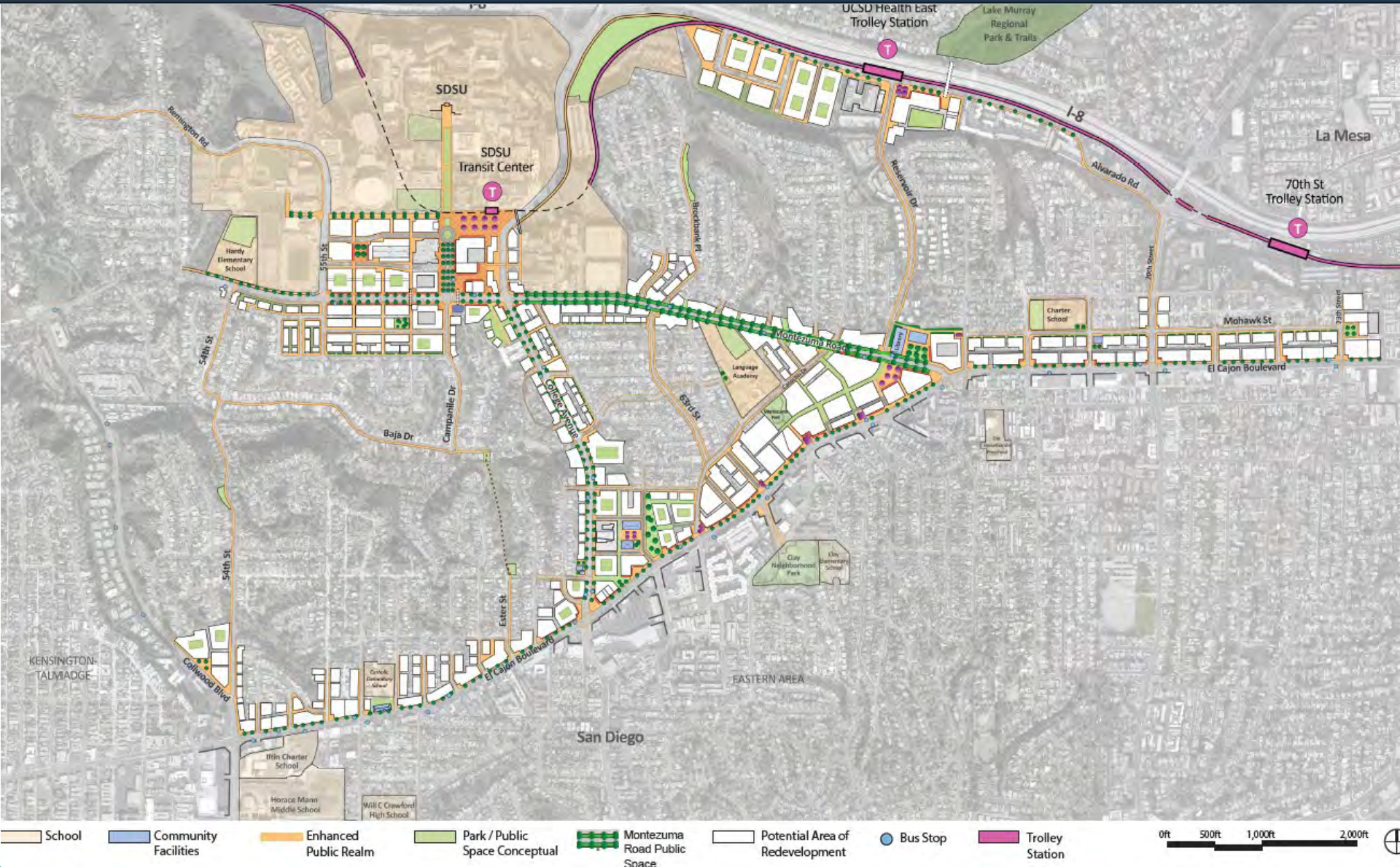
**Boards &
Commissions
*Summer/Fall
2025***

On-Going Comments & Public Hearings



*What Are the Main Changes
Proposed by the Plan Update?*





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



Land Use

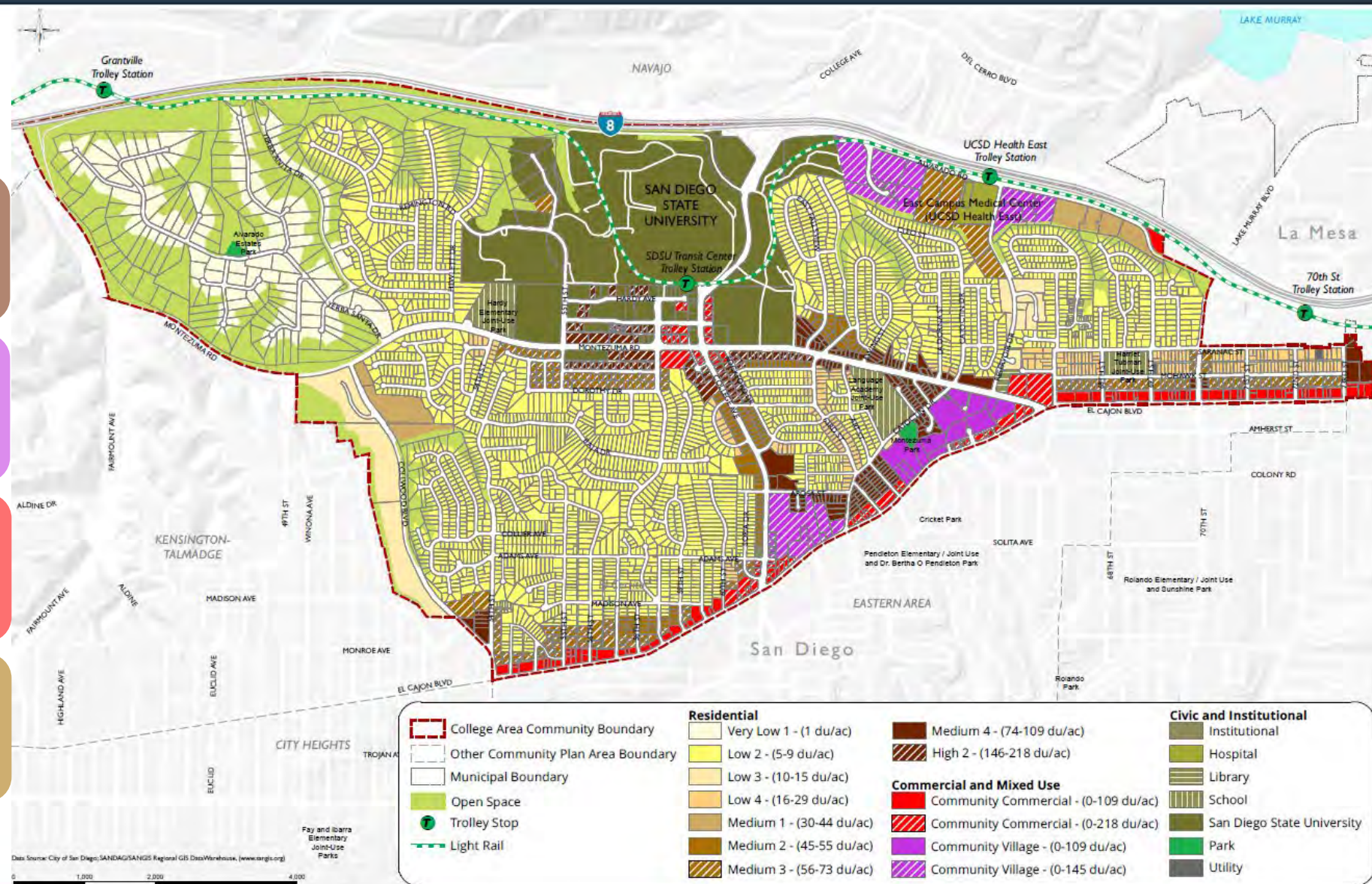
Opportunities for New Homes

Near SDSU

Major Intersections
+ Near Trolley

Along Major
Corridors

Lower Density
Transitions



Planning for Home Opportunities

	Existing Homes	Home Buildout of 1989 Plan (Adopted)	Home Buildout of Proposed Plan	<i>Difference: Adopted Plan and Proposed Plan</i>	<i>Difference: Existing Homes and Proposed Plan</i>
Homes (approx)	8,200	16,700	34,150	+17,450	+25,950

- Community Plan does not require development to happen
- Development only happens when the demand materializes / economic conditions allow / property owner choice



Mobility

Safety for All Modes



Social Function



Ecological Function



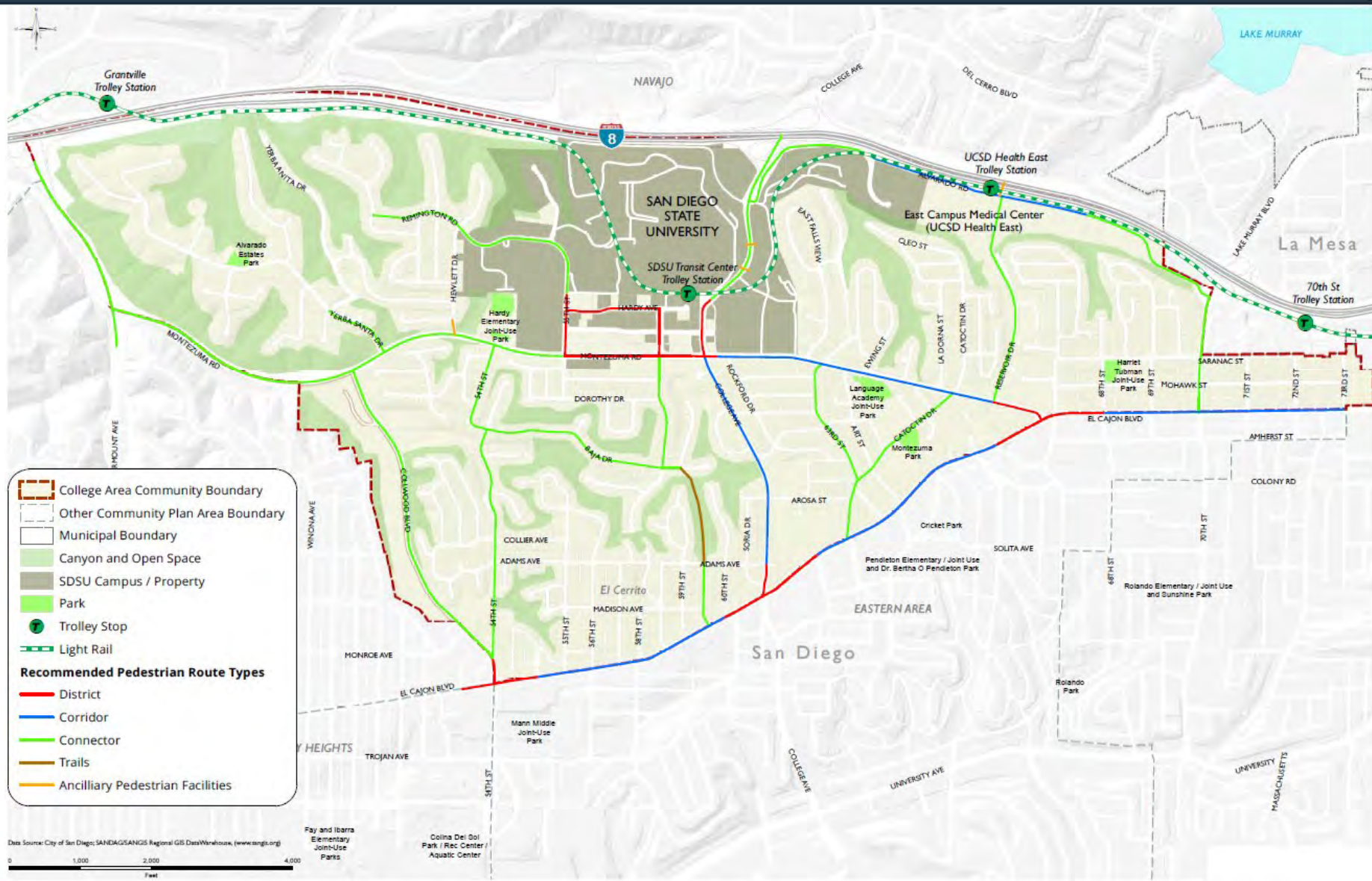
Multiple Comfortable Mobility Choices

Pocket Parks & Sidewalk Seating

Stormwater Management/Urban Greening

A more walkable and connected community

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



Higher Speed / Volumes

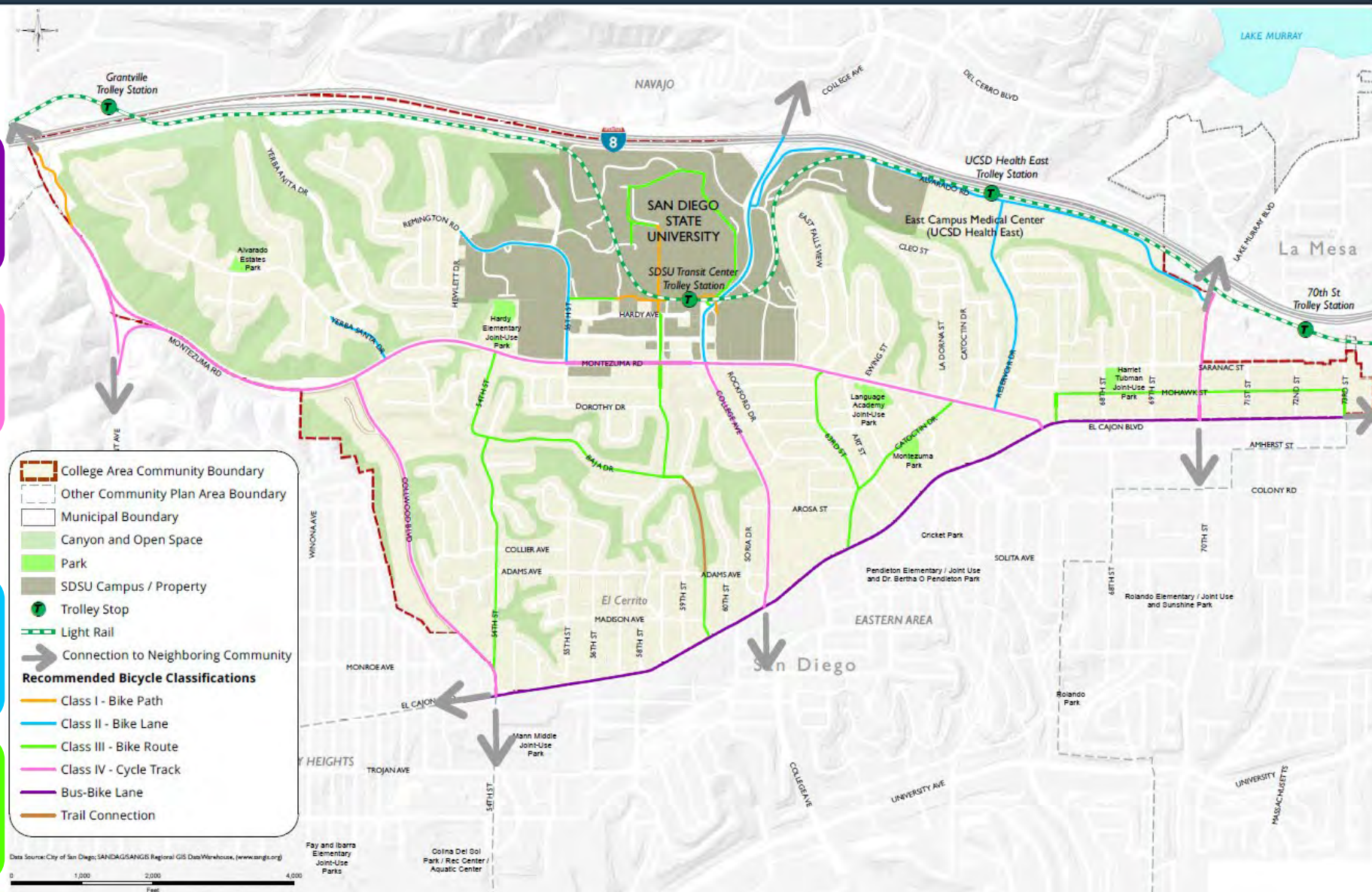
Bus/Bike Lane

Class IV - Cycle Tracks

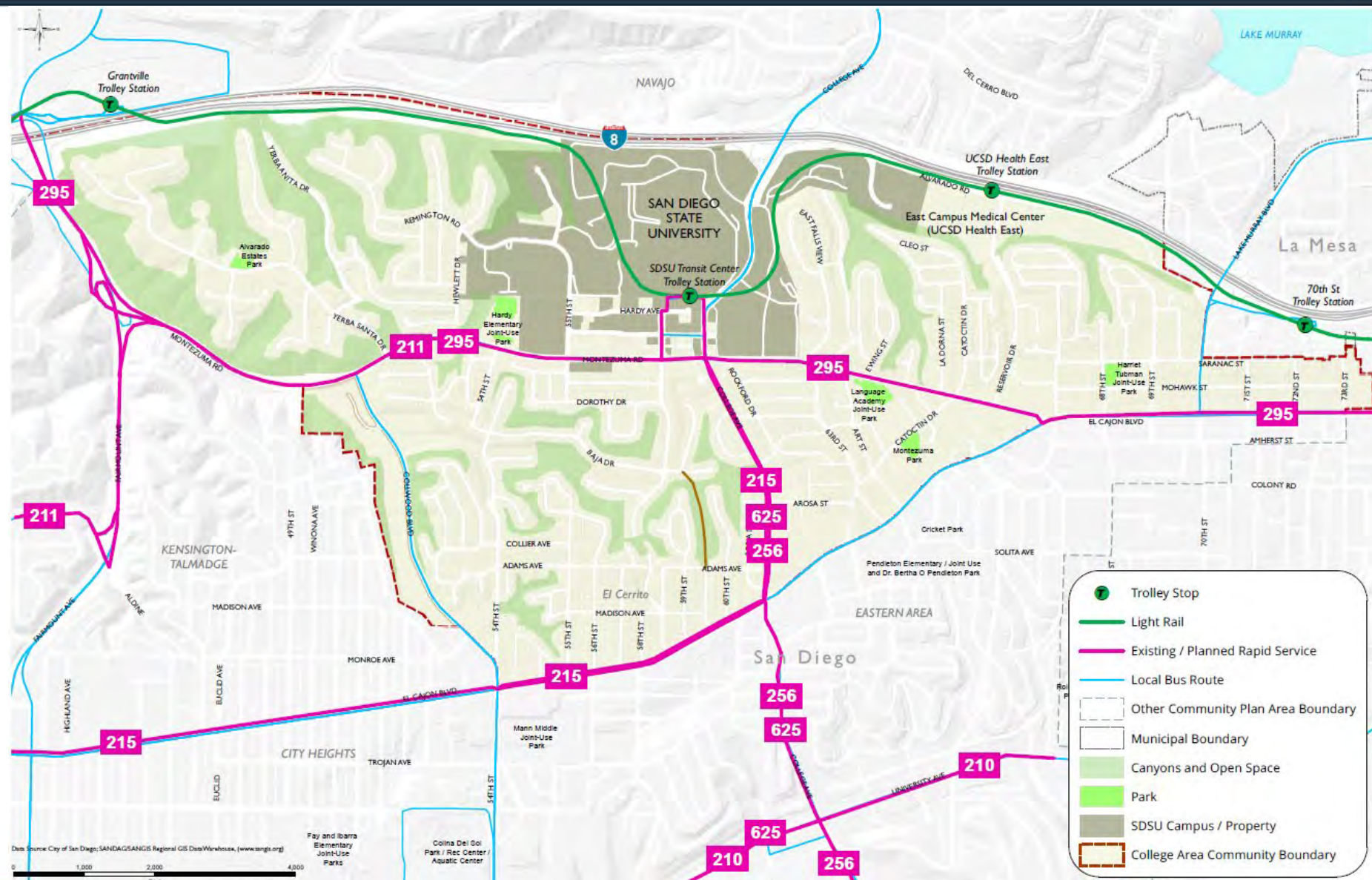
Lower Speed / Lower Volumes

Class II - Bike Lanes

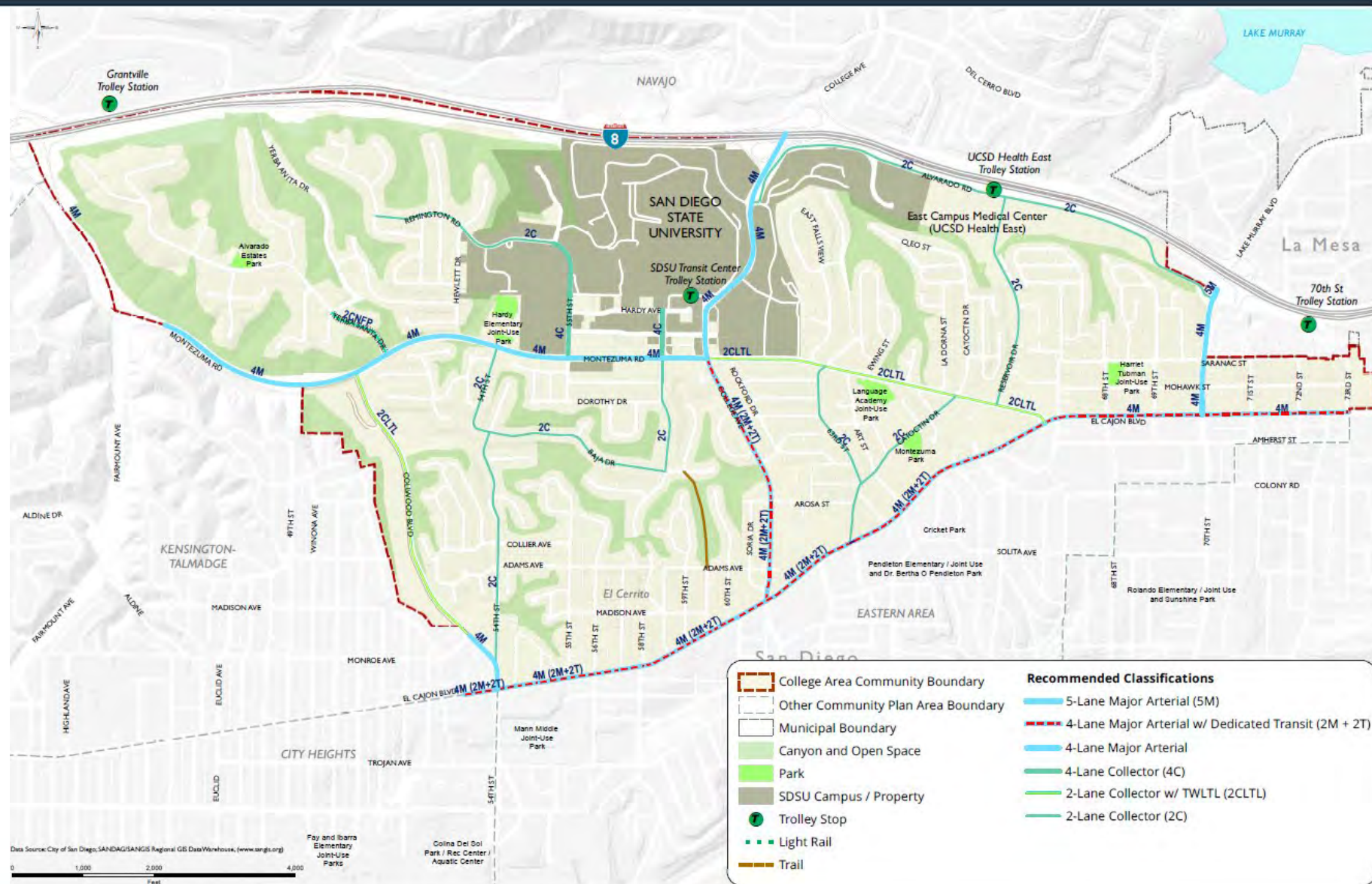
Class III – Bike Routes



- Implement SANDAG planned Rapid Bus Service
- Dedicated transit lanes
- Transit priority - transit signals and queue jumps
- Transit amenities - shelters, seating and lighting



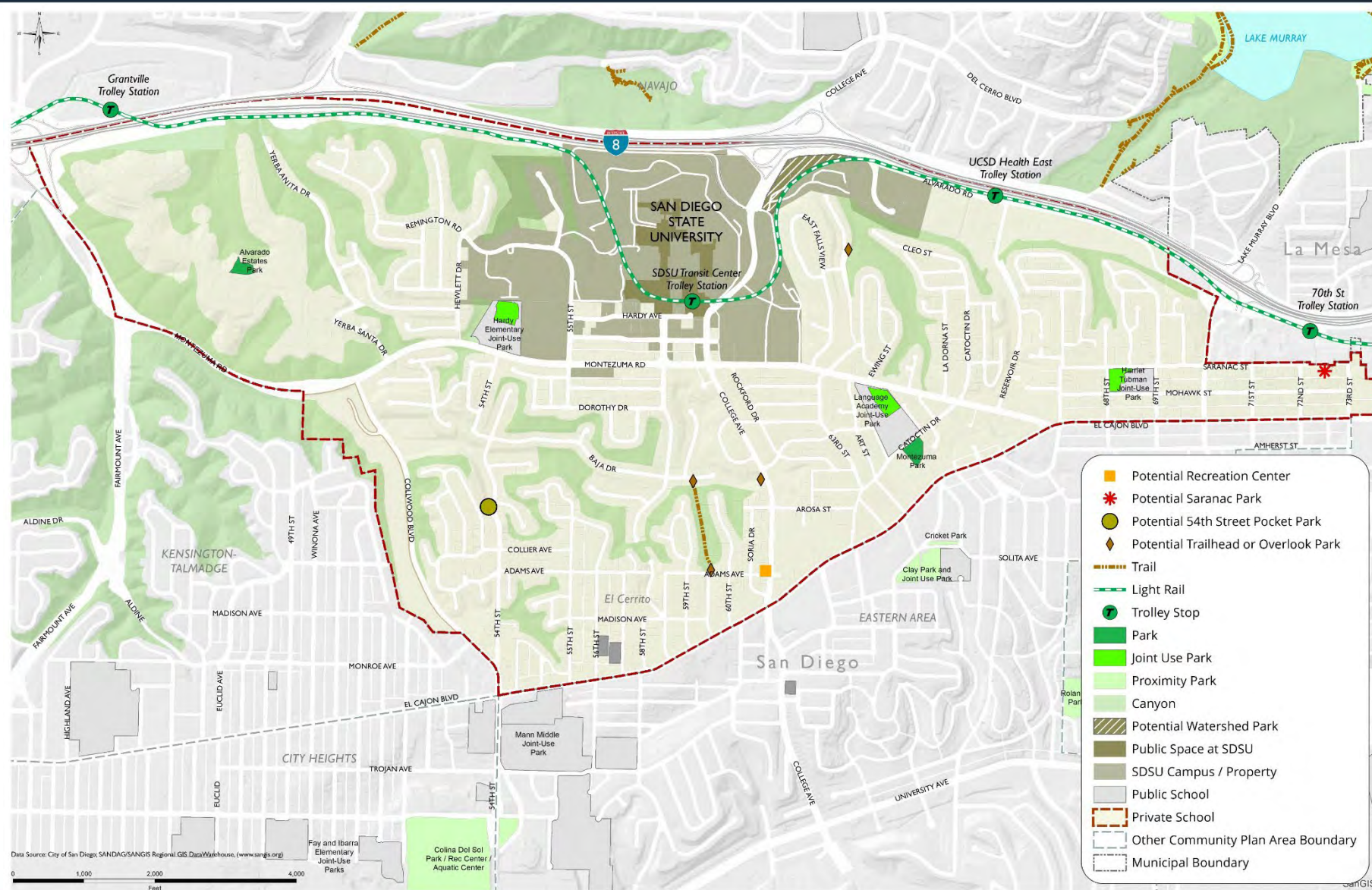
- Safe and comfortable modes of travel
- Maintained emergency access
- Pedestrians: wider sidewalks, shade trees lighting
- Bicyclists: separated bicycle facilities
- Transit Riders: transit only lanes on El Cajon Boulevard and College Avenue





Parks & Public Spaces

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





Potential new recreation center on City owned land



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

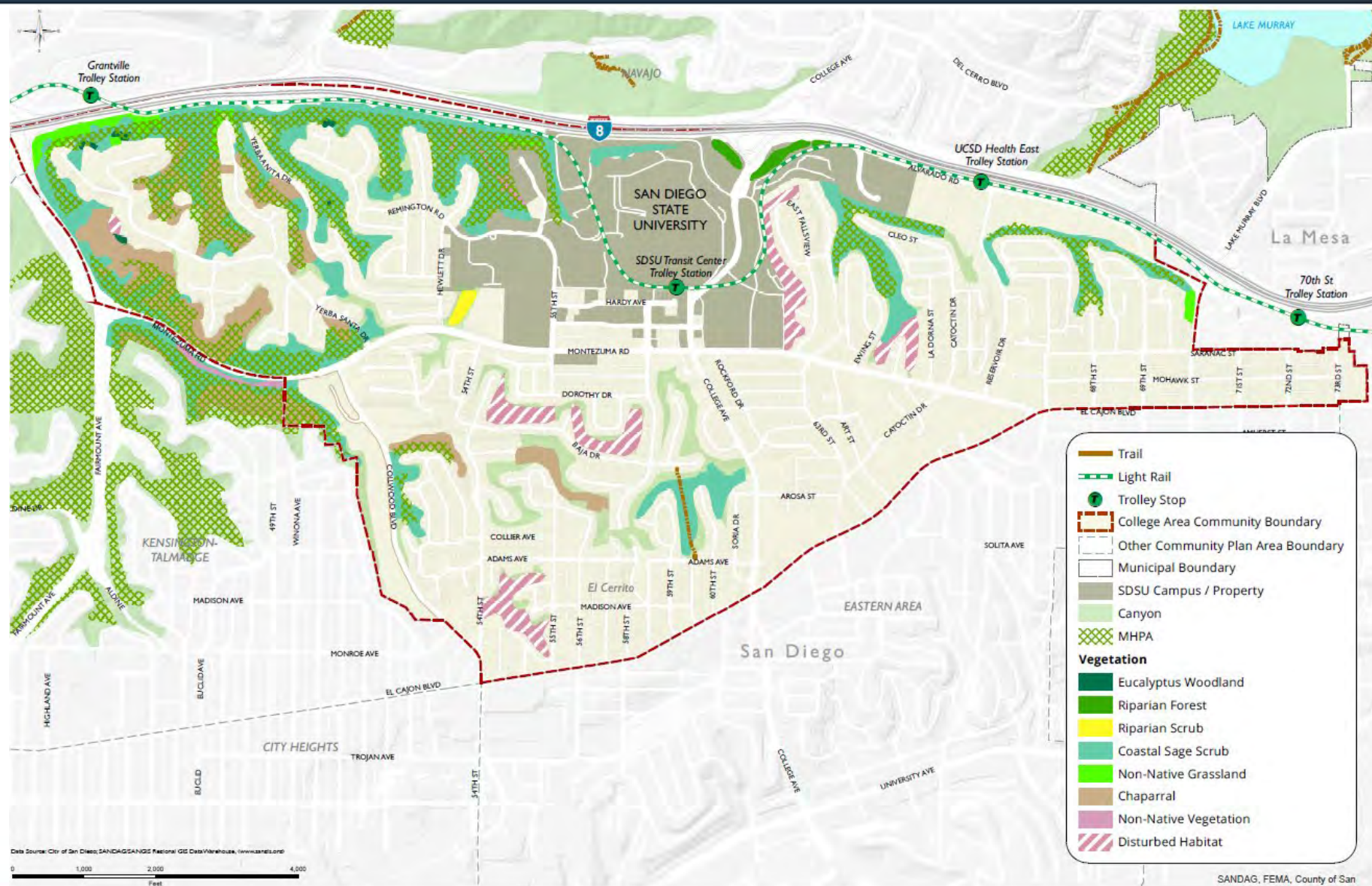


- Linear Public Space with wide sidewalks and shade trees
- Development Setbacks that include public space amenities



Conservation & Open Space

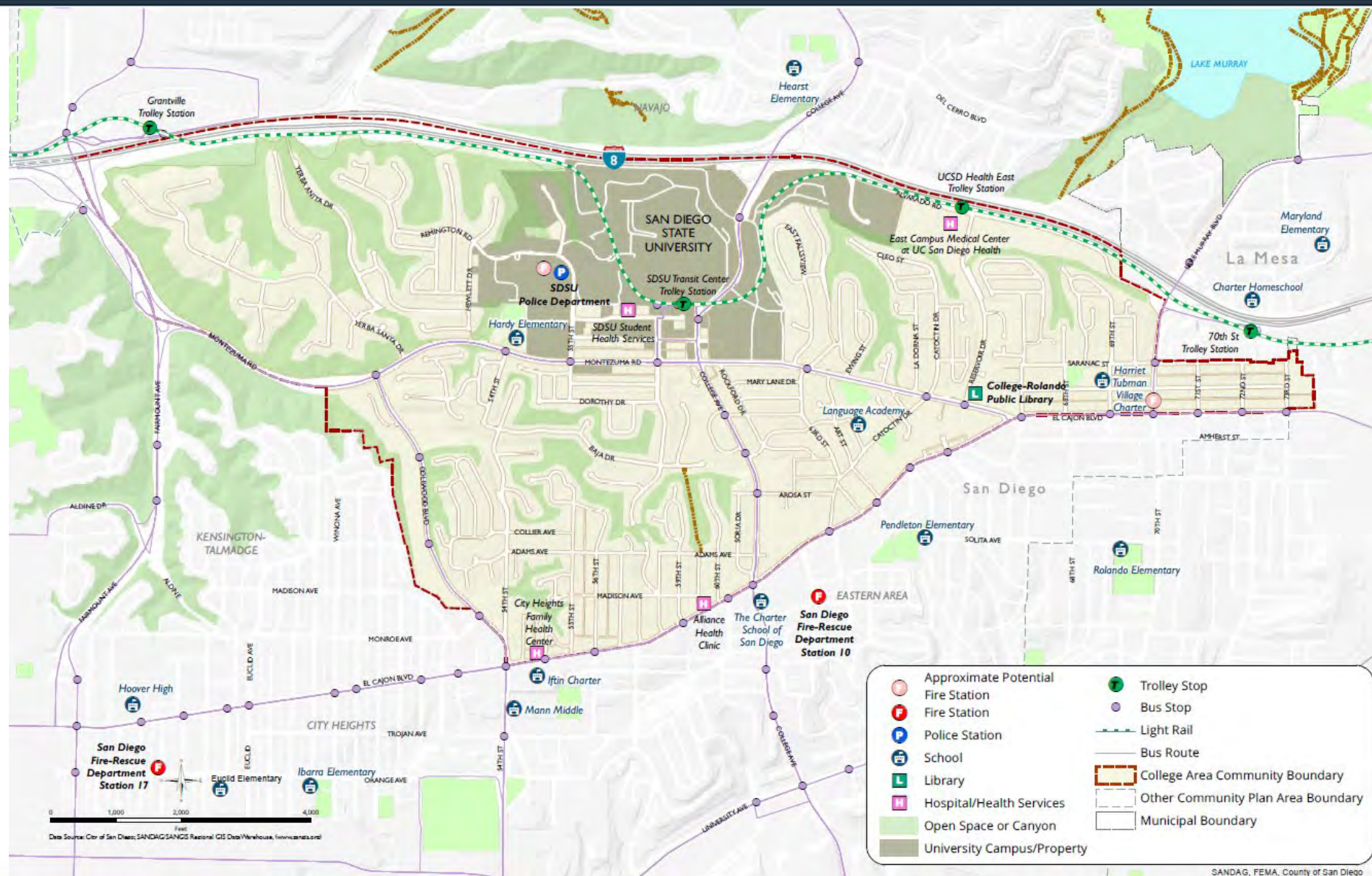
- MHPA balances preservation with possible recreation
- Open space is privately owned open space in College Area
- MHPA allows for very limited development to protect habitat





Public Facilities, Services & Safety

- City provides police and fire protection
- New opportunities as the community grows with future analysis:
 - Fire Stations
 - SDUSD Schools - elementary





Historic Preservation

College CPU Historic Preservation Element:

- Summary of the prehistory and history of the community
- Policies to support identification and preservation of historical, archaeological, tribal cultural resources.
- Historic Preservation is guided by the General Plan

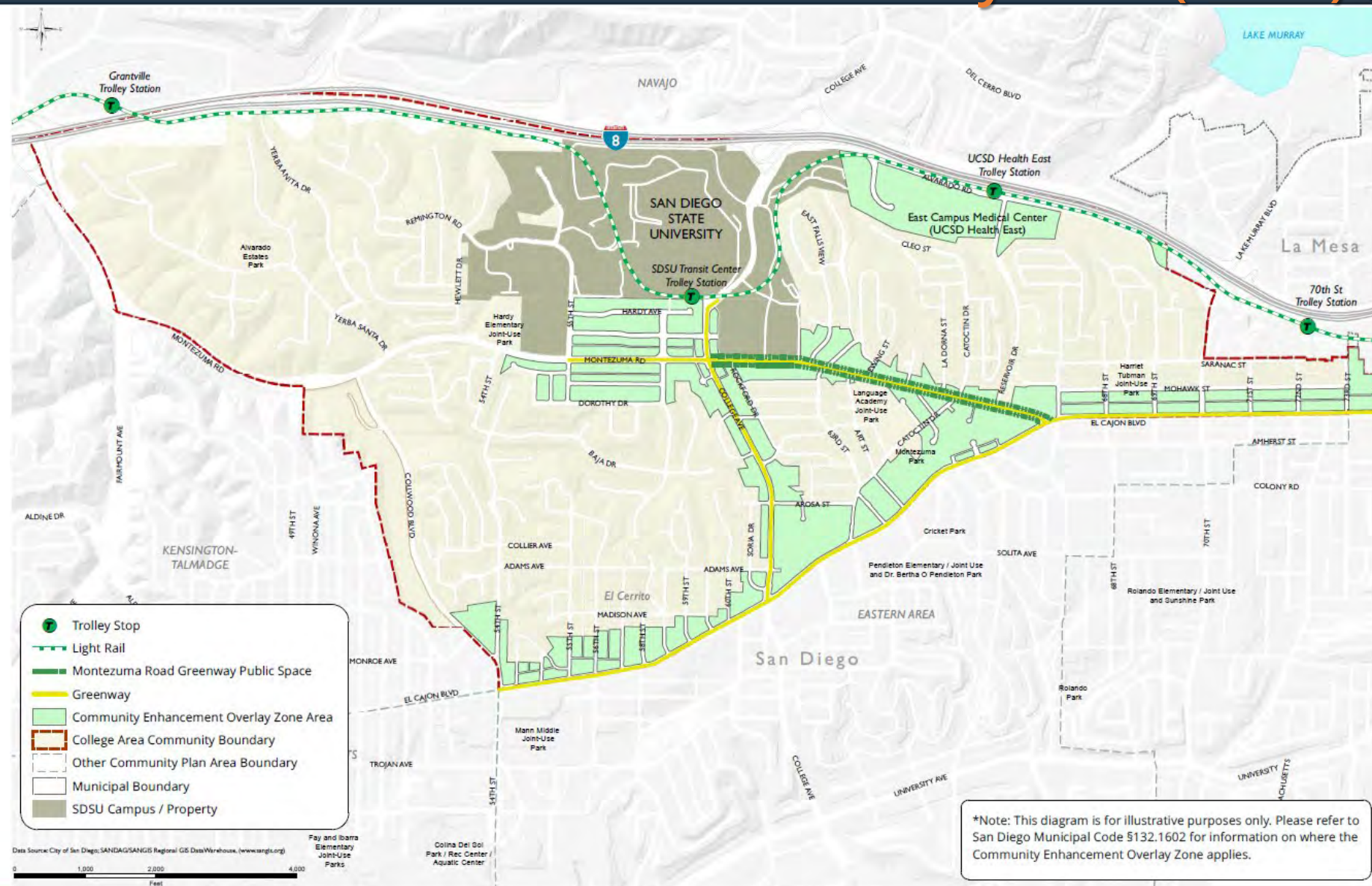


Family Health Centers
of San Diego



Implementation

- New Overlay Zone with Supplemental Development Regulations
- Moves to Land Development Code
- Applies to areas with increased density
- Will supplement Base Zone Regulations



- Applies to development over 10,000 sq ft.
- Public spaces and amenities required with new development
- Greenways required along corridors
- Additional Parkway required along Montezuma Road





What Has the Feedback Been?

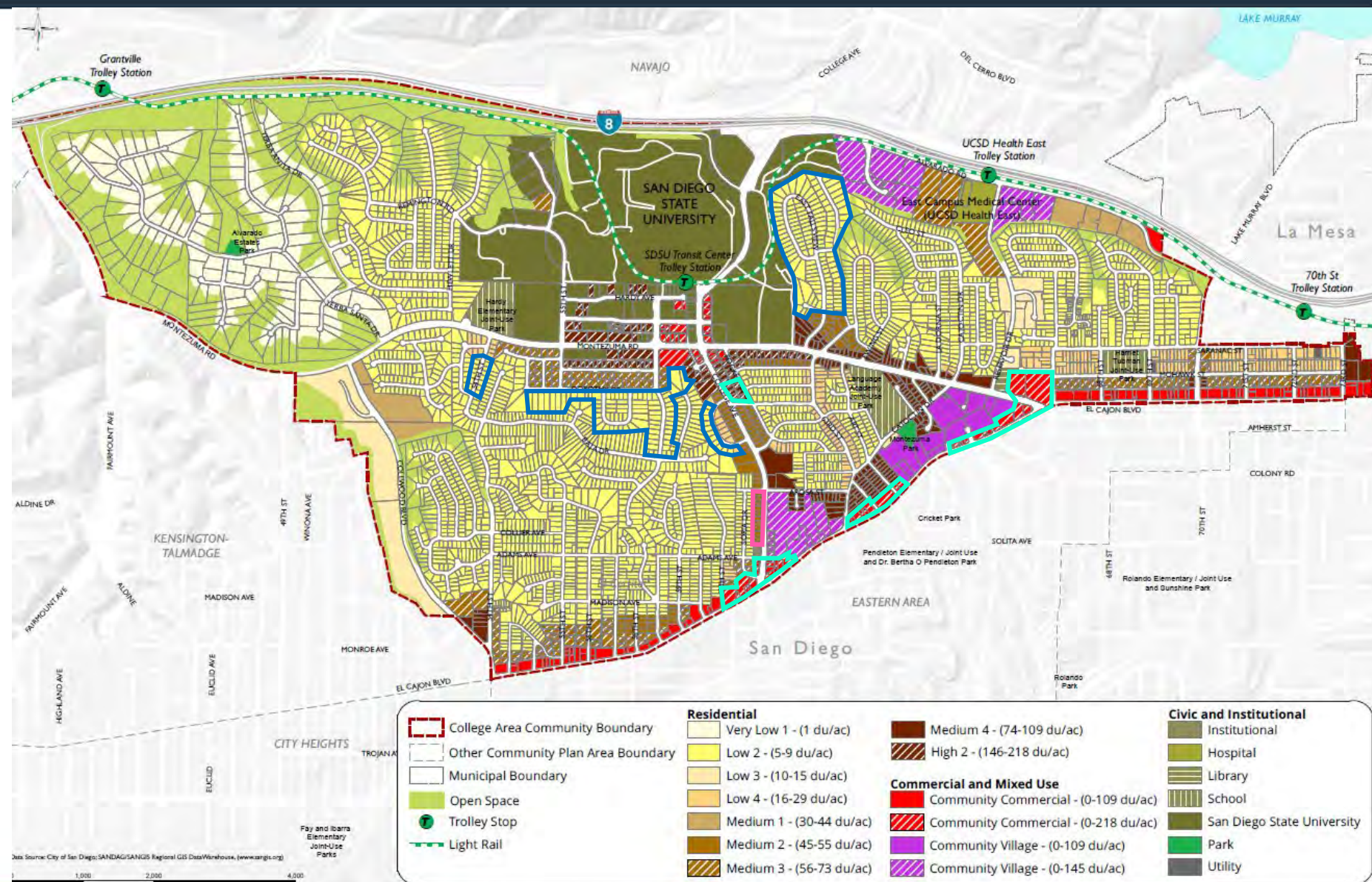
Key themes:

- Land use
 - Higher densities
- Public Facilities
 - Parks & public spaces
 - Fire and police
 - Library parking
- Public-safety
 - Evacuation planning



Capacity for homes has shifted from areas outlined in blue...

...to the main community gateways entrances outlined in teal



- Additional parks and public spaces
- Pocket Park on 54th Street



- New policies
 - Support future library needs including shared parking agreements
 - Strategies to increase parking along Reservoir Drive and Mohawk Street

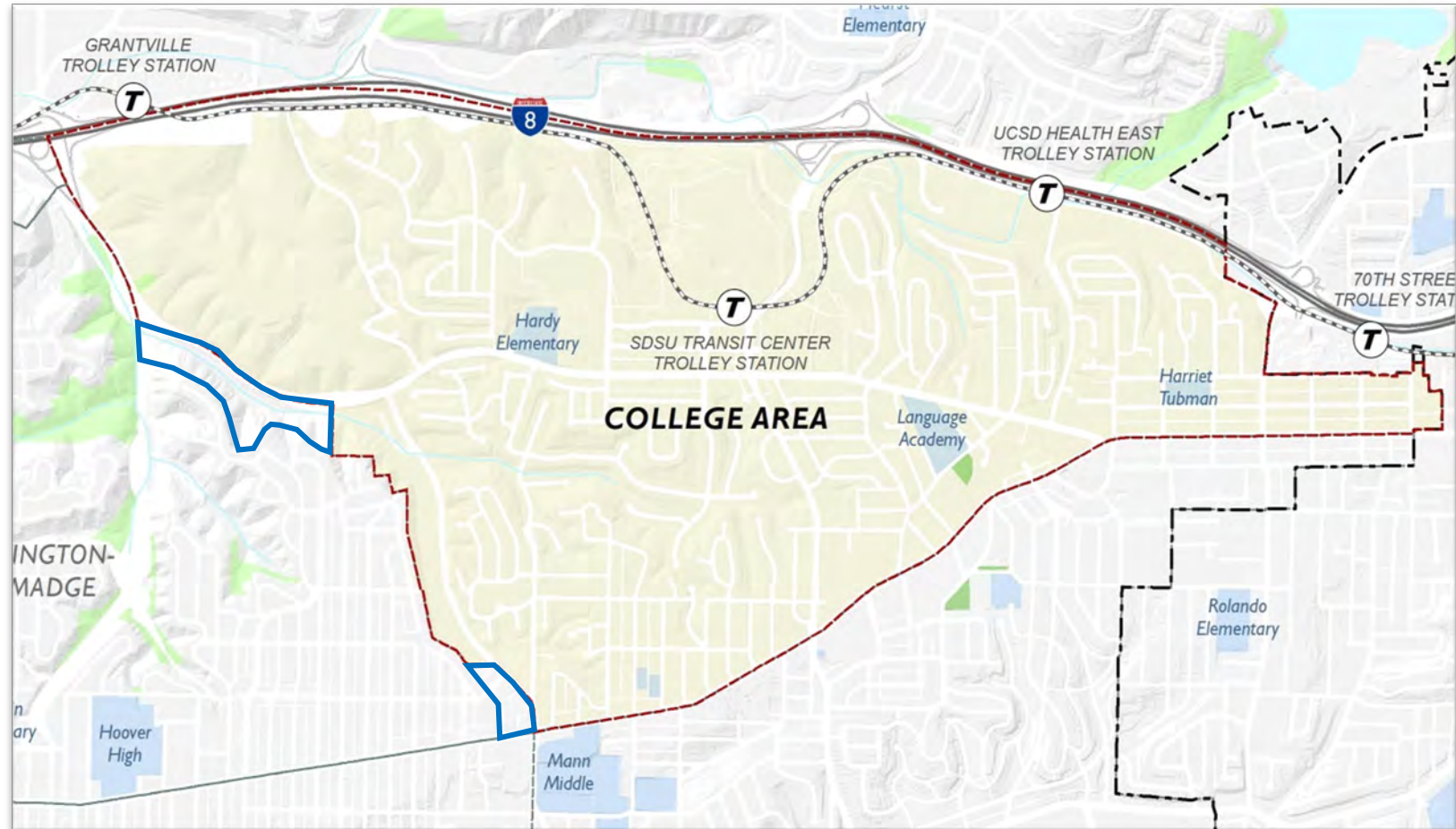


- 2 Future Fire stations
 - Based on future needs
 - Near SDSU and another to be determined
- Additional Policies
 - Wildfire resilience



Community Plan Boundary adjustment

- Open Space Area along Montezuma Road
- Developed area west of 54th Street



Sept. 25

**Historical Resources
Board**

**11-0-0 to
Recommend to
Approve on Consent**

No additional comments

Sept. 25

**Parks & Recreation
Board**

**9-1-0 to Oppose the
College Area Plan**

*Additional measures to
ensure land acquisition
and construction of new
parks*

Oct. 1

**Mobility
Board**

**7-0-1 to
Recommended to
Approve**

*No additional
comments*



Feb. 10

**CPG First Draft Plan
Recommendations**

10-0-0

*Sent a Letter with
Recommendations on
First Draft Plan*

Sept. 8

**CPG Second Draft Plan
Recommendations**

11-0-1

*Sent a Letter with
Recommendations on
Second Draft Plan*

November

Land Use & Housing Committee

*College Area
Community Plan
Update*

December

City Council

*College Area
Community Plan
Update*

Staff Recommendation

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.
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.
3. RECOMMEND to the City Council APPROVAL of a resolution adopting the Amendment to the Mid-City Communities Plan and amending the General Plan.
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.
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.

City Planning Department

Comments and Questions

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