

## College Area Community Planning Board (CACPB)

### Community Plan Update Committee

Wednesday, September 28, 2022

#### Key Takeaways – Blueprint San Diego & Land Use Scenarios

- More communication between City staff and community. 7-Visions could have been easier if staff would have helped come up with it. *Committee to revise 7-Visions.*
- Land use models care about density and transportation – what about land use conservation, parks, public facilities and infrastructure, etc. All the other elements of a General Plan.
- City needs to include strategy for parks with land use – Supplemental development regulations, for example. Make clear that new development means new parks and public spaces.
- Materials should be distributed to members and community before meetings. This would give community more opportunity to give effective input. Bring maps to public place and lay them on tables and have folks write comments. *City will work with library to see if a drop-off station is a possibility.*
- Mixed-use commercial does not mean only retail – it means work-spaces too. Committee does not want only retail – they want all types of commercial space as well.
- Discuss possibility of staff proposals are better than what is allowed by state ADU laws. (*note – ADUs could still be built in multi-family zones.*)
- Blueprint coincides with 7-Visions vision for commercial corridors – more jobs near homes and making the College Area a place to come to and not go through.
- Committee wants to hear density figures – *City to provide density figures at next meeting.*
- Due to fire concerns, some committee feels that ‘missing middle’ is not appropriate for East Falls Drive and ‘Medium’ (3-5 stories) is also inappropriate. Some committee members feel that East Falls View and West Falls View – near campus – is appropriate for 3-4 stories and 3-5 stories.
- Need to solve urban wildland issues on East Falls Drive. Need fire service.
- 63<sup>rd</sup> street and property between campanile and 55<sup>th</sup> street are less ideal for the amount of density shown on map. An argument could be made for some density, but not 5-7 stories.
- 70<sup>th</sup> street and amount of density shown on could also be revisited due to traffic concerns.
- There are historical aspects of homes between El Cajon Boulevard and Madison Avenue in El Cerrito to consider.
- Mary Lane Drive and Dorothy Drive (south of Montezuma, west of Campanile) - lots of folks don’t want increased density. Campanile is not ideal for more density.
- Some committee members appreciate discussing form more than density figures.
- Library access has to be maintained.
- Strongly urge City staff to consider in-person meetings with Zoom connectivity to start in October.