



LAND USE AND HOUSING COMMITTEE (HEARINGS DRAFT) COLLEGE
AREA COMMUNITY PLAN - SUMMARY OF CHANGES (ALL ELEMENTS)

November 2025

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UNIVERSAL CHANGES

Section	Summary of Changes
How to Read this table	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
Figures	• <i>Changed Community Plan Area boundary to remove property south of Montezuma Road and properties in the southwestern corner of the community.</i>
List of Figures and Tables	• Updated page numbers based upon changes in pagination with new content.
Plan Elements	• <i>All content was placed into a new graphic format for adoption.</i> • <i>Implementation section was pulled out of Appendix and placed into a new element.</i>



PRE-INTRODUCTION

Pre-Introduction Section	Summary of Changes
How to Read this table	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
Approvals & Adoption	• None
Acknowledgements	• <i>Added Community Plan Update Committee members.</i> • <i>Updated to reflect current active service of College Area Community Planning Board and Community Plan Update Committee.</i> • Updated to reflect current active service of Planning Commission.
Table of Contents	• Updated page numbers based upon changes in pagination with new content.
List of Figures	• Updated page numbers based upon changes in pagination with new content. • <i>Added new street-view concept diagrams to illustrate land use vision.</i> • <i>Added birds-eye diagrams to illustrate the urban design framework.</i> • Added conceptual site plan of the proposed pocket park on 54th Street.
List of Tables	• Updated page numbers based upon changes in pagination with new content.

1. INTRODUCTION

Introduction Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• None
<i>Tables</i>	• None
Purpose	• None
Organization	• None
Amendments	• None
Municipal Code	• None
Regional Location	• None
Community Plan Area	• <i>Added discussion of proposed community plan area boundary revision.</i> • <i>Updated community size based upon the proposed community plan area revision</i>
Historic Context	• None
Guiding Principles	• None
<i>Community Context [NEW SECTION]</i>	• <i>Added discussion of College Area built environment.</i>
San Diego State University	• <i>Updated students and jobs figure.</i> • <i>Added sub-section on student housing</i>
Population	• <i>Updated jobs figure.</i> • <i>Updated existing population (Estimates 2024).</i>
Vision	• None



Introduction Section	Summary of Changes
Relationship to Other Plans	<u>General Plan:</u> • None <u>General Plan Housing Element:</u> • None <u>Climate Action Plan:</u> • None <u>Multiple Species Conservation Program:</u> • None <u>Parks Master Plan:</u> • None <u>Climate Resilient SD:</u> • None <u>San Diego State University Campus Master Plan:</u> • None <u>Creative City Cultural Plan:</u> • <i>New addition</i>
Plan Background	<u>Prior Community Plans:</u> • <i>Added discussion on replacement of Core Sub-Area Design Manual with updated College Area Community Plan</i> <u>Community Engagement:</u> • None <u>Community “7-Visions” Report:</u> • None



2. LAND USE

Land Use Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Updated Figure 2-5 'Land Use Map'</i> ○ <i>Updated from Figure 2-1 to Figure 2-5.</i> ○ <i>Removed trails.</i> ○ <i>Updated the land use designation on some properties in the Campus Village Center to a community commercial designation instead of multifamily.</i> ○ <i>Increased density near southeast corner of College Avenue and Montezuma Road – one of the most prominent intersections and activity centers in the College Area - to up to 218 du/ac.</i> ○ <i>Updated the designation of the property on the southwest corner of Montezuma Road and Campanile Drive – first draft incorrectly identified this property as being part of SDSU.</i> ○ <i>Removed the Low 4 designation from properties on East Falls View Drive.</i> ○ <i>Removed the low 4 designation from Cresita Drive.</i> ○ <i>Decreased density on College Avenue adjacent to Soria Drive from Medium 3 to Medium 2.</i> ○ <i>Removed the Low 4 and Medium 2 and Medium 3 designation from some adjacent properties in the Campus Village Center south of Montezuma Road.</i> ○ <i>Increased the density on some properties on El Cajon Boulevard near College Avenue and Montezuma Road.</i>



Land Use Section	Summary of Changes
	- Updated Figure 2-4 'Land Use Designations.' - Updated from Figure 2-2 to Figure 2-4. - Added 'Community Commercial – 0-109 du/ac).'
Tables	Updated Table 2-1 'Development Potential' based upon updated land use plan.
Goals	None
Introduction	None
Planned Land Uses	- Added street view concepts to discussion (Figures 2-1 'El Cajon Boulevard - Corridor Concept', 2-2 'Campanile Campus Town Center Concept', and 2-3 'Mohawk Street - Transition Concept'). <u>Villages, Nodes and Corridors:</u> - Added Figure 2-1 'El Cajon Boulevard - Corridor Concept.' <u>Campus Town Center:</u> - Added Figure 2-2 'Campanile Campus Town Center Concept.' <u>Transitions:</u> - Added Figure 2-3 'Mohawk Street - Transition Concept.' <u>Land Use Designations:</u> - None
Fair Housing	None
Environmental Justice	Updated discussion on environmental justice to describe the relationship between community plans and the Environmental Justice Element of the General Plan.
Noise	None
Planning Horizon	None
Policies	Added a policy to support community plan amendments that increase connectivity between streets (Policy 2.5).

3. MOBILITY

Mobility Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• Small edits to network figures made as a result of the final mobility study.
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Complete Streets	• <i>Small changes to discussion for clarity.</i>
Vision Zero	• None
Walking/ Rolling	<u>Pedestrian Route Types:</u> • None
Pedestrian Route Types	• None
Bicycling	<u>Bicycle Classifications :</u> • <i>Small changes to discussion for clarity.</i>
Transit	<u>Dedicated Transit Lane:</u> • <i>Small changes to discussion for clarity.</i> <u>Transit Priority Measures:</u> • <i>Small changes to discussion for clarity.</i> <u>Transit amenities:</u> • <i>Small changes to discussion for clarity.</i>
Streets	<u>Roundabouts</u> • None <u>Parking and Curb Management:</u> • <i>Small changes to discussion for clarity.</i>
Interstate-8	• None
Mobility Hubs	• <i>Small changes to discussion for clarity.</i>
Intelligent Transportation System	• <i>Small changes to discussion for clarity.</i>
Transportation Demand Management	• None



Mobility Section	Summary of Changes
Emerging Technologies	• <i>Small changes to discussion for clarity.</i>
Policies	• <i>Added policy supporting mobility connections that improve circulation, especially to subdivisions with less than 2 access points (Policy 3.15).</i> • <i>Added policy supporting refuse containers on heavy pedestrian route streets (Policy 3.17)</i> • <i>Added policy to support repurposing rights-of-way and curb realignments along Montezuma Road, El Cajon Boulevard and Montezuma Road to support a vibrant pedestrian experience, traffic calming, and public spaces (Policies 3.18)</i>



4. URBAN DESIGN

Urban Design Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Added figures related to urban design framework:</i> ○ <i>Figure 4-1 'Urban Design Framework.'</i> ○ <i>Figure 4-2 'Campus Town Center.'</i> ○ <i>Figure 4-3 'Community Village/Activity Node.'</i> ○ <i>Figure 4-4 'Corridors.'</i>
<i>Tables</i>	• None
<i>Goals</i>	• <i>Small changes to discussion for clarity.</i>
<i>Introduction</i>	• <i>Small changes to discussion for clarity.</i>
<i>Building Forms</i>	<u>Scale:</u> • <i>Small changes to discussion for clarity.</i> <u>Transitions:</u> • None <u>Active Building Frontages:</u> • None
<i>Urban Design Framework</i>	• <i>Small changes to discussion for clarity.</i> <u>Campus Town Center:</u> • <i>Added Figure 4-2 'Campus Town Center.'</i> • <i>Small changes to discussion for clarity.</i> <u>Community Villages/ Activity Nodes:</u> • <i>Added Figure 4-3 'Community Village/Activity Node.'</i> • <i>Small changes to discussion for clarity.</i> <u>Corridors:</u> • <i>Added Figure 4-4 'Corridors.'</i> • <i>Small changes to discussion for clarity.</i>



Urban Design Section	Summary of Changes
Public Space and Street Design	<u>Parkways and Sidewalks:</u> • <i>Small changes to discussion for clarity.</i> <u>Drive-Throughs and Car Parking:</u> • None <u>Wayfinding Signs:</u> • None <u>Gateways:</u> • None <u>Pedestrian- Scaled Lighting:</u> • None <u>Public Spaces:</u> • None <u>Outdoor Seating:</u> • <i>Small changes to discussion for clarity.</i>
Urban Greening	• <i>Small changes to discussion for clarity.</i> <u>Street Trees:</u> • <i>Small changes to discussion for clarity.</i>
Montezuma Road Linear Park	• <i>Small changes to discussion for clarity.</i>
Canyon and Open Space Interface	• <i>Small changes to discussion for clarity.</i>
Sustainable Building Design	• None
Policies	• <i>Added Policy 4.8 to encourage architectural design that complements the character of SDSU.</i> • <i>Amended Policy 4.30 to support pedestrian connections between El Cajon Boulevard and Catoctin Street.</i>



5. ECONOMIC PROSPERITY

Economic Prosperity Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Added Figure 5-1 to show the College Area Business Improvement District Boundary.</i>
<i>Tables</i>	• None
Goals	• None
Introduction	• None
The College Area Business District	• None
Policies	• <i>Amended policies 5.3 to 5.6 so that they encompass the business needs of the community at large.</i> • <i>Added Policy 5.7 to support economic development programs and initiatives to strengthen the College Area's business corridors.</i>



6. RECREATION

Recreation Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Updated Figure 6-1 'Parks' to include a potential opportunity for a pocket park on 54th Street.</i> • <i>Updated Figure 6-2 'Montezuma Park Improvement Concept.'</i> • <i>Added Figure 6-9 'Nearby Parks & Recreational Facilities.'</i> • <i>Removed Figure 6-10 'Existing Recreation Centers Adjacency.'</i> • <i>Removed Figure 6-11 'Aquatic Complex Adjacency.'</i> • <i>Removed Figure 6-12 'Park Access Diagram.'</i> • <i>Added Figure 6-9 'Pocket Park at 54th Street'</i>
<i>Tables</i>	• None
Goals	• None
Introduction	• <i>Small changes to discussion for clarity.</i>
Population-Based Parks and Recreation Facilities	• Updated population figures and park point needs based upon updated land use plan.



Recreation Section	Summary of Changes
Parks and Recreation Facilities	<u>Neighborhood Parks:</u> • <i>Small changes to discussion for clarity.</i> <u>Mini Parks:</u> • <i>Small changes to discussion for clarity.</i> <u>Pocket Parks and Plazas:</u> • <i>Small changes to discussion for clarity.</i> <u>Parks in Community Villages:</u> • <i>Small changes to discussion for clarity.</i> <u>Linear Parks:</u> • None <u>Trails, Overlooks and Trailhead Pocket Parks:</u> • None <u>Joint-Use Parks and Facilities:</u> • <i>Small changes to discussion for clarity.</i>
Planned Parks and Recreation Facilities	<u>Montezuma Mini Park</u> • None <u>Montezuma Road Public Space:</u> • <i>Small changes to discussion for clarity.</i> <u>College Avenue Recreation center:</u> • None <u>Adams-Baja Trail and Trailhead Pocket Park:</u> • None <u>Brockbank Place Overlook Park:</u> • None <u>62nd Street Mini Park:</u> • <i>Small changes to discussion for clarity.</i> <u>Alvarado Creek Neighborhood Park:</u> • None <u>Saranac Alley Pocket Park</u> • None <u>Pocket Park at 54th Street:</u> • <i>Added new park opportunity.</i> • <i>Added a conceptual site plan for the proposed pocket park at 54th Steet (Figure 6-9).</i>



Recreation Section	Summary of Changes
Community Enhancement Overlay Zone and Recreation Access [NEW SECTION]	Added discussion to describe how the proposed overlay zone will complement the land use plan with implementing regulations designed to provide new public spaces and parks with new development.
Nearby Park and Recreation Facilities	<i>Small changes to discussion for clarity.</i>
San Diego State University	None
Access to Parks and Recreation Facilities	<i>New section and discussion.</i>
Policies	None

7. OPEN SPACE & CONSERVATION

Open Space & Conservation Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• None
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Sustainable Development	<u>Land Use and Mobility Connections:</u> • None <u>Clean and Renewable Energy:</u> • None <u>Energy-Efficient Buildings:</u> • None <u>Water-Efficient Buildings:</u> • None <u>Urban Forestry:</u> • None <u>Rooftop Gardens/ Green Roofs:</u> • None <u>Community Gardens/ Urban Agriculture:</u> • None



Open Space & Conservation Section	Summary of Changes
Natural Resource Conservation	<u>Multiple Species Conservation Program:</u> • None <u>Multi-Habitat Planning Area:</u> • None <u>Vegetation:</u> • None <u>Open Space Designation:</u> • None <u>Environmentally Sensitive Lands Regulations:</u> • None <u>Urban Runoff Management:</u> • None <u>Low Impact Development:</u> • None
Policies	• <i>Small changes for clarity.</i>



8. PUBLIC FACILITIES, SERVICES & SAFETY

Public Facilities, Services & Safety Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> - Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	<i>Added approximate possible future fire station locations.</i>
<i>Tables</i>	None
Goals	<i>Added new goals that support high quality public services and infrastructure.</i>
Introduction	None
Public Facilities and Services	<u>Police:</u> - None <u>Fire and Rescue:</u> <i>Added information on possible future fire-safety needs.</i> <u>Library:</u> <i>Small text edits for clarity.</i> <u>Schools:</u> <i>Small text edits for clarity.</i> - Added information on possible future school needs. <u>San Diego State University:</u> - None <u>Hospital:</u> - None <u>Public Utilities:</u> - None
Safety	<u>Air Quality:</u> - None <u>Hazardous Material:</u> - None



Public Facilities, Services & Safety Section	Summary of Changes
	<u>Extreme Temperatures:</u> • None <u>Geological and Seismic:</u> • None <u>Fire:</u> • <i>Added information on possible future fire-safety needs.</i> <u>Flooding:</u> • None.
Policies	• <i>Amended a policy to further support coordination with SDSU on fire-safety needs (Policy 8.19).</i> • <i>Added a policy supporting formation of fire-safe councils (8.24)</i> • <i>Added policy affirming the importance of water supply for fire suppression (8.26)</i> • <i>Added a policy supporting undergrounding of utility lines (8.27)</i> • <i>Added policy supporting emergency evacuation response planning & public education (8.28)</i> • <i>Added policy encouraging home-hardening (8.29)</i> • <i>Amended a policy supporting fire-resistant building materials to also promote landscape practices that reduce wildfire risk (8.25)</i> • <i>Added new policies that support high quality public services and infrastructure (8.45 and 8.46)</i>



9. HISTORIC PRESERVATION

Historic Preservation Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• None
<i>Tables</i>	• None
Goals	• None
Introduction	• None
Vision	• None
Pre-Historic and Historic Context	<u>Tribal cultural History (Pre-European Contract):</u> • None <u>Early San Diego History:</u> • None <u>Historic Development Themes:</u> • None
Resource Preservation	• None
Policies	• None



10. IMPLEMENTATION

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Figure 10-1 'Community Enhancement Overlay Zone & Greenways' updated to reflect updated land use plan.</i> • <i>Figure 10-1 'Community Enhancement Overlay Zone & Greenways' updated to expand the Montezuma Road Parkway.</i>
<i>Tables</i>	• <i>Tables removed.</i>
Implementation	• <i>Discussion updated to reflect the upcoming citywide change to include supplemental plan implementation regulations within the Municipal Code rather than in community plans.</i>
Public Spaces	• <i>Removed – this information is moving to the municipal code.</i>
Promenades	• <i>Removed – this information is moving to the municipal code.</i>
Montezuma Roads Parkways	• <i>Removed – this information is moving to the municipal code.</i>
Definitions	• <i>Removed – this information is moving to the municipal code.</i>

11. APPENDIX – A. STREET TREE PLAN

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i>



Appendix Section	Summary of Changes
	Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	None
<i>Tables</i>	<i>All tabled updated to remove references to palms.</i>

11. APPENDIX – B. PARKS AND RECREATION INVENTORY

Appendix Section	Summary of Changes
<i>How to Read this table</i>	<i>Italicized gray text indicates a change made between the first draft and second draft</i> <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> - Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	None
<i>Tables</i>	<i>Table 11-7 'Parks and Recreation Inventory' updated to include additional park opportunities.</i> <i>Table 11-7 'Parks and Recreation Inventory' updated to reflect up-to-date joint use agreement facilities and points.</i> - Table 11-7 'Parks and Recreation Inventory' updated to better reflect the framework for how new parks and public spaces will be provided in the College Area. - Table 11-7 'Parks and Recreation Inventory' updated for clearer presentation of recreation point values and totals.



11. APPENDIX – C. Major Streets and Streetscape Concepts [removed this section; replaced with Planned Street Class Modifications and Bicycle Network]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Removed all cross-sections and corridor concepts and replaced with tables detailing street classification modifications and bicycle network by segment.</i>
<i>Tables</i>	• <i>New table detailing street modifications by segment.</i> • <i>New table detailing the planned bicycle network by street segment.</i>
Corridor Cross Sections	• <i>Removed all cross sections and corridor concepts.</i>

11. APPENDIX – D. COMMUNITY ATLAS EXISTING CONDITIONS: BICYCLE NEEDS AND PEDESTRIAN NEEDS [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Figure 11-2 "Bicycle Needs"</i> • <i>Figure 11-3 "Pedestrian Needs"</i>
<i>Tables</i>	• None.



11. APPENDIX – E. COMMUNITY ATLAS EXISTING CONDITIONS: DEVELOPMENT PATTERNS & BUILDING FORM [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Figure 11-4 “Block Pattern Details”</i> • <i>Figure 11-5 “Block Pattern Focus Areas”</i> • <i>Figure 11-6 “Residential Building Age”</i> • <i>Figure 11-7 “Non-Residential Building Age”</i> • <i>Chart 11-1 “Residential Building Age”</i> • <i>Chart 11-2 “Non-Residential Building Age”</i>
<i>Tables</i>	• None.

11. APPENDIX – F. COMMUNITY DEMOGRAPHICS (2024) [NEW SECTION]

Appendix Section	Summary of Changes
<i>How to Read this table</i>	• <i>Italicized gray text indicates a change made between the first draft and second draft</i> • <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> • Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
<i>Figures</i>	• <i>Chart 11-3 “Age Groups - College Area and San Diego (2024)”</i> • <i>Chart 11-4: Family Population - College Area and San Diego</i> • <i>Chart 11-5: Income - College Area and San Diego (2024)</i> • <i>Chart 11-6: Race & Ethnicity - College Area and San Diego (2024)</i>



Appendix Section	Summary of Changes
Tables	None.

11. APPENDIX – G. MONTEZUMA ROAD PUBLIC SPACE CROSS SECTION
[NEW SECTION]

Appendix Section	Summary of Changes
How to Read this table	<i>Italicized gray text indicates a change made between the first draft and second draft</i> <i>Italicized green text indicates a change made between the second draft and the hearings draft</i> - Non-italicized green text indicates a change made between the Planning Commission and the Land Use and Housing Committee
Figures	<i>Figure 11-8 “Montezuma Road Public Space Cross Section.”</i>
Tables	None.