

College Area Community Planning Board (CACPB)

Community Plan Update Committee

Wednesday, October 26, 2022

Key Takeaways – Blueprint, Land Use Scenarios, Capacity for New Homes, Case Studies of Parks & Public Facilities

- Why not analyze from existing instead of from 1989 plan capacity? We should separate existing and 1989 plan from the same charts.
- Overlaid Planning Department proposal on top of Blueprint heatmap but did not include the 7-visions plan – we should do both and make efforts to treat both equally.
- A lot of new information – committee wants information in advance as much as possible. This is a recurring complaint.
- The committee doesn't like Zoom format – wants meeting in person. Library has the capacity to do this and committee wants the next meeting in person with Zoom.
- Who will present on 7V to PC? Committee will follow up.
- Linear Park could be a branding game changer for the College Area if it is a wide greenbelt and not simply small parklets every other block.
- Committee wants more park space – not just park amenities. Committee requests that staff propose how to meet all of the park points that are needed with each land use scenario – committee wants to know how to make up the deficit.
- Committee wants to see more regulations that require parks on-site – we shouldn't maximize density by right but require parks in exchange for density.
- How many beds are on SDSU Campus? At SDSU-West? What is the need for students? How many student beds are in the community that are non-university owned.
- How does this plan add services and facilities?
- Blueprint aligns with 7-visions plan in that proximity to SDSU to and transit will lead to mode shift and less traffic in the community
 - The area with greatest disagreement is the extent of change in single family neighborhoods.
- Committee was happy to see the case studies that show how we make requirements and incentives for new parks – perhaps there are some areas where we provide incentives that are only given if amenities are provided.
- Parks that are required with development should ideally be on the corner when possible.
- If there are 85,000 people moving to College Area, a fire station is necessary. East Falls View could be a safety hazard for fire. We want to know what the fire department thinks.
- Sewer infrastructure is also necessary for new development. Existing infrastructure is inadequate.
- Police response times are low – need more police presence.

- Existing units need to be updated – there are 6 new projects and many ADUs. Number estimated at 15% in College View Estates – also heard current estimate of 7%. In College Triangle, estimate 25%.
 - It would be good if we had actual figures.