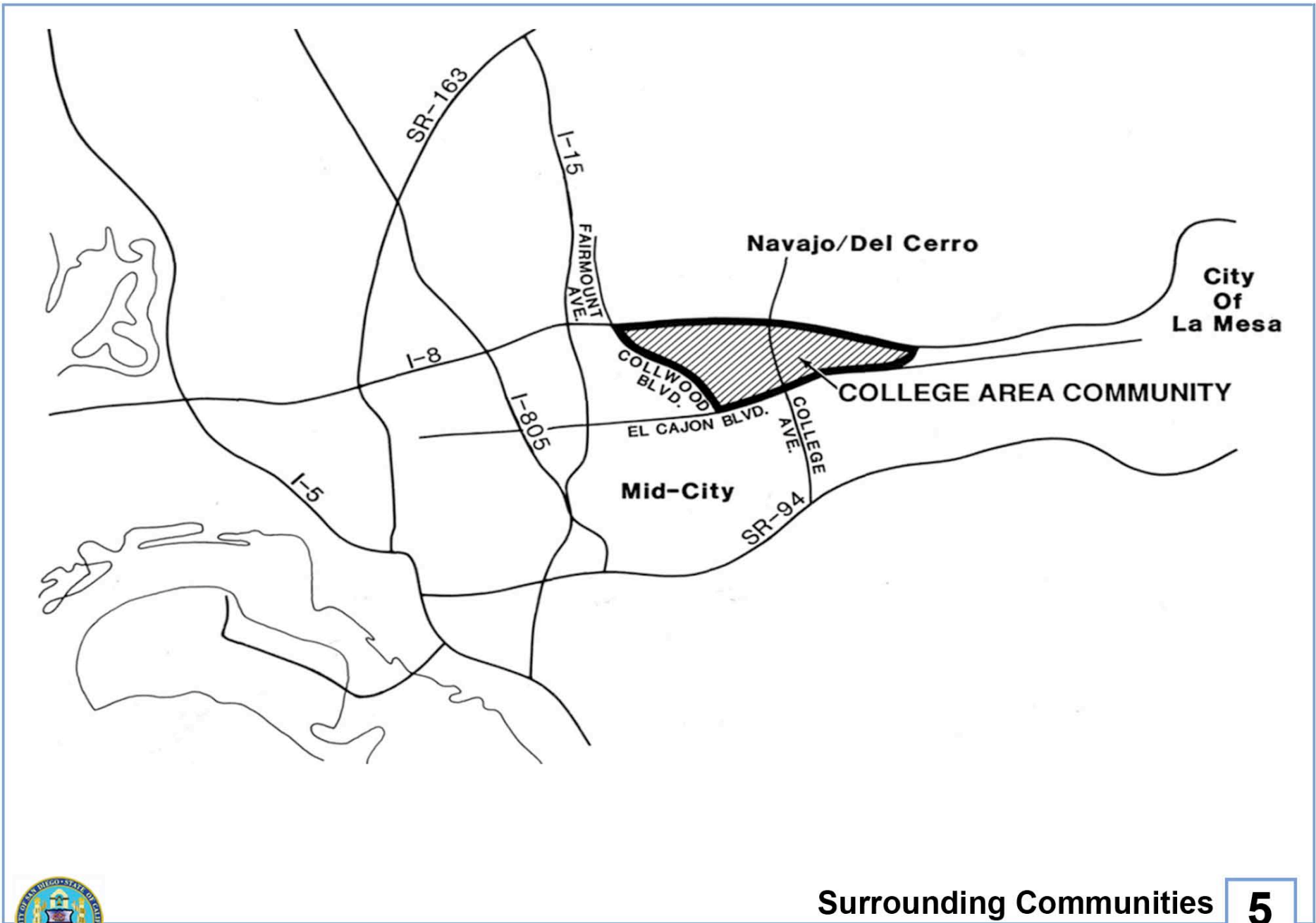


Planning & Legislative Framework

- *Relationship to Surrounding Communities*
- *Legislative Framework*



Surrounding Communities

College Area Community Plan

5
FIGURE



PLANNING AND LEGISLATIVE FRAMEWORK

RELATIONSHIP TO SURROUNDING COMMUNITIES

The relationship of the community to neighboring communities was considered in the preparation of this Plan. Development patterns in the Mid-City area, the City of La Mesa and the southern portion of the Navajo community (Del Cerro), as well as the recommendations of planning documents for these areas, have had an impact on the preparation of the College Area Community Plan.

Mid-City

The College Area community is bounded on the south and west by the Mid-City community. The two communities are separated along the western boundary of the College Area community by a canyon, but share the lengthy El Cajon Boulevard strip commercial area as the College Area community southern boundary. The Mid-City Planned District encompasses the commercial development along the north side of El Cajon Boulevard even though that property is within the boundaries of the College Area Community Plan. The two communities are connected by Fairmount Avenue, Collwood Boulevard, College Avenue, 54th Street and 63rd Street.

City of La Mesa

The City of La Mesa bounds the College Area community on the east. Development patterns in the two communities are similar. The La Mesa General Plan essentially repeats the recommendations of this Plan for the eastern edge of the community. These recommendations include commercial development along El Cajon Boulevard with multifamily development adjacent to the commercial areas and single-family development adjacent to the multifamily areas.

Navajo-Del Cerro

Del Cerro, the southern portion of the Navajo community lies to the north, across I-8. Multifamily and single-family development are the primary uses along the Navajo southern boundary. The width of I-8 and the grade separation between the two communities is so great that the two communities have minor development impacts on each other.

LEGISLATIVE FRAMEWORK

The College Area Community Plan was developed within the context of a legislative framework. Some of the more significant legislation is discussed below:

1. Section 65450 of the Government Code of the state of California (State Planning and Zoning Act) gives authority for the preparation of community plans and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.

2. Government Code of the state of California, Chapter 4.3, requires local governments and agencies to provide incentives to developers to include affordable units in housing projects. The City has prepared an ordinance to establish an Affordable Housing Density Bonus. This ordinance provides an increase in density in a given zone for projects in which a portion of the total housing units are for low- or moderate-income persons.
3. The California Environmental Quality Act of 1970 (CEQA) as amended, requires environmental documents to be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this Plan.
4. The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
5. The Land Development Code regulates the development of land and subdivision of land in preparation for development. Properties along El Cajon Boulevard are within the Central Urbanized Planned District, the purpose of which is to improve the quality of development along El Cajon Boulevard to aid in economic revitalization. It is also the purpose of the planned district to ensure new development compatible in scale and design to older surrounding neighborhoods.
6. In addition to legislation, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing plan recommendations.
7. The Progress Guide and General Plan of the City of San Diego establishes goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.
8. The state of California does not require any agency of the state to comply with local government regulations. San Diego State University Foundation, as an agency of the state, is not required to comply with local regulations, including Zoning and Subdivision Ordinances of the City of San Diego, but has agreed to comply with the City's review and processing of the College Community Redevelopment Project and future developments within the redevelopment project area.