

City Planning Department

College Area Community Plan Update

March 13, 2025





Background

Community Engagement

Mobility

Land Use

Parks & Public Spaces

Implementation

Feedback

Next Steps & Timeline



Background

Workshop Purpose

- This is the third College Area CPU Planning Commission Workshop.
- The purpose of the workshop is to seek input on the draft Community Plan.
- No action is required on the part of the Planning Commission at this time.

Community 7 Visions *summarized*

1. Homes at corridors and nodes
2. Improve local mobility
3. 'Campus Town' near SDSU
4. Montezuma Road Linear Park
5. A sense of identity and place
6. Connections to SDSU
7. Protect integrity of single-family neighborhoods

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

Guiding Principles *summarized*

- Building / public space design for sustainability/livability
- Variety of homes near SDSU, transit and community amenities/jobs
- Safe, convenient transit and active mobility
- Vibrant and sustainable business district
- SDSU as anchor community institution
- Active mobility improvements for public health and business vitality
- Expand parks and open space
- Emissions-free transportation system
- Public spaces to support cultural exchange with community agencies, local businesses, public schools, university, and other local arts organizations



Community Engagement




PLAN COLLEGE AREA

SURVEY REPORT

Community Survey

CHOOSE YOUR FUTURE!



860+ Respondents

COLLEGE AREA
COMMUNITY PLAN UPDATE

OFFICE HOURS

Mondays (June 13 & 27) - Noon to 2:30pm
 Tuesdays (June 7 & 21) - Noon to 2:30pm
 Wednesdays (June 1 & 29) - 10am to 1pm
 Thursdays (June 9 & 23) - 10am to 1pm
 Fridays (June 3 & 10) - 11am to 3:30pm
 Saturday (June 11) - 10am to 5pm

REGISTER HERE



PlanCollegeArea.org

Nathen Causman - Project Manager | NCausman@SanDiego.gov | 619.236.7225

*22 Appointments
38 Staff Hours*

COLLEGE AREA
COMMUNITY PLAN UPDATE


OPEN HOUSE

The City of San Diego is in the process of updating the community plan in order to help shape the future of College Area over the next 20-30 years

WEDNESDAY, JUNE 29
from 5 - 8 pm
at the
COLLEGE AVENUE BAPTIST CHURCH
Family Center Gym
4747 College Ave San Diego, CA 92115

REGISTER HERE

Nathen Causman - Project Manager
NCausman@SanDiego.gov - 619.236.7225



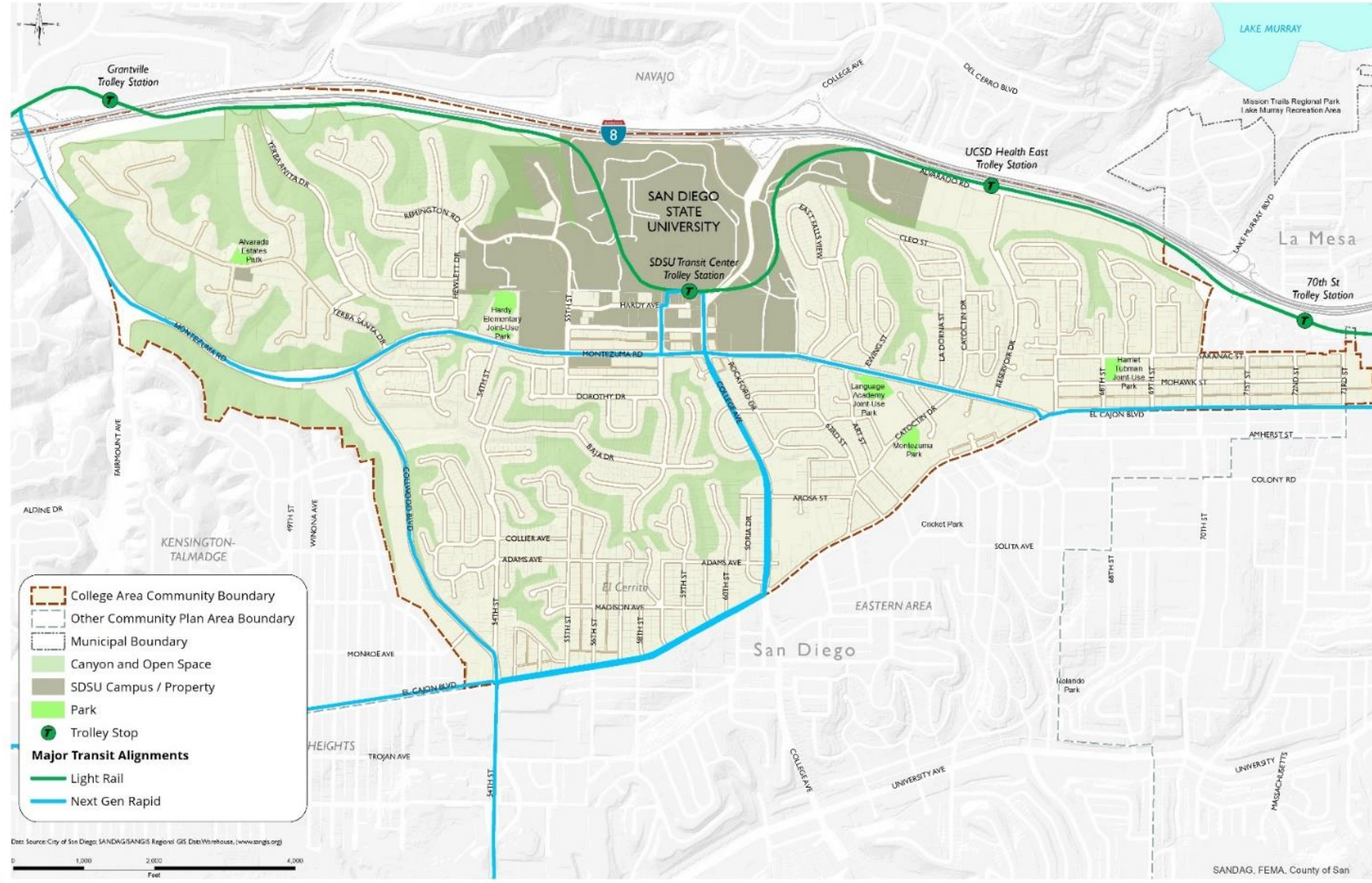
PlanCollegeArea.org

Estimated 125 Attendees

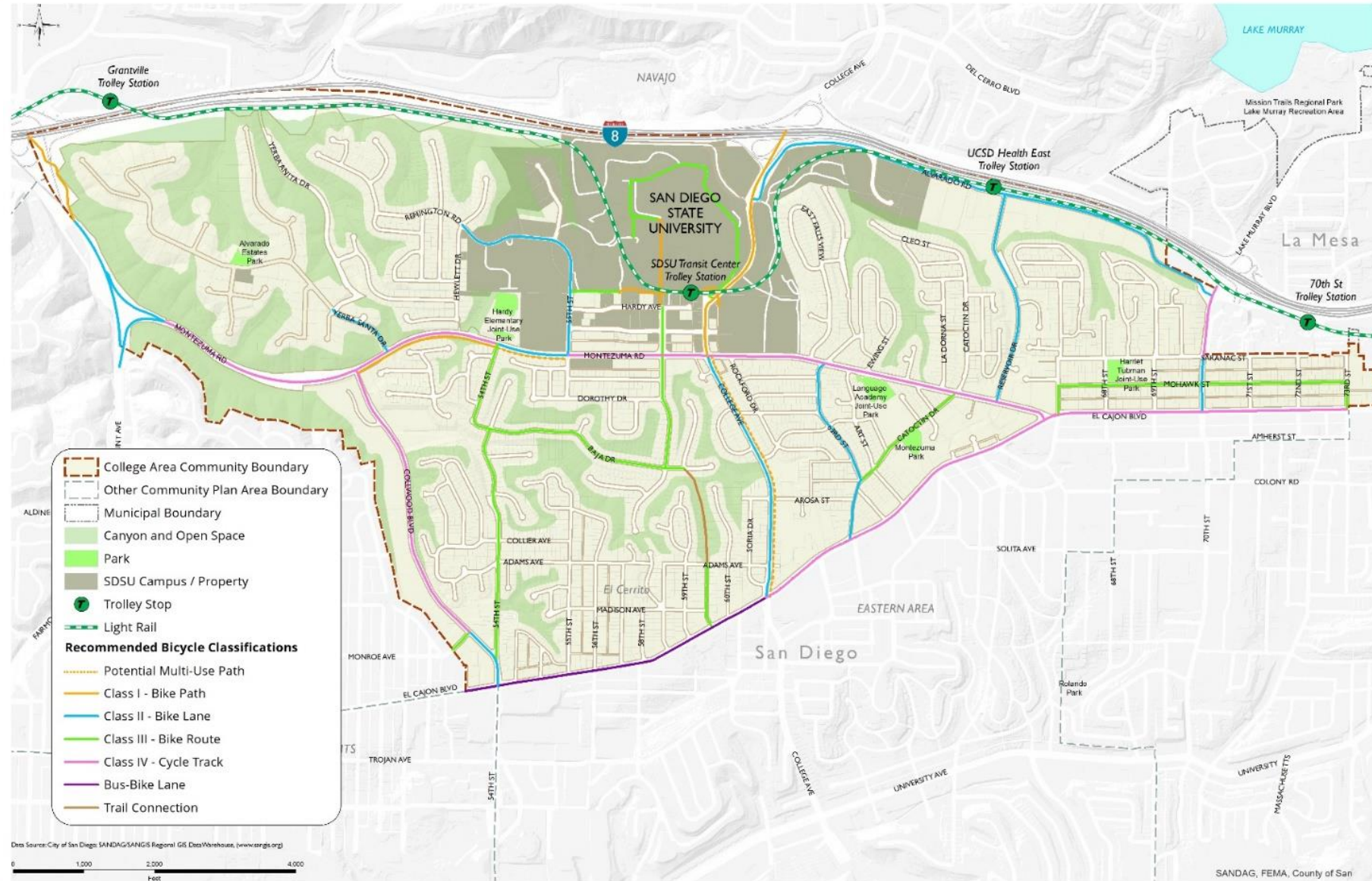


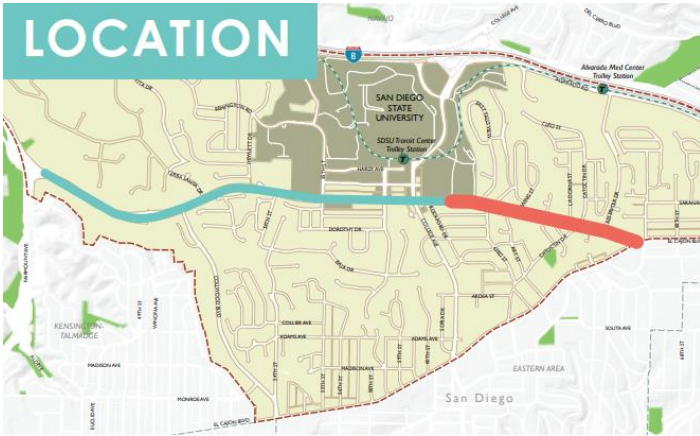
Mobility

- **Additional Trolley Services**
- **Next Generation Rapid Transit**
 - Connections to SDSU Trolley Station
- **Dedicated Transit Lanes**
- **Transit Priority Measures**
- **Transit amenities**



- Protected Cycle Tracks
- Separated Bike Lanes
- Bike Routes

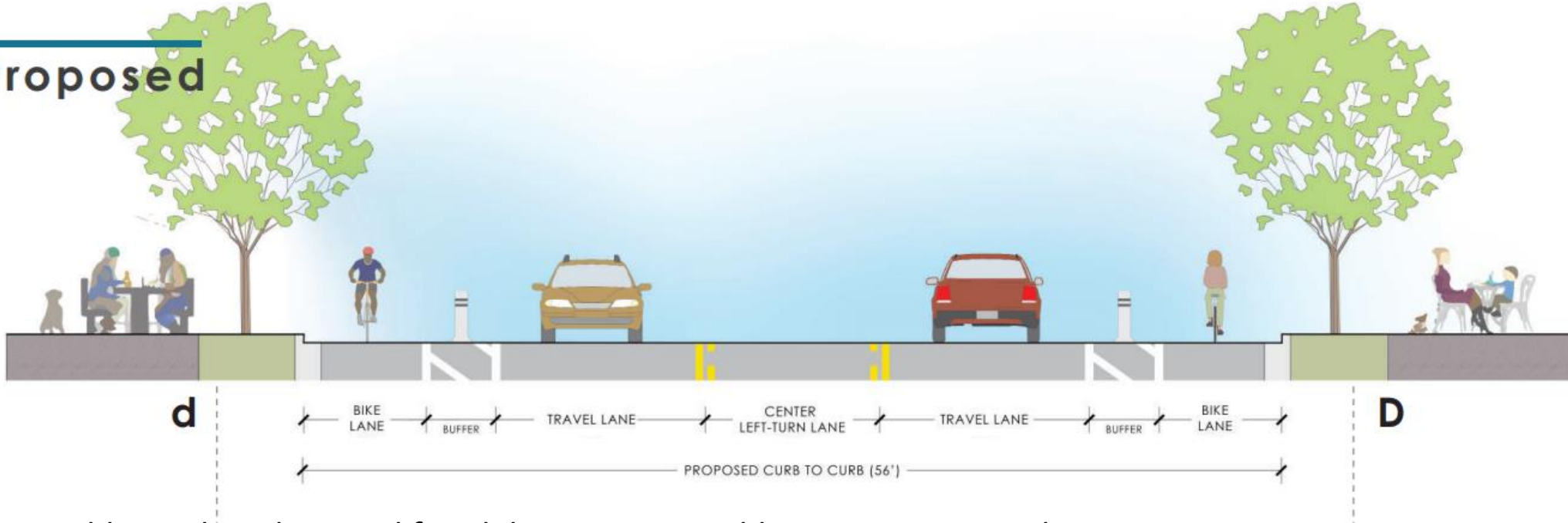




Montezuma Road (eastern segment)

4-lanes to 2-lanes with center left turn lane

Proposed

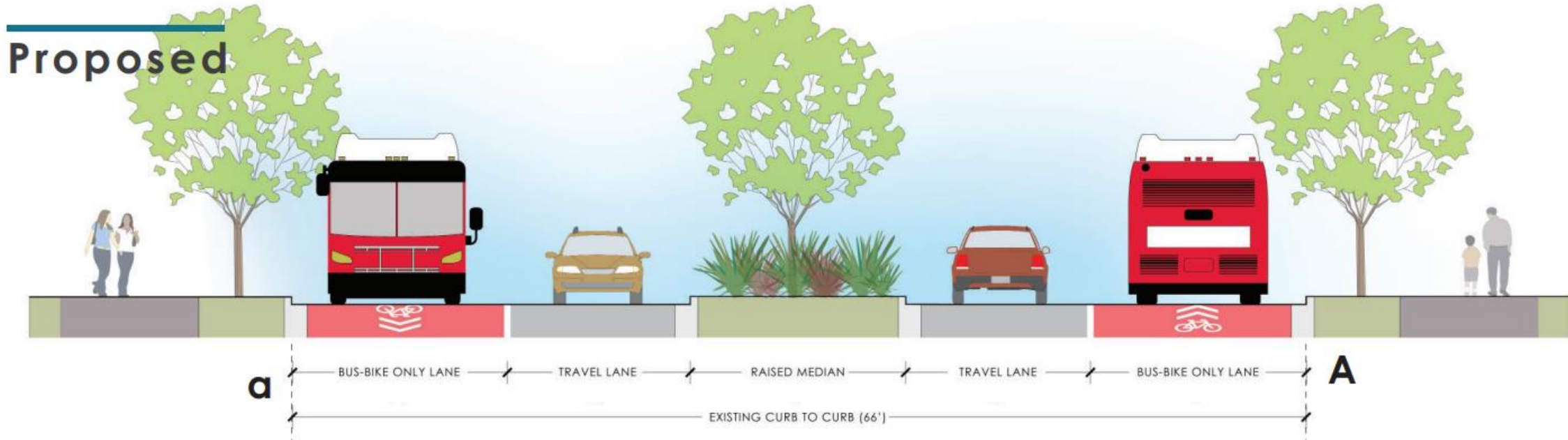


Note: additional analysis and feasibility testing would occur prior to implementation



El Cajon Boulevard (western segment)

4 lanes to 2-lanes with shared bus / bike lane



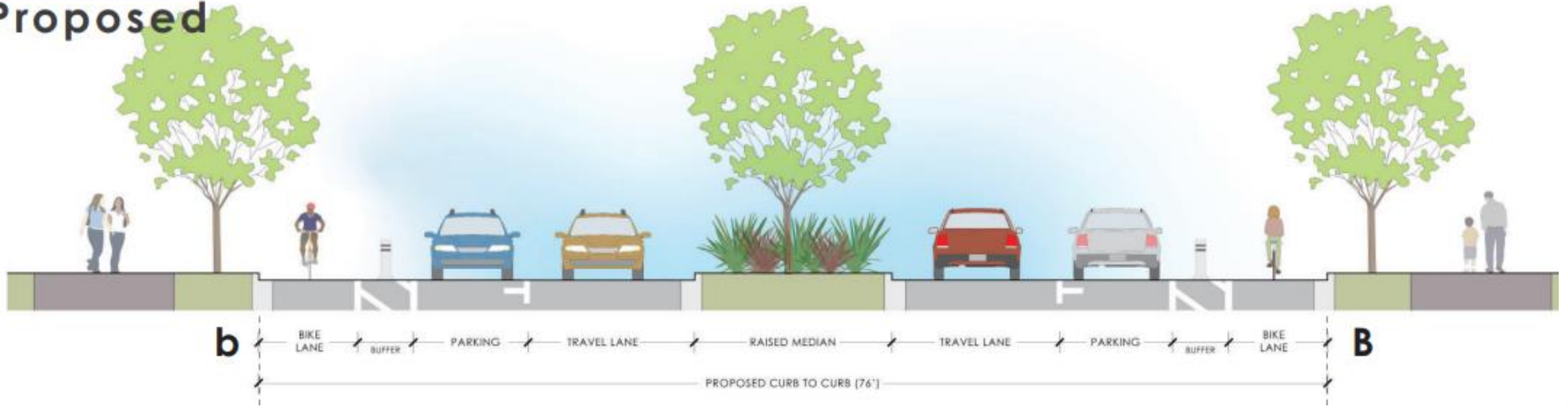
Note: additional analysis and feasibility testing would occur prior to implementation



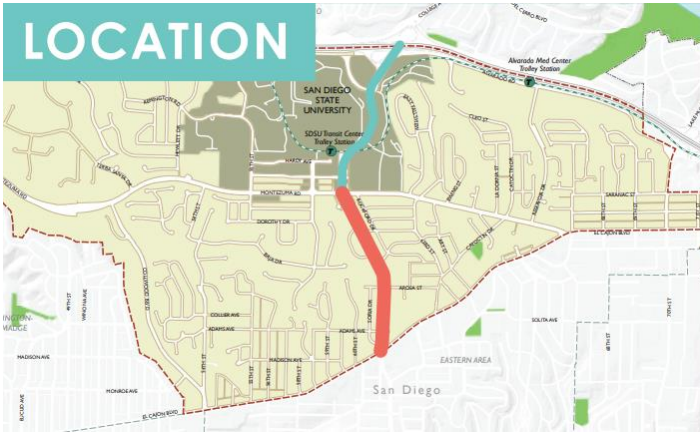
El Cajon Boulevard (*central segment*)

4-lanes to 2-lanes with class IV cycle track and parking

Proposed



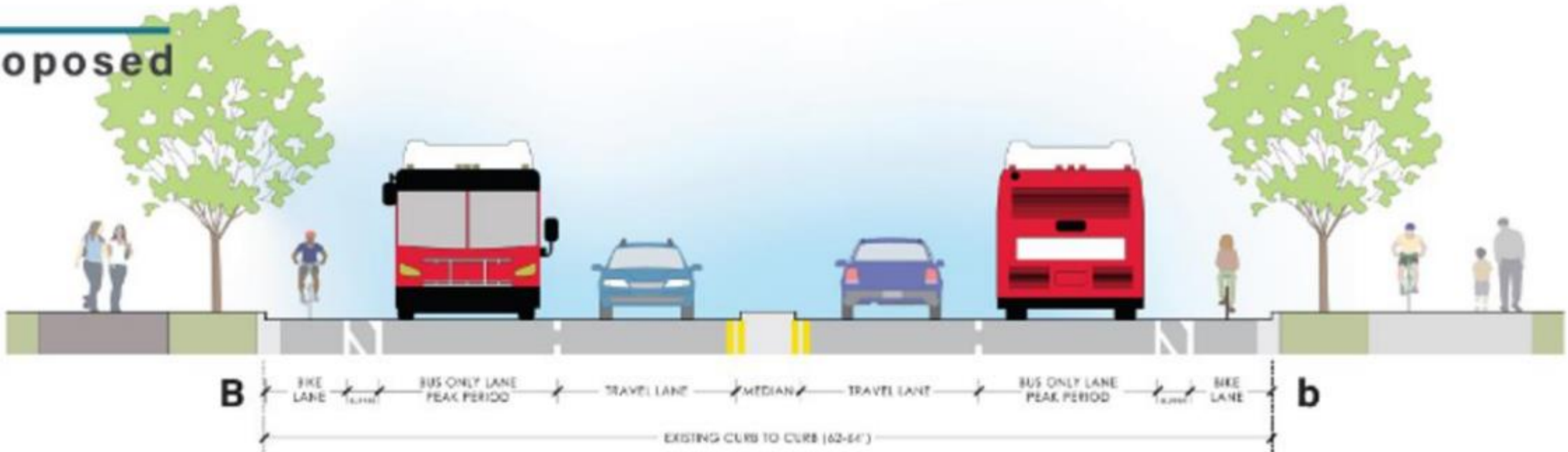
Note: additional analysis and feasibility testing would occur prior to implementation



College Avenue (central segment)

4-lanes to 2-lanes with peak-period transit only lanes (4-lanes non-peak period)

Proposed

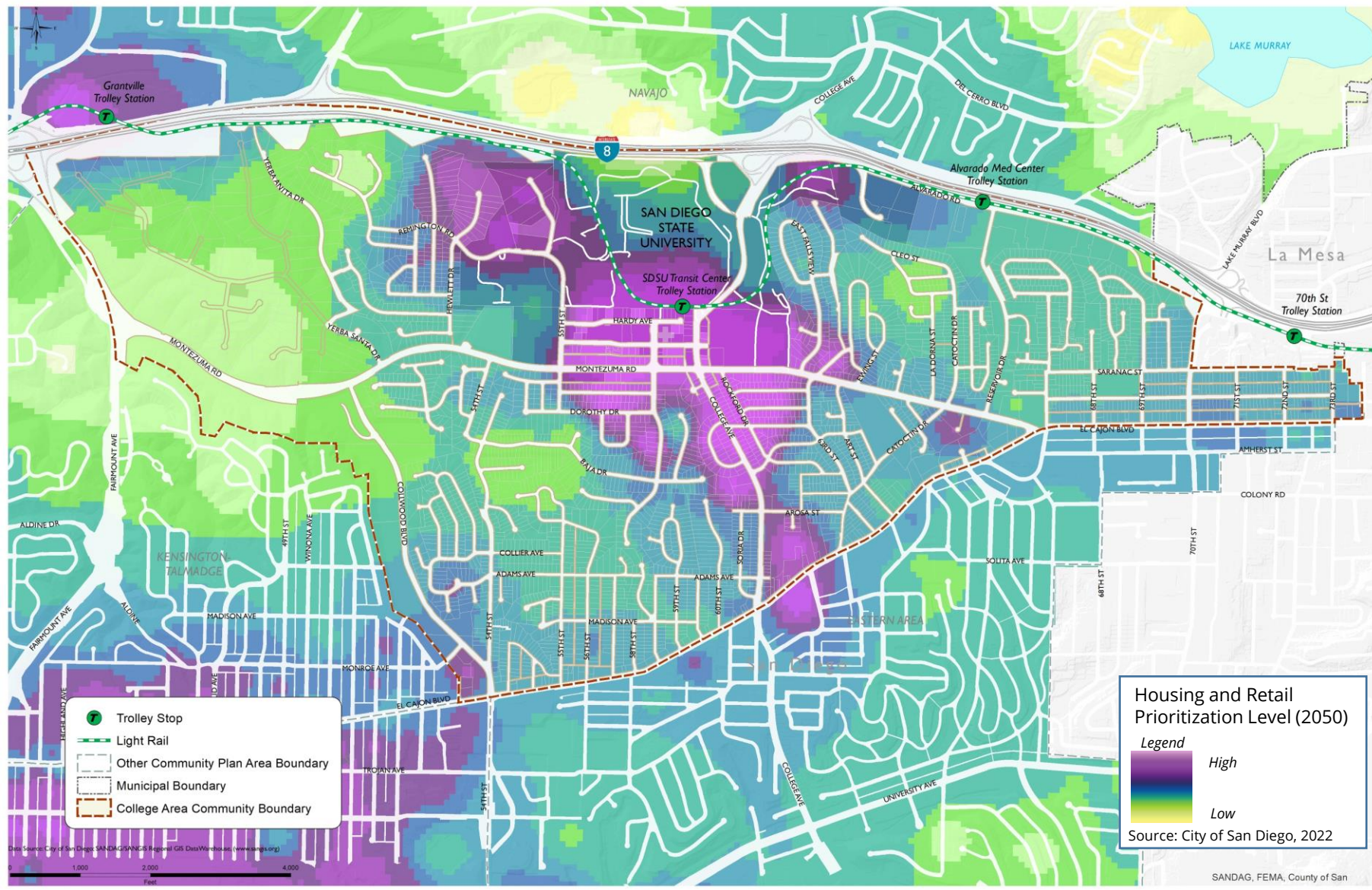


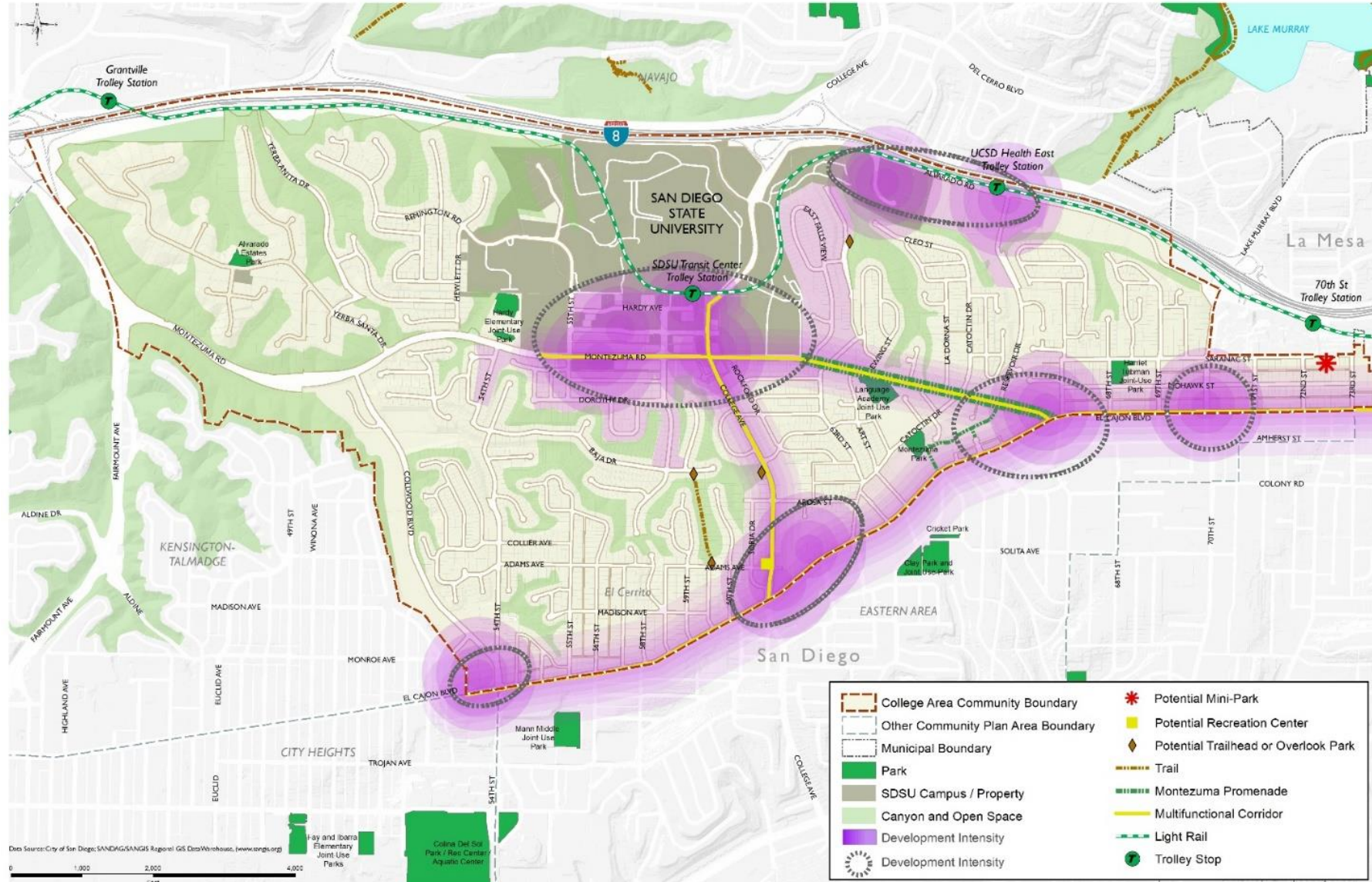
Note: additional analysis and feasibility testing would occur prior to implementation



Land Use

- **Highest Propensity**
 - Near SDSU and Trolley
- **Medium-High Propensity**
 - Along El Cajon Boulevard

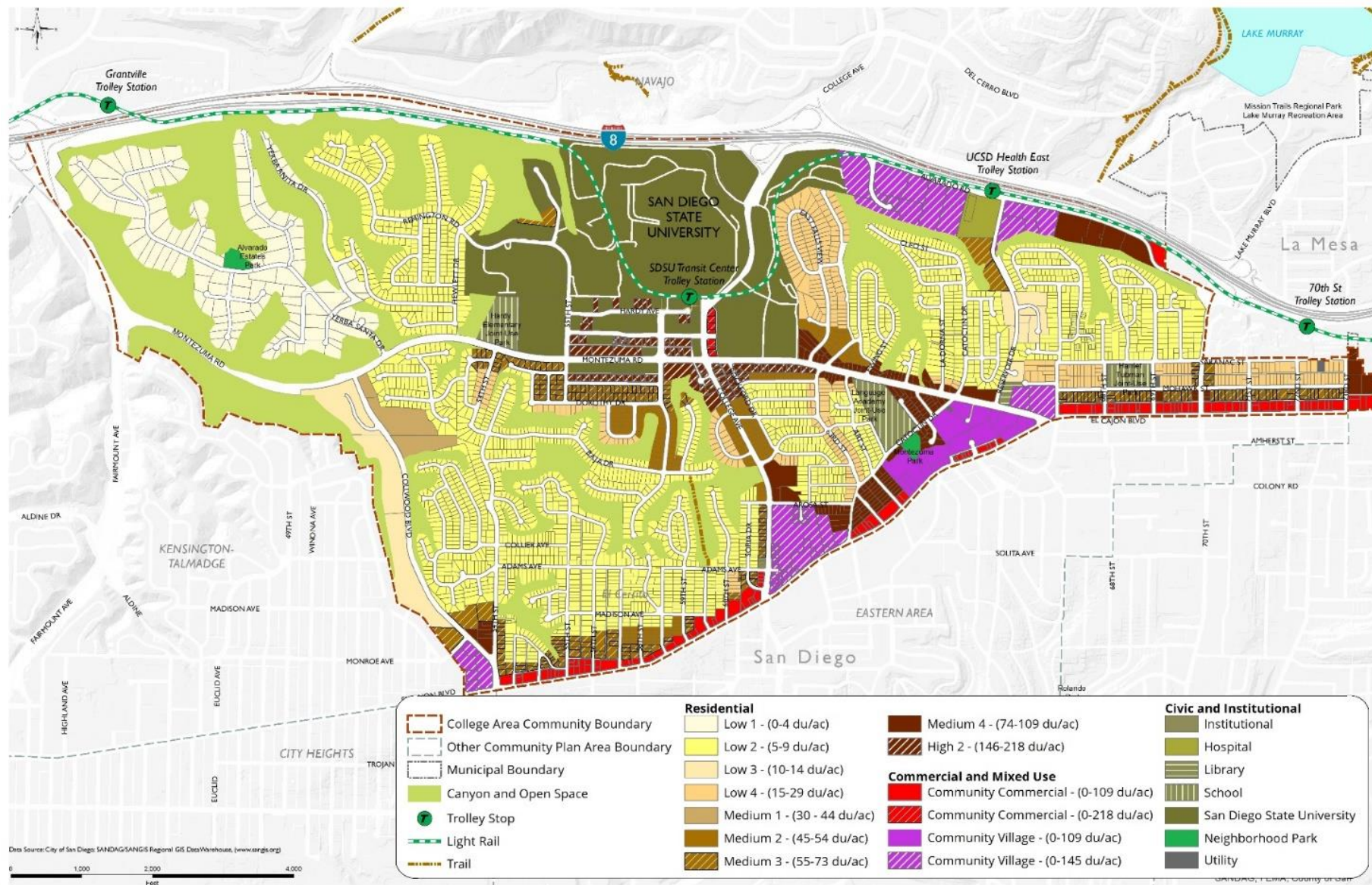




- Corridors
- Nodes
- Trolley Stations
- Campus Town

Homes & Mixed-use Opportunities

- Near SDSU
- At Nodes
- Near Trolley Stations
- Along corridors with density transitions



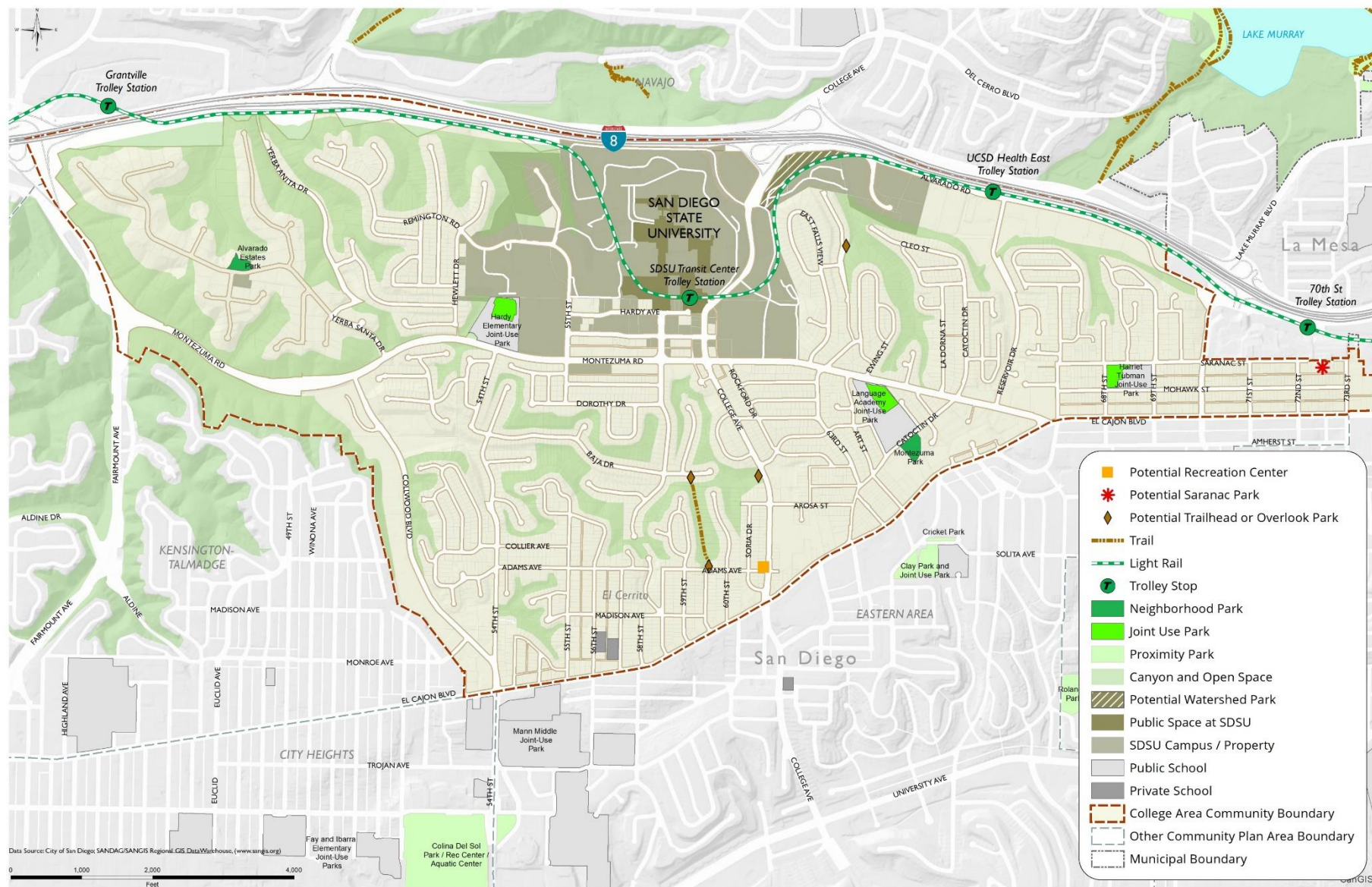
Land Use Category	Home Buildout of 1989 Plan (Adopted)	Home Buildout of Proposed Plan	Difference: <i>Adopted Plan</i> and <i>Proposed Plan</i>
Muti-Family	13,200	32,700	+19,500
Single-Family	3,500	2,700	-800
Total	16,700	35,400	+18,700



Parks & Public Spaces

Key Opportunities

- Park Opportunities with Future Development
- Existing Park and Joint-Use Site Improvements
- Park Opportunities on City-Owned Land
- Green Network Opportunities
- Park Opportunities through Citywide CIP Process



- Promenade with wide sidewalks and shade trees
- Development Setbacks that include public space amenities
- Consistent with one of the 7-Visions



New Parks & Public Spaces on City Owned Land



Potential Recreation Center on College Ave

Green Networks



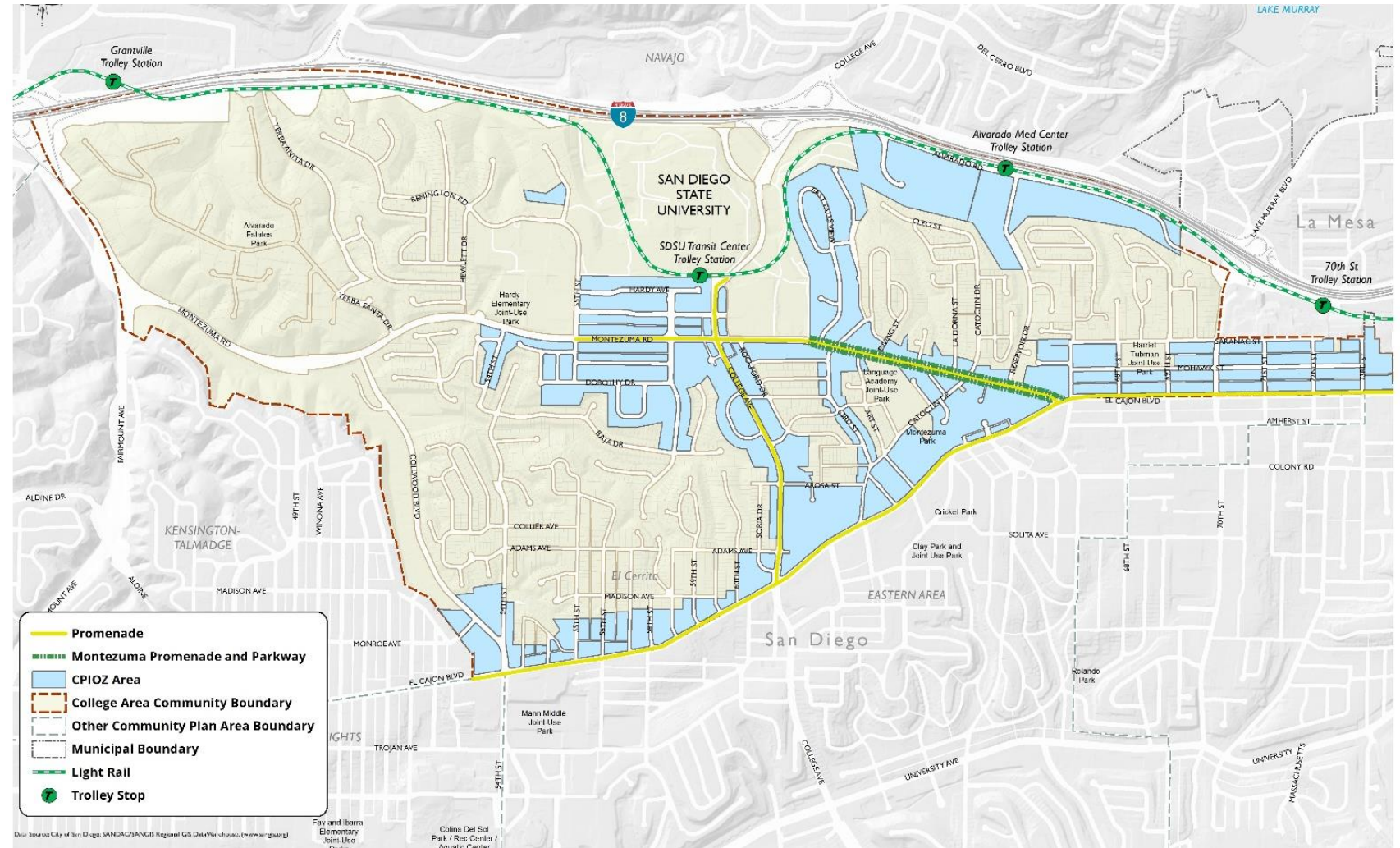
Potential Trailhead Parks Connecting Adams Ave to Baja Drive



Implementation

Requirements for new development

- Public spaces with recreational amenities required with new development
- Promenades required along corridors





Feedback

Themes of Feedback

Density

- Mix of support and opposition
- Opposition to Complete Communities and ADU Bonus Program

Recreational needs

- Desire for trails & trailheads, play equipment, sports fields and dog parks

Infrastructure needs

- Mix of support and opposition for transit and bicycle lanes
- Desire for additional parking at College-Rolando Library

Themes of Feedback

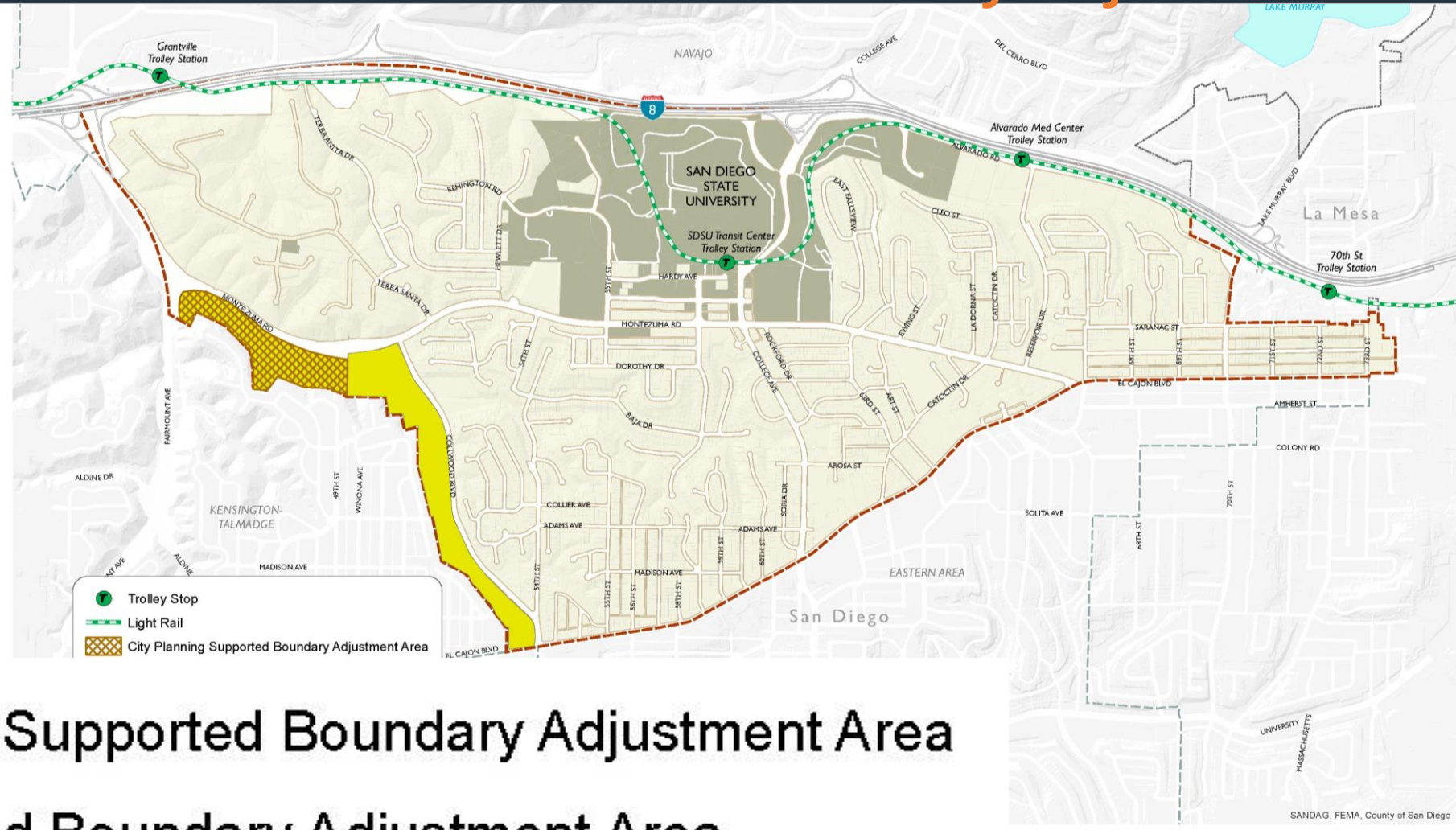
Fire and safety

- Desire for fire station and evacuation routes to be addressed in the plan
- Community is served by multiple fire stations
- Community Plan contains policies to support new or upgraded station

Community Planning Group

- Provide letter dated March 10, 2025

- Kensington-Talmadge - College Area Boundary



City Planning Supported Boundary Adjustment Area



CPG Proposed Boundary Adjustment Area



Next Steps & Timeline

2025

Winter

Engagement & Feedback
on
First Draft

Summer

Second Draft
*College Area
Community Plan*
&
Environmental
Document

Fall

Adoption Process
Hearings

Ongoing input is welcome throughout the entire process

City Planning Department

College Area Community Plan Update

March 13, 2025



College Area Community Plan Update

Planning Commission

March 13, 2025



Recommendations

- **Recommendation 1: Reduce Residential Low 4 zones to below Complete Communities threshold (20 du/acre)**
 - **Make them Residential Low 3, or**
 - **Leave existing zoning**
- **Recommendation 2: Include the College Area Community Planning Group's 7-Visions Plan in EIR per City's 5/25/22 commitment**

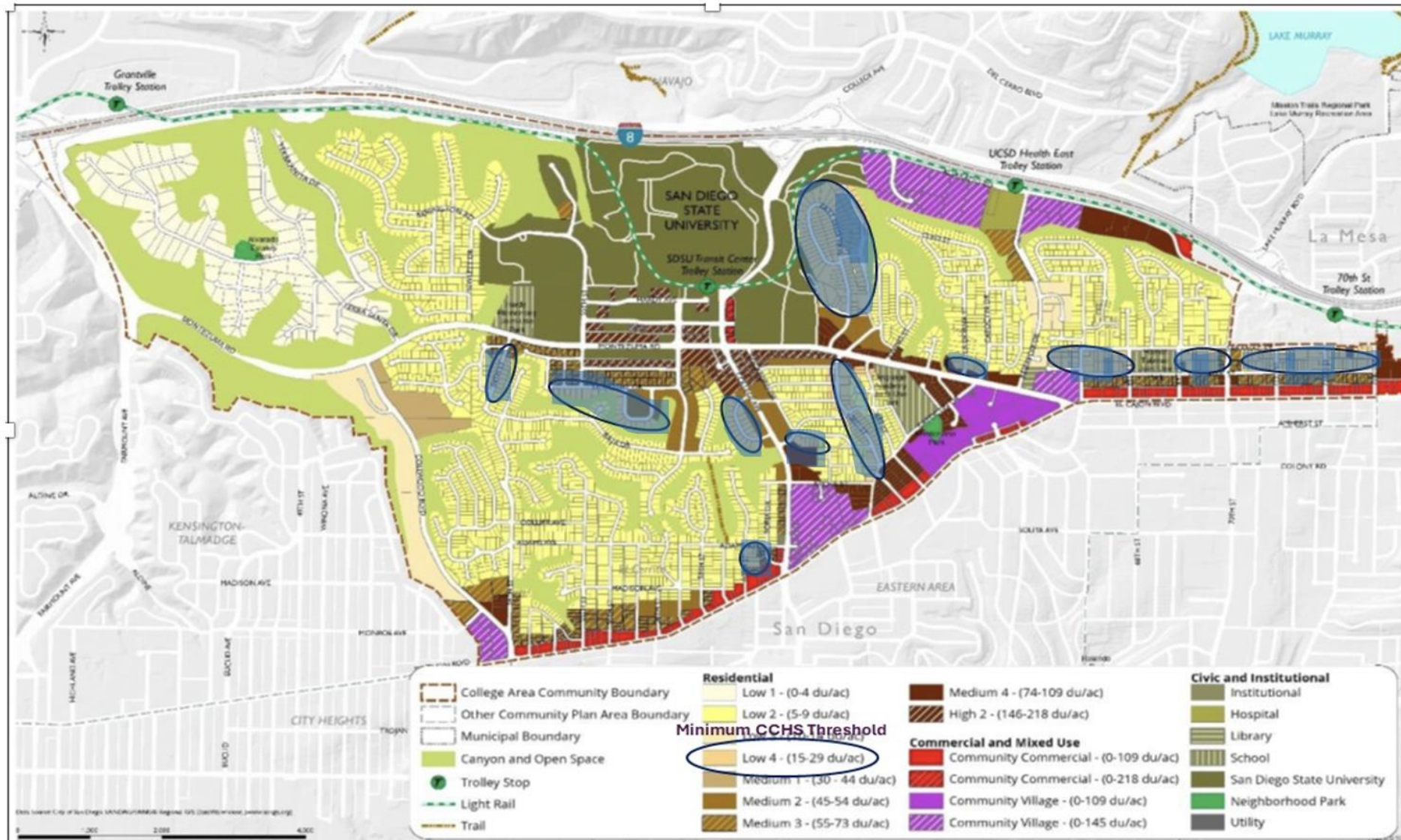
Recommendation 1: Keep low density multi-family zones below Complete Communities thresholds

Residential Low 4 (15-29 DU/Acre) allows CCHS

- Residential Low 4, instead of creating low density transition zones, with CCHS will produce out-of-scale high-density projects
 - Ignores underlying density/zoning limitations
 - Is approved with no public notice or input
 - Allows towers of unlimited heights with +8.25 FAR vs. base zone
 - Has no maximum densities on a lot
 - *Is not accounted for in Community Plan Update housing projections*

Previous Blueprint San Diego-based plan allowed approximately an additional **43,000 units NOT COUNTED IN THE PROJECTED UPZONED HOUSING CAPACITY!** This plan takes it one step further.

Proposed College Area CPU includes many areas of Residential Low 4 zoning (15-29 dwelling units/acre). See blue circled areas below



CCHS Example using Residential Low 4 Zones proposed in CACPU

- Upzoning to Res Low 4 (15-29 du/acre) with RM-1-3 or RM-2-4 zoning could increase FAR to 57,000 sf – over 16 times higher per 6,000 sf lot!
- *None of this increased development potential is counted in the CPU housing capacity.*

ZONING	DWELLING UNITS PER ACRE	ELIGIBLE FOR COMPLETE COMMUNITIES	FLOOR AREA RATIO	TOTAL FAR SQUARE FEET	TOTAL DWELLING UNITS
RS-1-7 w/o ADUs	9	NO	.59	3,540	1
RS-1-7 with ADUs	9	NO	.59	3,540	5+ ADUs
RM-1-2	17	NO	1.25	7,500	12
RM-1-3	22	YES	1.25	7,500	12
RM-2-4	25	YES	1.25	7,500	12
CC Tier 3 6.5 FAR	450*	YES	6.5	39,000	63
CC Tier 3 + Family Unit Bonus	560*	YES	8.0	48,000	77
CC Tier 2 8.0 FAR	560*	YES	8.0	48,000	77
CC Tier 2 + Family Unit Bonus	660*	YES	9.5	57,000	92


Assumptions:

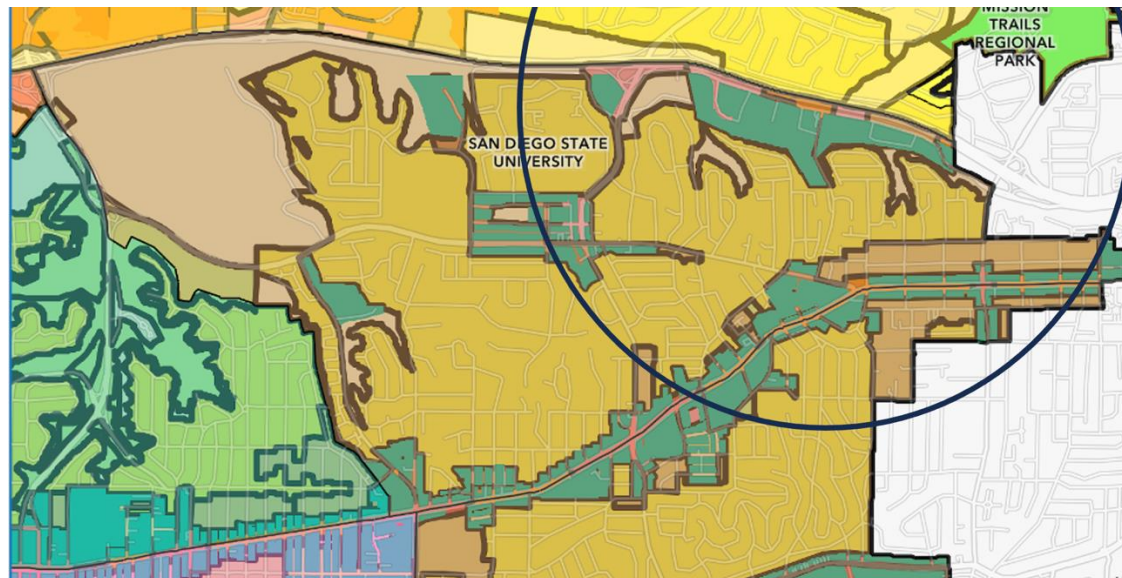
- 6,000 SF lot
- 20% of square footage consumed by common areas – 80% available for livable space units
- 500 sf units (avoids development impact fees under Complete Communities)
- Based on 500 sf units. Densities could be three times this if minimum 150 sf units are built

What would CCHS allow on 63rd Street?








UCSD's purchase of Alvarado Hospital bumps up Complete Communities (CC) from Tier 3 (6.5 FAR) to Tier 2 (8.0 FAR)

- Makes CC even more attractive to developers
- Turquoise  areas currently eligible for CC
- The black 1-mile radius circle shows where the UCSD Medical Campus now bumps FAR to 8.0
- If the CCHS projects include a certain number 2 and 3-bedroom units, they get another 1.5 FAR bonus to 9.5 FAR!



Complete Communities Housing Solutions (CCHS)

-  FAR Tier 1: No Limit on FAR
-  FAR Tier 2: 8.0 FAR
-  FAR Tier 3: 6.5 FAR
-  FAR Tier 4: 4.0 FAR
-  Coastal Height Overlay Zone: 3.0 FAR

Complete Communities Housing Solutions

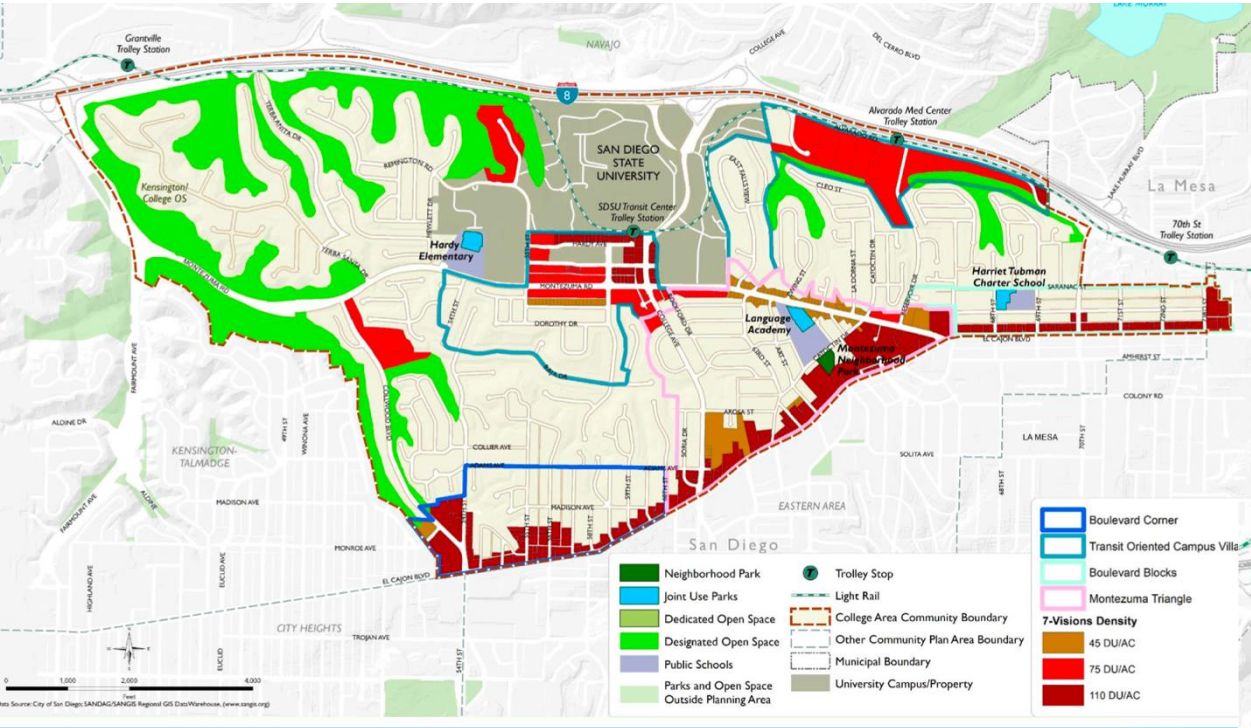
- The Community Plan Update does not analyze, let alone mitigate the impacts of Complete Communities – *its units are not even considered a possibility in housing projections*
- Given the potential impact of Complete Communities into residential neighborhoods, we recommend
 - Removal of Residential Low 4 density in existing single-family neighborhoods
 - Make all of those areas Res Low 3 (10-14 dwelling units/acre)
 - Or leave them as Res Low 2 (5-9 dwelling units/acre)

Complete Communities Housing Solutions

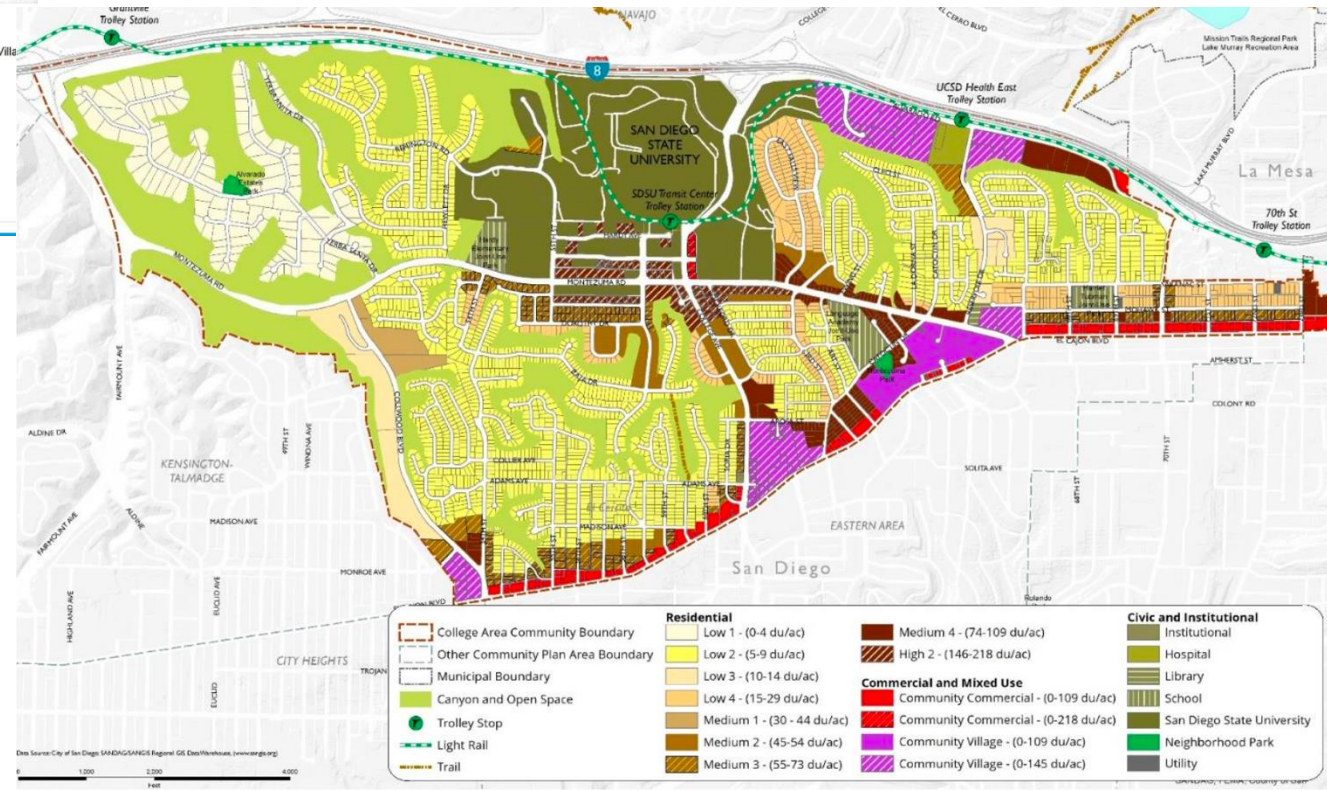
- **Long term solutions**
 - **Raise CCHS eligibility thresholds to be consistent with FAR Tiers**
 - **Suspend CCHS in communities following plan updates through a minimum of the next full housing element to allow the CPU to take effect.**
- **Complete Communities shortcomings:**
 - **Pulls density away from high traffic transit corridors**
 - **Makes it impossible to plan transition zones**
 - **Produces lower amounts of affordable housing as developers find parcels with the lowest underlying zoning and highest FAR allowances**

**Recommendation 2: Include the
College Area Community Planning
Group's 7-Visions Plan in EIR per
City's 5/25/22 commitment**

Two College Area Plans:



1st Draft College Area Community Plan Update 2025



Community's 7-Visions Plan 2022

San Diego Housing Capacity - SANDAG Projections

- San Diego needs only an additional 108,000 housing units by 2050
- Projected College area need is only 2,219

**SANDAG Series 15 PROJECTIONS
2022 to 2050**

	Housing Units Needed	% Increase	Population Growth	% Increase
City of San Diego	107,778	19.5%	66,359	4.8%
College Area	2,219	27.4%	2,501	9.4%

College Area Proposals Compared to 2020 Base

CACPU targets are not justified by SANDAG projections

- First Draft CACPU planned for:
 - One quarter of San Diego's housing 2050 housing needs
 - Almost total population growth for all San Diego
 - College Area represented only **1.8%** of San Diego's 2020 population

	2020 Baseline	7-Visions Plan 2050 Buildout (11/22)	1 st Draft SD CACPU 2050 Buildout (1/25)	City of San Diego SANDAG S15 2050 vs 2022
Housing Units	8,200 ¹	19,434	35,000	661,699
Unit Inc vs 2020		+11,234	+26,800	+107,778
% Inc vs 2020		+137%	+327%	+19.5%
Population	24,968 ²	47,419	87,300	1,441,419
Pop Inc vs 2020		+22,451	+62,332	+66,359
% Pop Inc vs 2020		+90%	+250%	+4.8%

¹https://www.sandiego.gov/sites/default/files/2025-01/first-draft-college-area-plan-january-9-2024_0.pdf (Pg 11)

²https://adlsdasadsprodpublicwest.z22.web.core.windows.net/datasurfer/sandag_2020_census_cpa_college%20area.pdf

College Area Proposals Compared to Recent CPUs

- College Area targeted for **327%** increase in housing units
 - Other CPUs +113-116% vs. existing dwellings
 - Community's 7-Visions Plan accepts +137% dwelling unit increase

	Existing DU per CPU	Total New DU Capacity Includes Unused + New vs 2020	Total New Plan Capacity vs. Existing % Increase
Mira Mesa CPU 12/22	26,800 du	58,000 du	+116%
University CPU 7/24	26,520 du	57,000 du	+115%
Hillcrest FPA 7/24	24,800 du	52,800 du	+113%
TOTAL/Average	78,120 du	167,800 du	+115% avg
1st Draft College Area CPU	8,200 du	35,000 du	+327%
Community's 7-Visions Plan	8,200 du	19,434 du	+137%

College Area Student Housing Production

- Note recent College Area off-campus student housing growth:
 - Almost 7,000 beds this housing cycle if Evolve is approved
 - Viva 2021 – 182 students
 - College View 2023 - 301 beds
 - Topaz 2023 - 169 beds
 - Zuma West 2023 - 30 beds?
 - 6195 Montezuma 2023 - 20 beds?
 - 6213-6219 Montezuma 2023 - 240 beds
 - Iconic Phase II 2024 - 660 beds
 - 6253-6273 Montezuma - 38 rooms/ beds
 - 6650 Montezuma - 332 student beds
 - Union 2023 – 615 beds
 - Victory - 226 beds
 - Evolve – 4,500 beds
- **1,630 (8.8-17.3%) decrease in 18-24 year old College Area population between 2022 and 2050 per SANDAG Series 15**

https://adlsdasadsprodpublicwest.z22.web.core.windows.net/datasurfer/sandag_forecast_15_cpa_college%20area.pdf

Other Concerns

College Area has a *current* park points deficit of 91%

- 229 pts of 2467*
 - Counts 3 sites that are not public parks:
Church Park
Aztec Court
Reservoir
- Plan lacks any commitments by the City to remedy current parks shortfall, let alone future deficits.

* per our corrected Parks & Recreation analysis

College Area lacks basic infrastructure

- **Library Parking (will be only 28 spaces* when the standard for this size library is 80 spaces)**
- **No Recreation Center**
- **No Fire Station**
- **Inadequate Police Coverage, etc.**

* With 6650 Montezuma development

Thank you!

Danna Givot

Vice Chair, Neighbors For A Better San Diego

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NFABSD.org

