

College Area Community Planning Board (CACPB)

Community Plan Update Committee

Wednesday, July 28, 2021

Key Takeaways – Market Economics and Building Typology

- Non-Agenda Public Comment
 - Transform College Area adjacent to SDSU into campus town – rezone to mixed use and add capital improvements
 - Rezone existing low-density housing along Montezuma to mixed use for restaurants and retail
 - Master Plan Mary Lane Dr. and Dorothy Drive – include a park
 - Protect historic properties and encourage urban design interventions for new development like step-backs
 - New zoning category for dormitory housing
- Comment on building typologies: all high-rise in community is an institutional use - dorms. Not multifamily housing. Community is comfortable with the other multifamily building typologies.
- Consider a new format of meeting as soon as possible – committee wants to reach a wider audience.
- Consultants and staff need to reference CACC 7-Visions Report (and survey) more often.
- Planning Department needs to make stronger efforts to distribute materials prior to meetings
- 7 points of good design were not included in the report – interesting that all cases required land aggregation.
- Lots of data about demand, but nothing about supply. 10k over community plan, 20k over the community plan. How many units are added via changing state law on ADU?
- Committee wants to have a conversation about getting from A to B – committee understands urban design. How do land uses intensify? Committee is ready to talk about land use concepts.
 - Be less prescriptive – remove barriers to redevelopment and let the market sort this out.
- Incentivize different housing types for different groups – families, seniors, etc.
- Transitions – 67th all the way to 73rd – Mohawk adjacent to El Cajon Boulevard. Need to incentivize owners to redevelop.
 - Challenges: multigenerational legacy ownership, lot consolidation, allocation of market rate housing.
- Opportunity with SDSU – important for community capitalize on proximity to this anchor.
- Planning Commission talked about Transfer of Development Rights for park deficit – consider for next meeting where to site the acreage.
- Great focus on El Cajon Boulevard as a corridor – no discussion of S. Side of El Cajon Boulevard because it is not in College Area. Community feels that much of the south side is less inspiring commercially than the North Side.
- Interest in direct outreach to property owners and incentivizing land assembly.