



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 1, 2021 REPORT NO. PC-21-019
HEARING DATE: June 10, 2021
SUBJECT: College Area Community Plan Update Workshop

SUMMARY

This is a workshop for the Planning Commission to provide input on the College Area Community Plan Update. No action is required on the part of the Planning Commission at this time.

BACKGROUND

Setting

The 1,970-acre College Area is in the central portion of San Diego. The community is bounded on the north by Interstate 8 (I-8), east by the city of La Mesa, south by El Cajon Boulevard, and west by Collwood Boulevard and Fairmont Avenue. The community shares boundaries with the communities of Navajo, Mission Valley, Kensington-Talmadge, and Eastern Area (Attachment 1). San Diego State University (SDSU) is in the center of the community with a transit center served by an underground Trolley station. Most of the community developed after SDSU relocated from Normal Street in University Heights to its current location in 1931. El Cajon Boulevard, formerly designated as part of U.S. 80, is the historic east - west commercial gateway between Imperial County and Downtown San Diego. In 1951, the US 80 route moved to a new freeway which became I-8. The Boulevard's remaining motels and automobile-oriented uses are from that bygone era. College Avenue is community's primary north to south gateway connecting El Cajon Boulevard to SDSU and I-8. The community's neighborhoods are bisected by multifamily corridors that include Montezuma Road, Reservoir Drive, and 70th Street.

Demographics & Housing

Existing Residences

As of 2019, the San Diego Association of Government (SANDAG) estimated there were approximately 23,700 people living in the College Area Community Planning Area. This is almost a 15 percent increase from the 2010 SANDAG estimate of 20,660 people. SANDAG

estimated that in 2019 the community had 7,845 housing units with a vacancy rate of 5.5 percent and 2.57 persons-per-household. In 2010, the Community had 7,355 housing units with a 3.6 percent vacancy rate and persons per household rate of 2.49. Between 2010 and 2019, the Community has added 490 housing units which is a 6.7 percent increase as shown in Table 1.

Table 1: Existing Housing and Population

Year	Total Population	Household Population	Vacant Rate	Persons per Household	Dwelling Units
2010	20,660	17,625	3.6%	2.49	7,355
2019	23,700	19,030	5.5%	2.57	7,845

Forecasted Residences

By 2050, SANDAG forecasts the College Area population will be 49,100 – more than double the 2019 estimate based on the adopted Community Plan as shown in Table 2. Based on the 2050 forecast, the community could have the capacity for more than 10,000 dwelling units.

Table 2: Forecasted Housing and Population

Year	Total Population	Household Population	Vacant Rate	Persons per Household	Dwelling Units
2035	48,010	42,880	2.9%	2.53	17,495
2050	49,090	43,890	3.5%	2.52	18,030

Students

Demographic characteristics of the College Area are largely influenced by the student population attending SDSU, which reports a total enrollment of 33,870 students in 2020. More than 29,500 students are enrolled in an undergraduate program and 4,900 were first year students. SDSU requires that all first-time students who did not graduated from a high school located south of State Route 56 or in Imperial County are required to live on campus their first and second year. Approximately, 7,500 students live on campus.

Jobs

The SANDAG Series 13 Regional Growth Forecast projected the community was home to 20,000 people between the ages of 18 and 64 in 2020; businesses and organizations in the community employed 15,500 people in 2020. By 2050, SANDAG forecasts that there will be 17,400 jobs in College Area – 12 percent more than 2020. College Area’s major employment centers include SDSU, which employs almost 1,600 instructional and non-instructional staff (10 percent of total jobs in the community), and Alvarado Hospital Medical Center, which employs approximately 800 physicians, technicians, nurses, and support staff (5 percent of total jobs in the community).

Affordable Housing

The San Diego Housing Commission reported there are currently 311 affordable housing units within the College Area.

Existing Community Plan

The College Area Community Plan was adopted in 1989. Since then, there have been three amendments to the Community Plan. The Community Plan allows for higher density residential / commercial mixed-use of up to 110 dwelling units per acre along El Cajon Boulevard and adjacent to SDSU. (Attachment 2)

Existing Zoning

Citywide zoning is applied to most of the community. The Central Urbanizing Plan District Ordinance (PDO) is applied along El Cajon Boulevard which includes both the College Area and the Eastern Area which is a part of the Mid-City Communities Plan area. (Attachment 3)

Recent Planning Efforts

On April 28, 2021, the Hearing Officer approved a 90-dwelling unit multifamily development at 5420 55th Street. A plan amendment was initiated by Planning Commission on March 4, 2021 to redesignate a property on Montezuma Road from visitor commercial to residential (45 to 109 dwelling units per acre) adjacent to the College Area library. On April 11, 2019, the Planning Commission initiated a community plan amendment on a 0.6-acre site, located at Montezuma Road and 63rd Street, from low-medium (10-15 du/acre) to residential high (45-73 du/acre).

Redevelopment Areas

Prior to the dissolution of the City's Redevelopment Agency in 2012, property near SDSU was in the College Redevelopment Area and El Cajon Boulevard and College Avenue was in the Crossroads Redevelopment Area.

College Redevelopment Area

The College Redevelopment Area, adopted in 1993, focused on properties near SDSU along College Avenue, Montezuma Road and 55th Street. A Master Project Plan was prepared in 1993 to implement the College Redevelopment Project and Community Plan. The plan provides design guidelines for developing 3,100 higher density housing units, primarily for students living off campus, as well as 1.3 million square feet of office, retail, and institutional uses.

Crossroads Redevelopment Area

The Crossroads Redevelopment Area was adopted in 2003 to eliminate conditions of blight along El Cajon Boulevard and College Avenue within the College Area by facilitating new construction, the revitalization and upgrading of commercial, residential and public properties, and the revitalization of facilities.

College Area Business District

Organized in 1996, the College Area Business District is a non-profit corporation governed by a 17-member volunteer Board of Directors. The District boundaries are El Cajon Boulevard between 54th Street and 73rd Street, on Montezuma Road north of El Cajon Boulevard and College Avenue north of El Cajon Boulevard up to and including the businesses on San Diego State University campus. It serves as a small business advocacy organization. The College Area

Business District also manages contracts with the City of San Diego for the Maintenance Assessment District (MAD) and the Business Improvement District (BID). The Business District is responsible for maintaining the aesthetics within the boundaries of the MAD.

Transit

Existing

The San Diego Trolley services the community with three stations at the SDSU Transit Center, the Alvarado Hospital Medical Center, as well as 70th Street within the city of La Mesa. College Area is also served by eight bus routes, including two routes with peak headways of 15-minutes. Most of the community is within a Transit Priority Area (TPA) (Attachment 4). Currently, there is a portion of El Cajon Boulevard not within a TPA.

Planned

For the 2021 Regional Transportation Plan, SANDAG is exploring a next-generation rapid bus route along Montezuma Road, College Avenue, and El Cajon Boulevard, and a complete corridor concept along El Cajon Boulevard as well as a grade-separated commuter rail network, with a station at the SDSU transit center.

Public Facilities

The College Area has access to community facilities and services, such as health care facilities, libraries, schools, and emergency services. The Alvarado Hospital medical cluster is adjacent to the Alvarado Trolley Station, providing comprehensive medical and emergency services with access by trolley. (Attachment 5)

Library

In 2005, the College-Rolando branch of the San Diego Public Library system was opened at 6600 Montezuma Road (east of SDSU) to replace the former College Heights branch, which was built in 1955. The College-Rolando Library is a 15,000 square-foot state-of-the-art library three times larger than the former College Heights Library.

Schools

Schools within the Community Plan area include Harriet Tubman Village Charter (serving grades K-8); the Language Academy (serving grades K-8); Hardy Elementary (serving grades K-5); and St. Katharine Drexel Academy (serving grades K-8). Additional schools serving the plan area include Clay and Fay Elementary Schools in Eastern Area and City Heights, respectively; Lewis and Horace Mann Middle Schools in Navajo and Eastern Area, respectively; and Will C. Crawford and Henry High Schools in Eastern Area and Navajo, respectively.

Emergency Services

Proximity to services that keep residents safe, including fire safety, ensures good response times during emergencies. Due to its vegetation, weather, and slope, western portions of the community are within a very high fire hazard severity zone. The City of San Diego Fire-Rescue Department is the primary responder to fires in the College Area. Station 10 is located just outside the community plan area to the south, in the Eastern Area Community. While SDSU has its own campus police, most College Area residents are served by the Eastern Division of the San Diego Police Department.

Parks

The City is in the process of developing a Citywide Parks Master Plan to guide future park planning and ensure parks are built where they are needed the most, allowing everyone equal access to high-quality parks throughout the City. The Parks Master Plan proposes to replace the General Plan Park standard with a Recreational Value-Based Park standard, which establishes a point value to represent recreational opportunities within parks. As an outcome-based measure, recreational value emphasizes the activities and experiences available to residents rather than a sole focus on the size of a park in each area or pressuring acreage. The standard recognizes the value of parks appropriate for diverse communities, from ballfields to pocket parks to other innovative and unique park spaces that the community desires.

The College Area has 8.8 acres of existing park land. Currently, 30 percent of the homes within College Area are within a 5-minute walk of a park; 68 percent are within a 10-minute walk (Attachment 6). To meet City's standards for parks for the population anticipated in the College Area, more parks and recreational investments will be needed.

Open Space and Habitat

The College Area has 214 acres of designated open space in the community. Only 0.57 acres (0.3 percent) of it is publicly owned. Undisturbed areas of vegetation are present, particularly along slopes and canyons between the mesas located on the northwestern and northeastern portion of the plan area. Most of the vegetation within these undisturbed areas are scrub and chaparral shrubland, and most protected within the Multiple Habitat Planning Area. The canyons act as part of the watershed, carrying urban runoff into tributaries that feed the San Diego River, including Alvarado Creek, which bends in and out the community plan area along the northern boundary (Attachment 7).

San Diego State University (SDSU)

Campus Master Plan

The 2007 Campus Master Plan guides the physical growth and development of the SDSU campus (Attachment 8). The Campus Master Plan includes the development of classrooms, student and faculty/staff housing, and student support facilities throughout the SDSU campus and immediately adjacent to it to meet a projected enrollment of 35,000 full-time equivalent students. The Alvarado Campus includes an expansion of the current Campus Master Plan northeastern boundary and the multi-phase development of approximately 612,000 square feet of academic/research/medical space; the Campus Master Plan also includes a net increase of 2,976 new student housing beds on campus.

Mission Valley

SDSU is in the design / build phase of a transit-oriented satellite campus project located in Mission Valley. The satellite campus will include 4,600 market rate and affordable homes, 95,000 square feet of neighborhood and student serving commercial space, a 34-acre City-owned river park, and 1,565,000 square feet of SDSU serving commercial-office and lab space, which could add additional capacity for the university to serve up to 15,000 more students.

College Area Community Council - Community Plan Update Report

Prior to the City kicking off the CPU process, the College Area Community Council, working with community members and other stakeholders, prepared a **Community Plan Update Report**¹ identifying seven-visions for the community that the CPU should address:

1. Meet the community's future housing needs by adding residential and mixed-use density along the community's major corridors and at the three main intersections.
2. Reduce traffic congestion and improve local mobility.
3. Encourage the development of a "Campus Town" on Montezuma Road on the southern edge of San Diego State University.
4. Convert Montezuma Road east of College Avenue into a linear park and an extension of the "Campus Town."
5. Create a sense of identity and place.
6. Establish connections between the community and SDSU.
7. Protect the integrity of single-family neighborhoods.

DISCUSSION

The Community Plan Update (CPU) for College Area is a collaborative effort with community members and stakeholders to guide long-term growth and development within the community, as well as plan for the necessary mobility network and public facilities, to capitalize on the existing and future transit system, and support walking and bicycling to community businesses and SDSU.

What is prompting the community plan update?

An updated community plan will align goals and policies with the General Plan and to implement the Climate Action Plan. The College Area is an urban college-oriented community with transit access to Mission Valley and Downtown. The CPU will build upon the community's existing land use pattern and transit system to support the basic principles of smart growth. The CPU will identify infill opportunities to increase housing choices along transit corridors and the SDSU core area, as well as opportunities to increase mobility choice within the community for students attending SDSU and people working in the City's urban core. The CPU will also identify multi-modal and active transportation improvements that support walking and bicycling.

When did the Community Plan Update launch?

In April 2019, the Planning Department launched the Community Plan update process by working with the College Area Community Planning Group to form an CPU advisory committee. The College Area Community Plan Update Committee (CPUC) have met nine times to discuss existing conditions and preliminary goals and policies related to Sustainability, Climate Action, Conservation, Open Space, Economic Prosperity, Noise, and Public Facilities,

¹ The College Area Community Council – Community Plan Update Report is also available for review on the project website at this link:

https://www.sandiego.gov/sites/default/files/community_plan_update_report_final.pdf

Services, and Safety (Attachment 9). Staff worked with the CPUC to prepare a vision statement and guiding principles for the CPU, review existing conditions, and conduct an online survey to better understand community issues and priorities.

What documents have been prepared?

A Community Atlas: **Existing Conditions Report** was prepared to illustrate mappable resources relating to land uses, economic setting, natural resources, community form, mobility infrastructure, and environmental and community health.²

An Online Survey: More than 400 people participated in the phase one outreach effort via an online survey and monthly advisory committee meetings. The survey received 418 respondents, with an average of 190 responses per question, and generated 939 unique map response. Findings were summarized into a **Survey Report**, released in March 2021³. The top five community priorities were: Urban Design; Parks; Economic Prosperity; Sustainability; and Housing. The results from community engagement, technical studies, and citywide policies were encapsulated to draft the initial community vision statement and guiding principles.

What are the Key Objectives for the Community Plan Update?

The CPU process will assist in the implementation of the General Plan City of Villages strategy and Climate Action Plan by addressing the following key objectives, as well as others that arise through the update process:

- How will the community grow over the next 20-30 years?
- What services, infrastructure or facilities are needed to meet this growth?
- How can the community plan for new housing opportunities, including housing for San Diego State University students?
- How can the community nurture the economic relationship with San Diego State University and strengthen the community's connection to the university?
- How can the community support neighborhood businesses, including those along the community's celebrated El Cajon Boulevard business corridor?
- How can the community build upon College Area's robust transit network, including the trolley and the El Cajon Boulevard Bus Rapid Transit, to support additional housing near transit?
- Where can the community create public and recreation spaces that provide opportunities to get outside, connect and play?

² The College Area Community Atlas is also available for review on the project website at this link: <https://www.sandiego.gov/planning/community/cpu/college-ara/atlas-documents>

³ The College Area Community Survey Report is also available for review on the project website at this link: https://www.sandiego.gov/sites/default/files/college_survey_report.pdf

What is the vision for the Community Plan Update?

The College Area Community Plan Update vision statement is “a college village with vibrant mixed-use corridors and nodes that connect to neighborhoods and the university, and that enhance the community.” The Community Plan Update will use a smart growth strategy by identifying areas for additional housing and employment within Transit Prior Areas.

How will the SANDAG and LEAP grants be used to support the Community Plan Update?

The City received a Smart Growth Incentive Program (SGIP) grant from SANDAG and Local Early Action Planning (LEAP) grant from the State of California to fund the College Area CPU for the purpose of increasing opportunities for housing. The SGIP will fund the development a smart growth land use plan to support the use of existing future transit services. The LEAP will fund the use of the Urban Footprint online application to evaluate the land use scenarios using real time data. City staff will present this data to the community as part of the scenario analysis.

2020	2021	2022	2022	2023
1	2	3	4	5
Plan College Launch	Concept Development	Draft Plan	CEQA Environmental Review	Plan Approval
Planning Documents				
Community Plan Update				
		Environmental Document		
				Public Hearings
Opportunity for Public Input				
<ul style="list-style-type: none"> Website & email sign up for updates Online engagement Community Planning Group (CPG) Subcommittee 	<ul style="list-style-type: none"> Planning Commission Workshop Online engagement CPG Subcommittee Community Open House 	<ul style="list-style-type: none"> Community Open House Online Engagement CPG Subcommittee 	<ul style="list-style-type: none"> CEQA Document CPG Subcommittee 	<ul style="list-style-type: none"> CPG Vote Planning Commission Council Committee City Council

What are the next steps for the Community Plan Update?

The CPU is now entering the second phase of the process with a focus on concept development from mobility, land use, urban design, and recreation and parks. City staff and the consultant team will present at the CPUC to obtain input on the initial concepts. Online and in person public engagement will be used to obtain diverse input from the public and other stakeholders such as San Diego State University, the College Area Business District, the

City of La Mesa, SANDAG, and Caltrans about the community plan update. An online community engagement tool will be available on the community plan update webpage. Input received at the CPUC and public engagements will help inform the preparation of the refined concepts to provide improved pedestrian and bicycle connections, increased housing, and employment capacity. City staff and the consultant team will work with the CPUC to prepare community and area specific policies and supplemental development regulations to implement the concepts. A historic context statement will be prepared and presented to the CPUC.

Mobility

City staff and the consultant team will present initial and refined concepts and policies for enhancing multimodal mobility to the CPUC. This will include identifying options for buffered bike lanes and cycle tracks where feasible. Working in conjunction with the urban design and land use concepts, the team will also provide concepts for enhancing the pedestrian environment with wider sidewalks and traffic calming measures. Working with SANDAG, MTS and the community, the team will also identify opportunities for transit improvements which could include shared bicycle and bus only lanes and additional transit options. City staff, working with SANDAG and MTS, will look at options for including the portion of El Cajon Boulevard not currently within a TPA.

Land Use/Urban Design

City staff and the consultant team will present initial and refined concepts and policies for land use and urban design to the CPUC. The urban design concepts addressing building bulk, scale, setbacks, transitions, height, public space, and urban forestry and greening will be done in coordination with different residential and mixed-use land use concepts. The concepts will include placemaking aspects to increase the use of the public realm and to support community businesses and encourage walking and bicycling. The consultant team will prepare economic analysis to help guide and evaluate the land use scenarios. City staff and the consultant team will prepare supplemental development regulations to implement urban design policies and concepts. The CPU will build on the current land use plan and design guidelines and look to increase densities along certain corridors and/or nodes including the SDSU core area and trolley stations consistent with the General Plan City of Villages strategy and Climate Action Plan.

Recreation and Parks

City staff and the consultant team will present both initial and refined concept for recreation and parks to the CPUC. The recreation and park concepts will focus on identifying new locations and recreation improvements and the development of different parking concepts which could include linear parks consistent with the draft Park Master Plan. Park concepts will be prepared in coordination with different land use concepts such as mini parks, plazas, and urban greens. City staff and the consultant team will evaluate the use of supplemental development regulations to implement the park concepts.

CONCLUSION

The Planning Department is presenting this first workshop for the College Area CPU to seek input from the Planning Commission. Staff will incorporate the Planning Commission's input when preparing the initial and revised concepts. Staff and the consultant team will start

conducting in person outreach when possible as well as continue online outreach to obtain community input and work with the CPUC. Staff will present the refined concepts and results of the public engagement and land use scenario analysis at a future Planning Commission workshop prior to drafting the community plan. Based on future Planning Commission, CPUC, and public input, staff and the consultant team will conduct mobility forecasting and prepare analysis for the preferred land use scenario. All community plan update documents are available on the project website: www.PlanCollegeArea.org.

Respectfully submitted,



Nathen Causman
Associate Planner
Planning Department

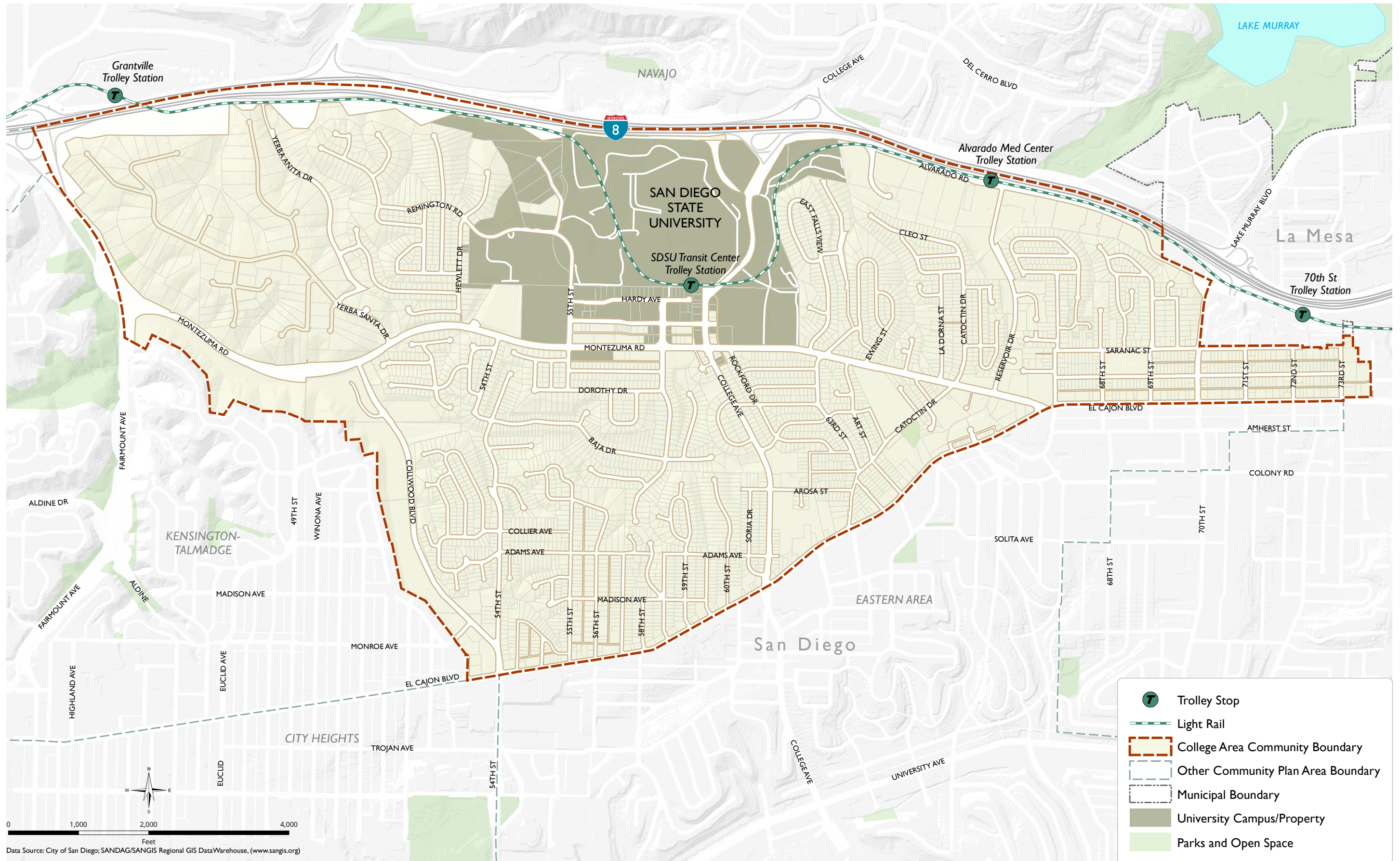


Tait Galloway
Program Manager
Planning Department

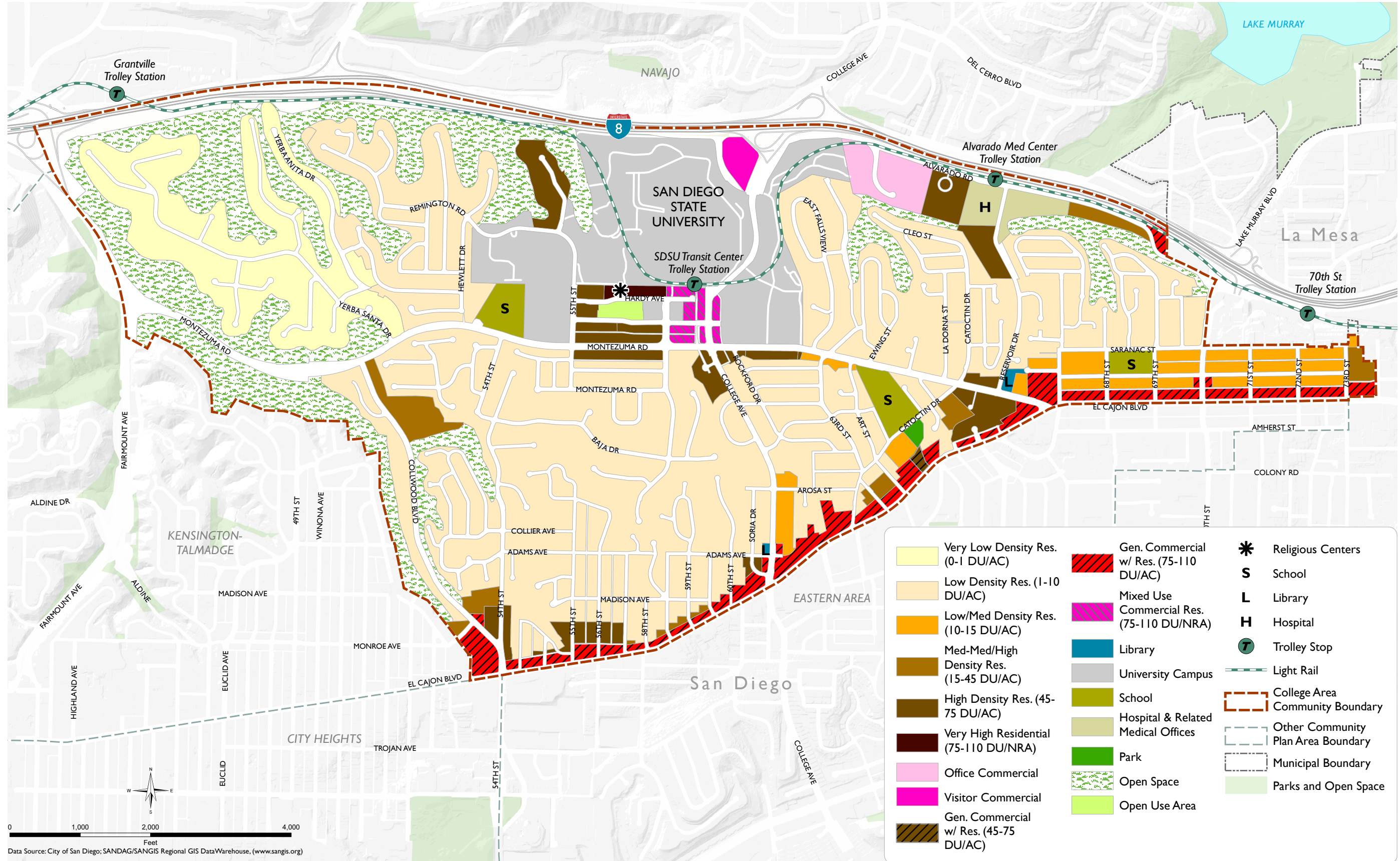
Attachments:

1. College Area Community Planning Area
2. Community Planned Land Use
3. Zoning Map
4. Smart Growth and Transit Priority Areas Map
5. Public Facilities Map
6. Walkshed to Parks Map
7. Vegetation and Multi-Habitat Planning Area
8. San Diego State University Campus Master Plan Map
9. Draft Vision Statement & Guiding Principles and draft Goals and Policies

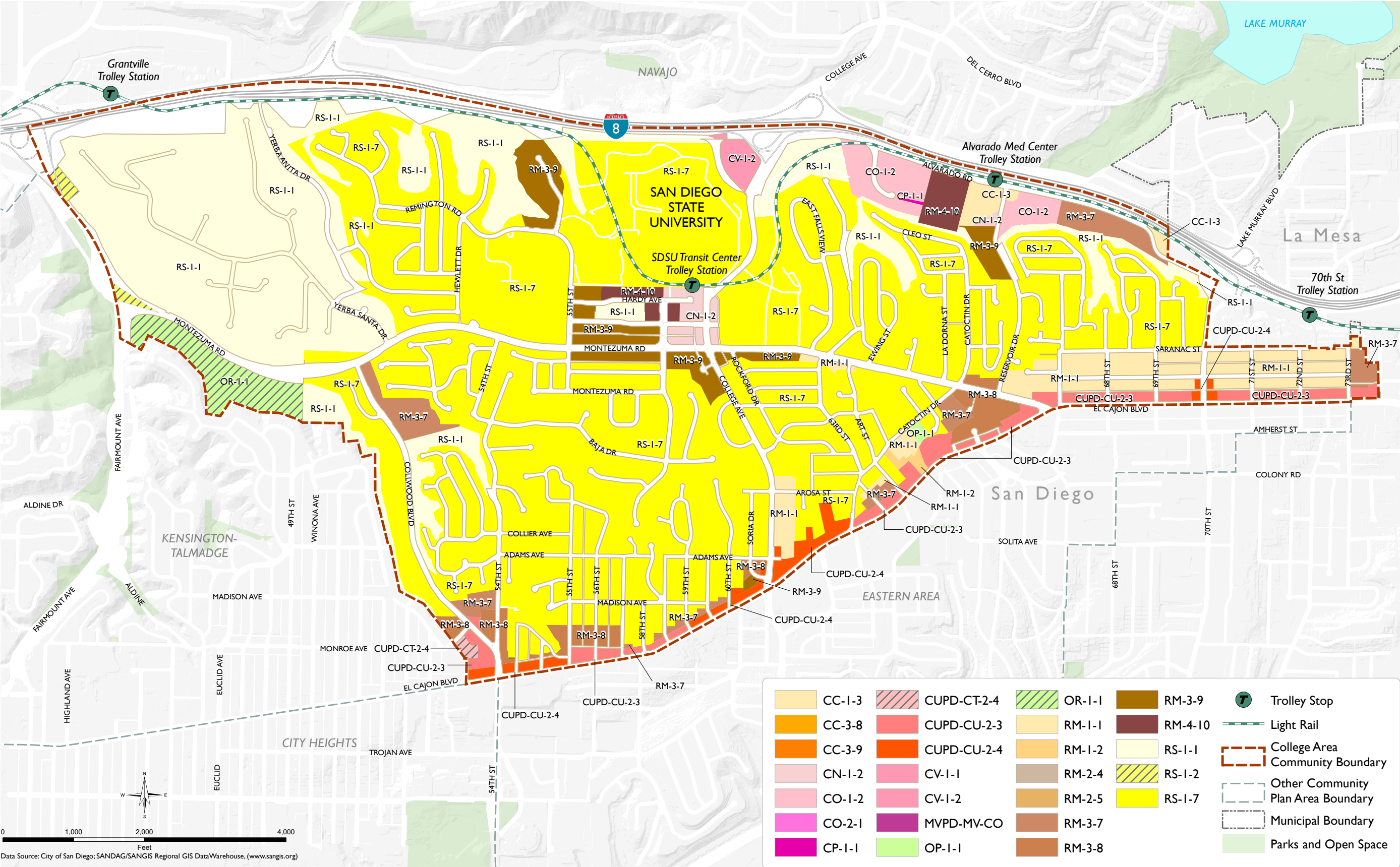
Attachment 1: College Area Community Planning Area



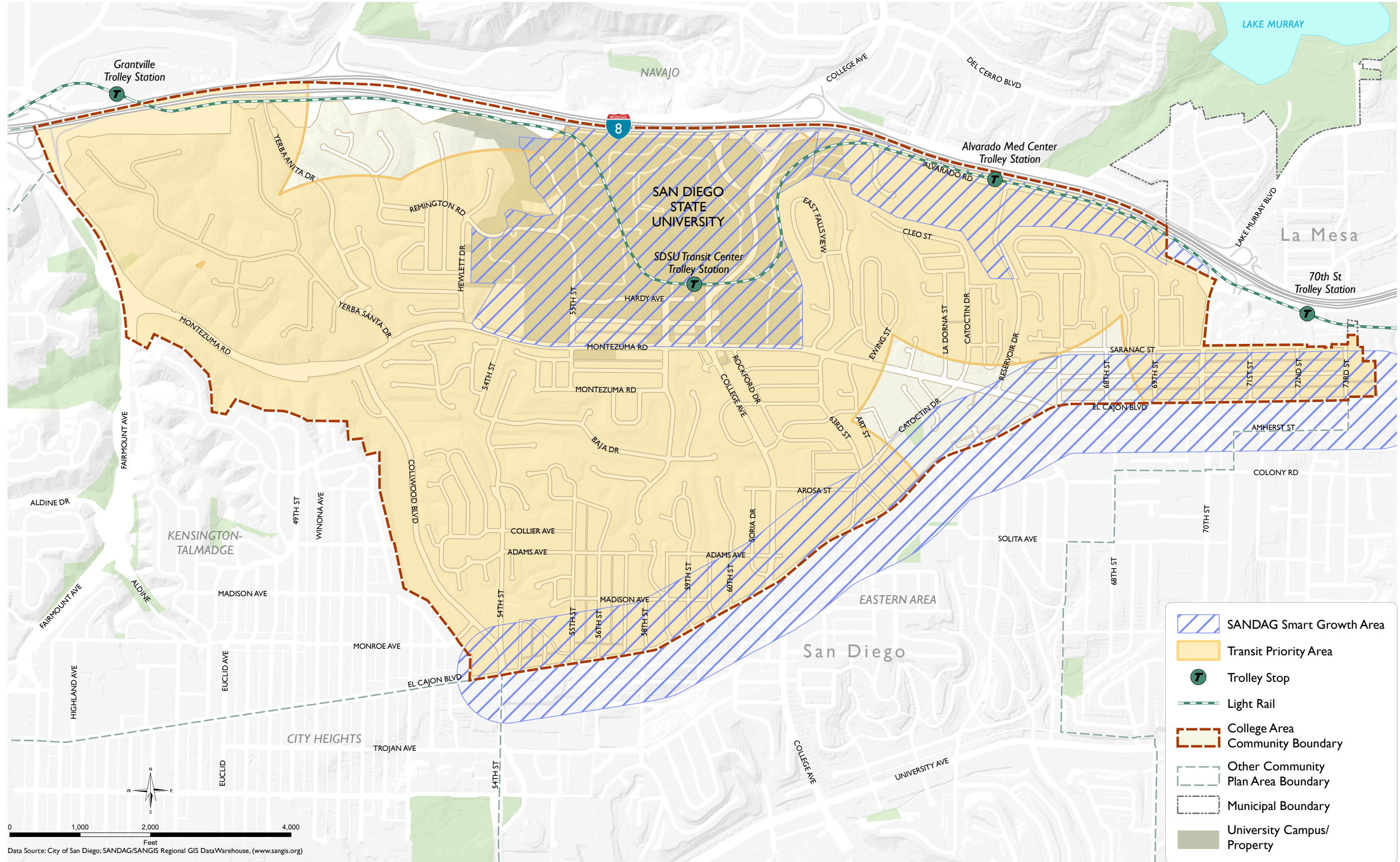
Attachment 2: Community Plan Land Use



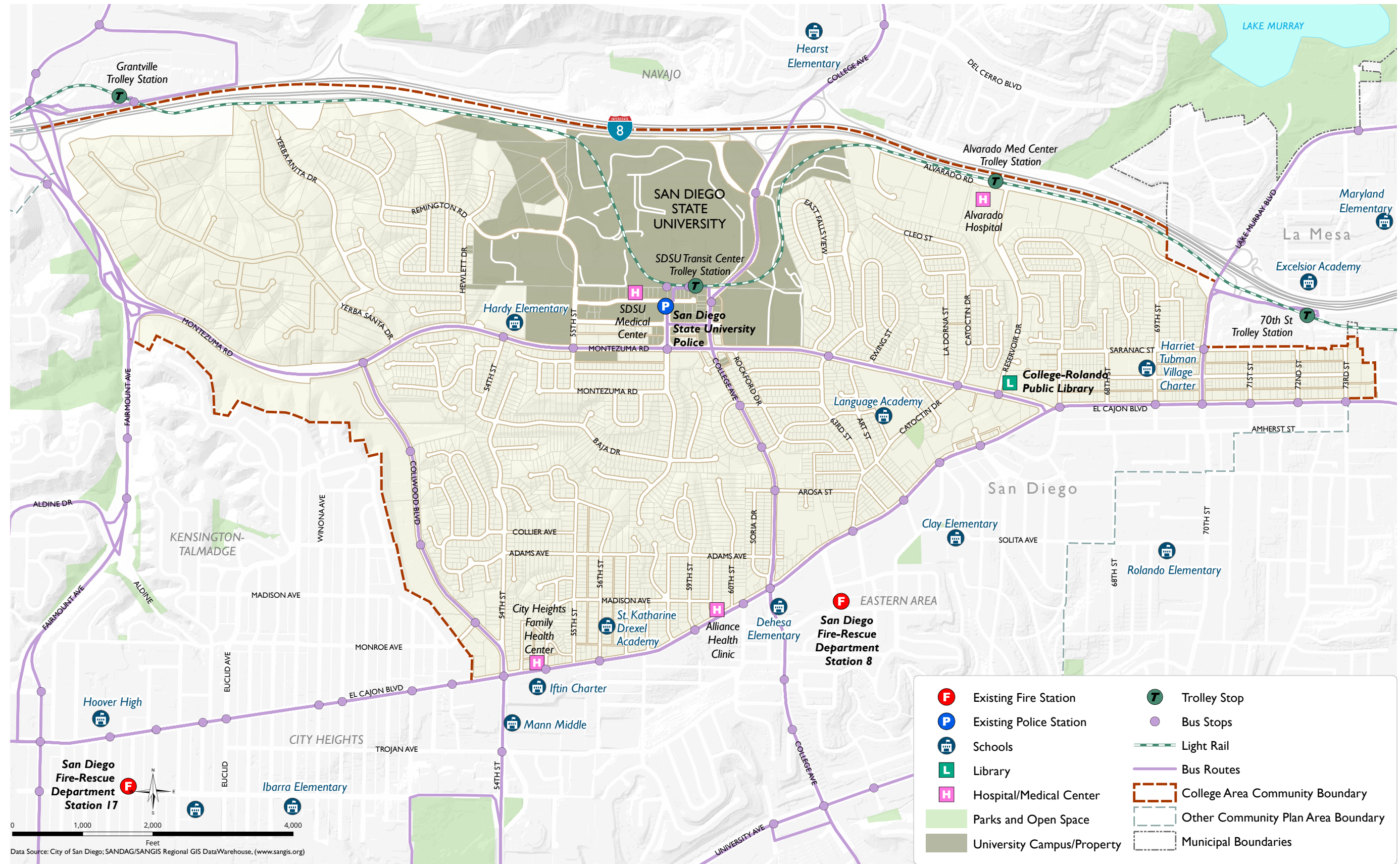
Attachment 3: Zoning Map



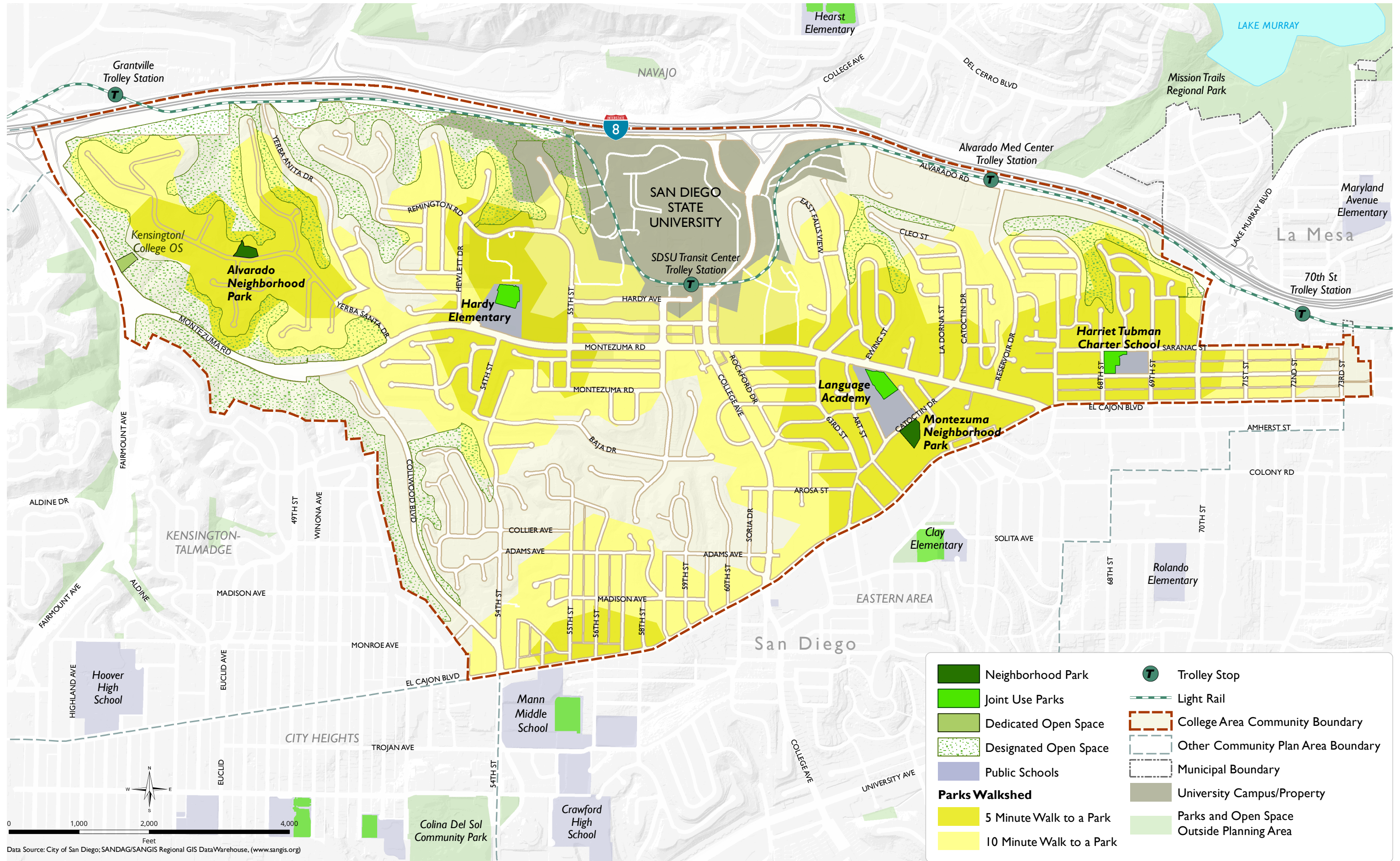
Attachment 4: Smart Growth and Transit Priority Areas Map



Attachment 5: Public Facilities Map

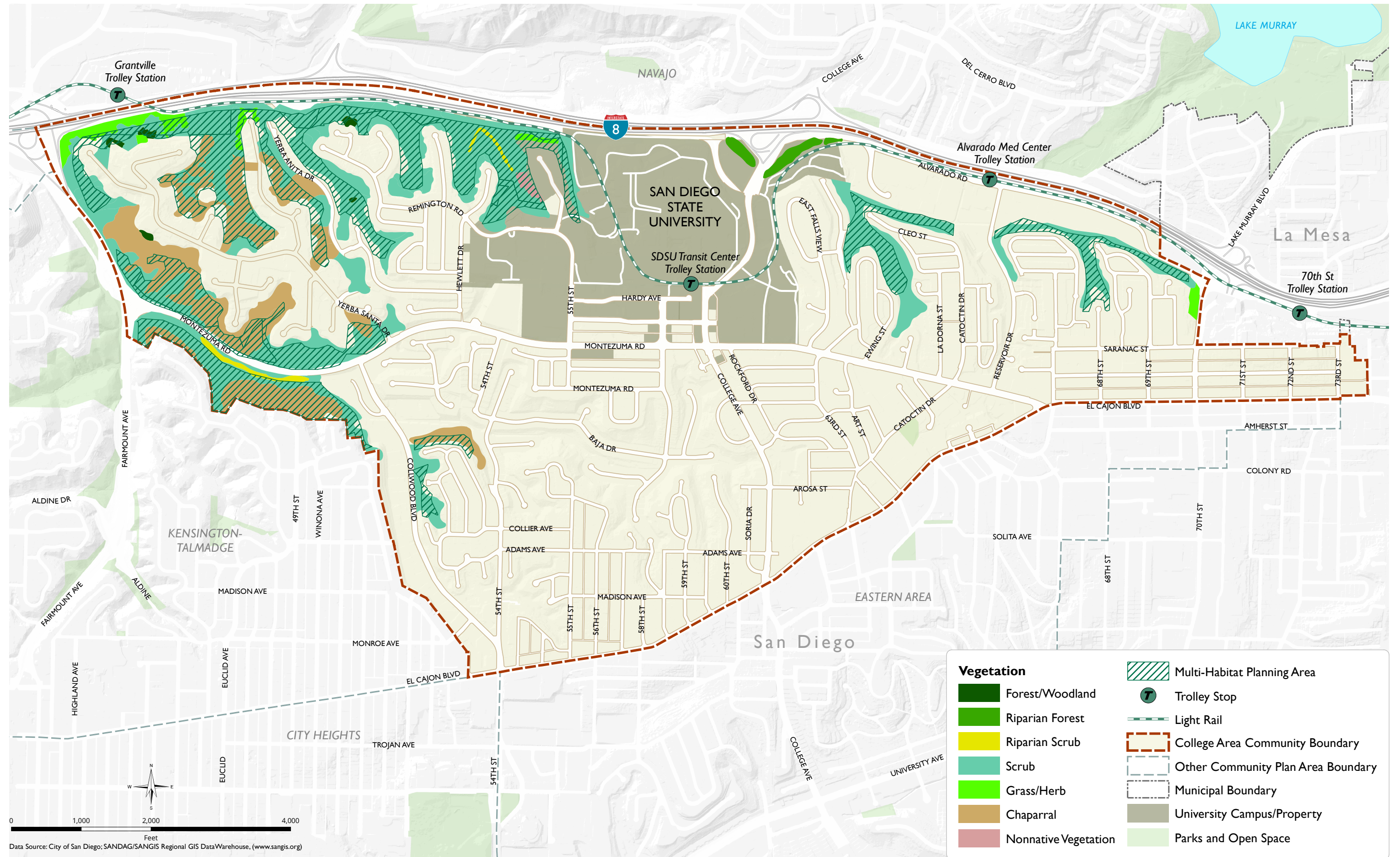


Attachment 6: Walkshed to Parks Map

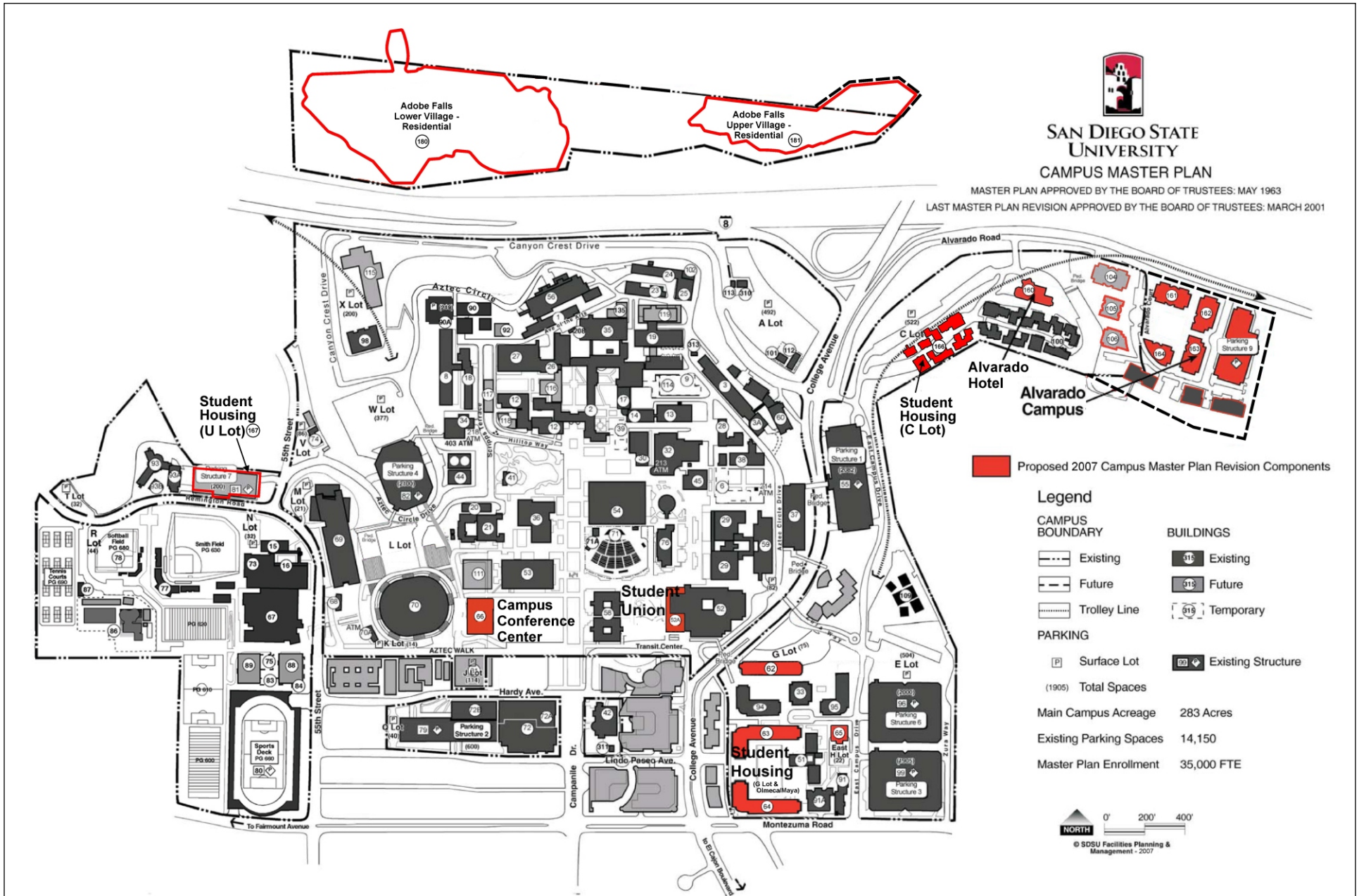


Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, (www.sangis.org)

Attachment 7: Vegetation and Multi-Habitat Planning Area



Attachment 8: San Diego State University Campus Master Plan Map



2007 Campus Master Plan Revision
 NOP and Initial Study



Figure 4
 Proposed Campus Master Plan

Attachment 9: Draft Vision Statement & Guiding Principles and draft Goals and Policies

College Area Community Planning Board (CACPB) – Community Plan Update Committee

Draft Vision Statement + Guiding Principles

May 27, 2020

Draft Vision Statement

“The community plan envisions a college village with vibrant mixed-use corridors and nodes that connect to neighborhoods and the university, and that enhance the community.”

Draft Guiding Principles

- Design buildings, streets, parks and public spaces that provide places to gather, preserve and enhance community identity, and promote sustainability and livability.
- Provide diverse and accessible housing opportunities near SDSU, transit corridors, and activity centers.
- Ensure safe, accessible, and efficient travel for all modes of transportation, which favors transit, bicycles, and pedestrians.
- Promote a thriving, sustainable, and innovative business district that contributes to the vitality and growth of the community.
- Foster strong connections to the university to promote community investment, including start-ups, craft businesses, and well-paying jobs.

- Enhance pedestrian paths and bicycle infrastructure with street trees to promote air quality, health, recreation, and connectivity between neighborhoods, parks, schools, businesses, and the university.
- Preserve and expand parks, open space, natural resources, and environmentally-sensitive areas.
- Create a resilient and healthy community powered by renewable energy and an emissions-free transportation system.
- Cultivate spaces that support cultural exchange with community agencies, local businesses, public schools, the university, and other local arts organizations.

DRAFT

June 24, 2020

Draft Goals

- A community that is clean, powered by renewable energy, resilient to climate change, and carbon neutral.
- A land use pattern and mobility system that is sustainable and efficient.
- Urban design that makes efficient use of local water, energy, food and natural resources, expands the urban tree canopy, and maximizes natural storm water best management practices.
- Healthy and resilient development patterns that preserve, maintain, and enhance natural landforms, open space systems, wildlife linkages, sensitive habitat, natural drainage systems, and opportunities for trails.

Draft Policies

Community Land Use and Mobility

- Address energy use and greenhouse gas emissions through land use changes and mobility improvements.
 - Implement pedestrian and bicycle infrastructure improvements in Transit Priority Areas to increase commuter walking and bicycling opportunities.
 - Support higher density/intensity housing and employment development in Transit Priority Areas to increase transit ridership.

- Provide bicycle and pedestrian improvements in coordination with street resurfacing as feasible.

Energy & Water Efficiency / Greenhouse Gas Reduction

- Ensure that new development is consistent with General Plan, Community Plan sustainability policies, and supports implementation of the Climate Action Plan.
- Encourage the adherence to LEED standards for construction to achieve environmental benefits in new development and redevelopment projects.
- Design development to include photovoltaic panels, battery storage, and Electric Vehicle charging stations to contribute to carbon reduction.
- Provide non-contiguous sidewalks, shade producing street trees that sequester carbon, and energy efficient street lights with development.
- Design development with cool roofing materials and cool paving materials to reduce the heat island effect.
- Design development with green roofs or roof gardens when possible, and maintain and expand the urban tree canopy to reduce the heat island effect, reduce stormwater runoff, and improve air quality.
- Design, orient, and configure development to maximize natural sunlight and ventilation, both indoors and outdoors, to reduce dependence on HVAC systems and artificial lighting.
- Utilize landscaping that includes drought tolerant and native species to reduce water consumption and support native ecosystems.

Stormwater Runoff

- Incorporate Low Impact Development practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff.
- Utilize landscaping and design that makes efficient use of storm water. Examples include, but are not limited to, bio-swales, pervious pavers, green roofs, and rain barrels.
- Site nonpermeable surfaces away from Alvarado creek, or use porous paving and other bioretention for new development abutting the creek, in order to allow for water infiltration and reduce stormwater runoff into the watershed.
- Incorporate creek restoration into development that abuts Alvarado Creek in order to improve flooding, storm water, and water quality. Build passive recreation along the creek when sensitive habitat will not be disturbed.
- Avoid building culverts along Alvarado Creek in order to reduce channelization of the creek and further entrench the creek away from a natural state with passive recreational uses.

Climate Resilience & Air Pollution

- Design development with fire-resistant building materials and landscaping within Very High Fire Hazard Severity Zones.
- Design structures and landscaping with appropriate defensible space between open space and urban areas.

- Encourage bicycle, pedestrian and other active mobility infrastructure to reduce air pollution.
- Maintain and increase the community's overall tree canopy within the public right-of-way and as part of new development, to provide a continuous street tree canopy, air quality benefits, and urban runoff management.
- Add or replace street trees to fill existing gaps and provide continuous, regularly spaced tree canopies.
- Incorporate building features, including but not limited to High Efficiency Particulate Air (HEPA) filtration systems, into new buildings with residential units and other sensitive receptors that are located within 500 feet of the outside freeway travel lane to reduce the effects of air pollution.
- Consider air quality and air pollution sources in the siting, design, and construction of residential development and other development with sensitive receptors.

Open Space, Natural Features, and Environmentally Sensitive Lands

- Use natural landforms and features as integrating elements in project design, and limit grading and alterations of steep hillsides, to prevent increased erosion and landform impacts.
- Consider acquiring property that includes Alvarado Creek in order to "green" the creek, which will help expand and connect the natural habitat back to the San Diego River, as well as improve the quality of water flowing into the San Diego River and the Pacific Ocean.

- Monitor Alvarado Creek to ensure that it is maintained in a clean, healthy state through cooperative partnerships with community groups and county, state, and City agencies.
- Encourage sensitive design, construction, and maintenance of trails to optimize public access and resource conservation.
- Re-vegetate graded areas and areas of invasive vegetation with native vegetation to restore biological diversity and minimize erosion and soil instability.
- Support canyon habitat restoration efforts and invasive species removal.

Urban Agriculture

- Encourage agricultural operations such as community farms and roof gardens to increase equitable access to healthy, fresh local food; increase opportunities for economic development and local enterprise; provide recreation and educational experiences; and reduce energy used for food transportation and distribution.

College Area Community Planning Board (CACPB) – Community Plan Update Committee

1st DRAFT - Public Facilities Element Goals & Policies

July 22, 2020

Goals

- Public facilities that provide services to the community, are equitably located near mixed-use transit corridors and nodes, are technologically equipped, and environmentally sustainable.
- A healthy, safe, and livable community that reduces the risk posed by fire, flooding, hazardous materials, geologic and seismic hazards, and extreme temperatures.

Policies

City Public Facilities & Utilities

Location & Design

- Locate public facilities along transit corridors and nodes to increase accessibility.
- Design public facilities as an integral part of the community, with an emphasis on landscaping and an expanded urban tree canopy to reduce the heat island effect, reduce stormwater runoff, and improve air quality.
- Incorporate public meeting spaces within new commercial and mixed-use developments.
- Consider alternative uses for public facilities that close or relocate.

Programs

- Encourage community facilities that provide programs and are places for social interaction.

Public Schools

- Coordinate with the San Diego Unified School District to encourage the development of multi-story school buildings and educational facilities, where feasible, to provide for future enrollment needs.
- Pursue joint use agreements to allow and encourage full community use of school facilities during non-school hours for educational, recreational, and cultural purposes.

Healthcare

- Locate health care facilities within commercial centers and near major transit stops and provide a range of services to meet the needs of the community.

Utilities

- Design public utility facilities that are compatible with the visual aesthetics of the community.
 - Encourage underground conversion of utility lines.
 - Locate utility boxes outside of the public right-of-way.
 - Incorporate public art as part of the design.

Safety

Fire and Rescue

- Maintain sufficient fire and rescue services to serve the community.
- Support the expansion or relocation of Fire Station 10 and the siting of a new fire station in the college area to meet ongoing needs.

Police

- Maintain sufficient police services to serve the community.

Flooding / Storm Water

- Manage stormwater to minimize pollutants in urban runoff from reaching the local watershed and minimize flooding.
 - Incorporate sustainable stormwater facilities such as bio-swales and permeable pavement into the public right-of-way.
 - Utilize Alvarado Creek and open space areas to provide for natural retention and filtration of water to support the preservation and restoration of these areas.

Seismic Safety

- Incorporate public space parks and landscaped areas where active faults preclude the construction of new buildings.
- Maintain and improve the seismic resilience of structures, with consideration of preserving historical and unique structures.

Lighting, Landscaping, and Maintenance

- Provide adequate pedestrian oriented lighting along transit corridors and nodes, including within the San Diego State University core area.
- Emphasize drought tolerant, shade producing, native landscaping and an expanded urban tree canopy in order to reduce the heat island effect, reduce pollutants in urban runoff from reaching local tributaries, and promote the public health benefits of improved air quality.

- Encourage the College Heights Area Maintenance Assessment District to install and maintain landscaping, lighting, wayfinding, and gateway signs, and provide maintenance services beyond City standard services.
- Provide trash and recycling receptacles along transit corridors and nodes.

Hazardous Materials

- Seek regional, State, and Federal funding, incentives, and other assistance for hazardous materials site remediation.

DRAFT

College Area Community Planning Board (CACPB) – Community Plan Update Committee

Draft Noise Element Goals & Policies

September 23, 2020

Goal

- Development that is planned and designed to avoid or attenuate excessive noise levels.

Policies

- Reduce the potential effects of commercial activity noise through site planning and integrating noise attenuation measures in new buildings to reduce interior sound levels.
- Incorporate site planning, architectural features, or operational measures as applicable to provide for noise compatibility between uses.
- Include noise attenuation measures in new development to ensure an interior noise level of 45 dBA for sensitive receptor uses near noise-generating activities.
- Include feasible noise attenuation measures within retrofitted buildings.
- Implement operational measures to reduce noise in areas where eating, drinking, entertainment and assembly establishments are adjacent to residential uses.
 - Consider appropriate open/close window hours for eating and drinking establishments.
 - Consider lowering the volume of amplified music during the last hour of service.

- Encourage the use of evening security staff to control loitering after hours and crowds.
- Provide noise attenuation measures to reduce the noise levels generated from the establishment, to the degree possible, within their premises with special attention on “open air” concept establishments- such as beer gardens or large outdoor eating and drinking venues.
- Encourage bars to remain open to serve food after alcohol has stopped being served to encourage a slower flow of people leaving the establishment after hours.
- Incorporate sound attenuation measures such as sound absorbent interior materials, exterior sound walls and dense, drought tolerant landscaping where commercial uses such as restaurants and bars are permitted adjacent to residential uses.
- Encourage truck deliveries to occur on commercial streets during day-time hours.
- Encourage parking structures adjacent to residential uses to incorporate exterior screening that reduces external noise and light impacts.
- Work with Caltrans and MTS to enhance and maintain landscaping along I-8 freeway and Trolley rights-of-way to reduce noise levels affecting adjacent residential and other noise sensitive land uses.
- Encourage the use of traffic calming measures as a means to enhance safety and reduce vehicle noise.
- Implement the standard noise controls to reduce construction noise levels emanating from new construction to minimize disruption and annoyance.
 - Limit construction activity hours.
 - Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

- Locate stationary noise-generating equipment (e.g. compressors) as far as possible from adjacent residential receivers.
- Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Encourage construction contractors to prepare a detailed construction plan identifying the schedule for major noise generating construction activities that includes coordination with adjacent residents so that construction activities can be scheduled to minimize noise disturbance.
- Encourage construction contractors to designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise.

College Area Community Planning Board (CACPB) – Community Plan Update Committee

Draft Economic Prosperity Element Goals & Policies

September 23, 2020

Goals

- Commercial and mixed-use districts and nodes that promote medical offices, research and development, light manufacturing, technology, co-working space, incubators and accelerators, professional services, local arts, culture, entertainment, hospitality, and retail.
- A diverse mix of business types that support daytime and night time activity, and that allow the community to purchase a significant share of their basic needs and services.
- Vibrant commercial corridors that foster pedestrian, bicycle and transit access, and provide adequate parking.
- Commercial property that enhances the economic base of the community to provide dynamic work spaces which encourage employment opportunities.
- Commercial developments that leverage proximity to SDSU by providing space to incubate small businesses and allow for economic growth.
- To develop an aesthetically pleasing and pedestrian friendly streetscape which projects a safe and secure business environment and presents a pleasing shopping experience.

Policies

Commercial Areas, Districts and Corridors

- Encourage the continuation and expansion of Business Improvement Districts (BIDs), Maintenance Assessment Districts (MADs), and other

organizations or programs that provide enhanced services beyond standard City services in the community's commercial districts.

- Provide an environment that is conducive to community artistic and cultural expression, including:
 - Appropriate settings for performance, display or sale of artistic wares and cultural programming; and
 - Support for permanent, publicly visible art displays that accent the community.
- Expedite the implementation of mobility improvements developed to:
 - Provide a pedestrian friendly streetscape to encourage walking and biking;
 - Encourage the use of public transit and shuttle services;
 - Improve parking conditions such that there are fewer conflicts between cars and pedestrians; and
 - Lessen traffic congestion and calm traffic.

Commercial Area Revitalization & Business Attraction

- Support programs and strategies for attracting, supporting, and retaining local businesses within College Area.
- Capture a greater share of College Area residents' expenditures with improved basic retail and personal services.
- Provide expanded visitor serving commercial uses.
- Allow export-serving commercial uses within the College Area.
- Promote infill mixed-use development within commercial areas to support businesses.
- Encourage pedestrian-oriented uses, including retail, restaurants and lifestyle personal services that appeal to a broad demographic range and generate activity after normal business hours.
- Support the economic revitalization of El Cajon Boulevard by discouraging auto-related uses and businesses that are incompatible with the community and surrounding businesses.

- Support cooperation between the community and San Diego State University to provide educational programs that focus on entrepreneurship, sustainability, innovation, design, and technology.
- Build off the presence of SDSU to position College Area as a desirable location for creative businesses, knowledge based industries, and the green economy.
 - Promote development of physical space such as shopkeeper units, co-working space, and business incubators that support targeted commercial uses, start-up businesses, and other entrepreneurial enterprises.
 - Encourage office, research and development, and other base sector employment-oriented uses that develop products and technologies which provide environmentally sustainable solutions near San Diego State University.
 - Encourage visitor-commercial uses to provide rooms and amenities to serve a wide range of users, including visitors to SDSU.
 - Encourage businesses that focus on creating innovation, design, and technology jobs.
- Support the retention and expansion of commercial uses to promote economic vitality of the community.
- Support the consolidation of parcels to facilitate expansion of businesses and additional employment opportunities.
- Encourage shopkeeper units for entrepreneur and artist space within mixed commercial residential designated areas.
- Support the location of artisan and craft businesses within commercial areas.