

College Area Community Planning Board (CACPB) and College Area Community Council (CACC)

Draft Minutes From the Regular Meetings: March 13, 2019, 7:00 pm
Held in: Faith Presbyterian Church 5075 Campanile Dr. San Diego, CA 92115

P	Jose Reynoso	President	P	David Cook
P	Jim Jennings	Vice President	P	Keith Henderson
P	Ann Cottrell	Secretary	P	Robert Higdon
A(A1)	John Putman	Treasurer	P	Jean Hoeger
P	Rachel Gregg	SDSU Appointee	P	Robert Montana
P	Mike Wiafe	SDSU AS Appointee	P	Troy Murphree
P	Jim Schneider	BID Representative	P	B.J. Nystrom
P	Saul Amerling		P	Jerry Pollock
P	Ellen Bevier			open
P	Christina Boyd			Open

TOTAL BOARD MEMBERS: 20

P= present L= Late A – Absent (1),(2),(3) = 1st, 2nd 3rd absence

CP 600-24, Art. IV, Sec 1: “A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April May)

M/S/C = Moved/Seconded/Carried

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to order/pledge of allegiance: 7:00 p.m.

II. Agenda approval

M: Cottrell S: Schneider Yes 16, No 0 Abstain 0 *Carried

III Approval of amended minutes Wednesday, February 13, 2019

M: Boyd S: Bevier Yes: 14 No: 0 Abstain2 (Cottrell, Jennings not present) *Carried

IV. Public Comments on non-agenda CACPB items

A. Tobias Johnson complained that parking patrol targets his neighborhood for ticketing parking violations. Suggested he go to CARPUS

V. Law Enforcement Reports: Steffan, SDPD. Provided monthly statistics.

VI. New Business

A. Approval of method for seating candidate for single 1 year term vs. 5 3 year seats. Lowest vote count is assigned the 1 year term.

Reynoso: Point is moot with 3 candidates for 6 seats. By-laws do not prevent this solution & approved elections manual suggests this way of assigning shortest term.

B. Call for write-in candidates. None

C. Candidate speeches: Bevier, Jennings, Murphree

D. Ballots collected

E. Presentation on Acquisition/rehab project at Wesley Terrace, 5343 Monroe Ave, *Colin Rice* Radh Group is doing an acquisition/rehab project at this low-income senior apartment in partnership with the owner, the adjacent Wesley United Methodist church. This kind of project preserves improves existing affordable housing. No tenants will be displaced.

F. Discussion of Planning Commission hearing (3/14/2019) on proposed general & community plan amendment & rezoning for Montezuma Hotel project adjacent to College-Rolando Library. *Reynoso*: CACPB in 2017 voted unanimously to rezone church property. In 2018 wrote to the city to encourage rezoning quickly. This project is going to Planning Commission tomorrow; shall we send a board member to reiterate our vote?

M: Amerling, S: Higdon Reynoso volunteered to go.

Bevier, Jan Hintzman (Rolando), Julie Hamilton (College Area) argued CACPB vote failed to stipulate that rezoning require shared parking & access. Plans or ownership may change and not include any library parking. Owner has promised to provide access & parking but there is no guarantee or mandate. Rezone increasing density must include mandate to mitigate; parking requirement would be minor mitigation.

Hamilton: CACPB statement at Planning should support for project only if zone change requires mitigation measure requiring shared access and parking for the library.

Higdon: withdraw second, motion dies.

M - CACPB representative state that project support is contingent on zoning change including mitigation that requires shared access and shared parking : Jennings S: Henderson

Y:16 N: 0 Abstain: 0 *carried.

G. Presentation & discussion of Planning Commission hearing on proposed general & community plan amendments & rezoning from RM-1-1 to RM-3-9 for 6253, 6263 & 6273 Montezuma Rd. *Henderson (co-developer)*: Will present rezoning request and leave during discussion & vote. Requesting support for rezoning 3 lots on Montezuma (corner of 63rd) for presentation to Planning Commission April 11.

Jennings (project review chair). Plans have been reviewed twice, why has this not been raised before?

Henderson: We have just been notified of need for support. This is just the first step in zone change process. This has nothing to do with specific project proposed. The current zoning is residential single unit on a lot. Nearby Zuma already has the RM3-9 zoning we request. This zoning permits 60 ft height and 1 unit/600 sf of lot. The site is .6 acres.

Approve request to initiate zone change and plan amendment. M: Jennings S: Murphree

Discussion -- Two main areas of concern:

- Late request, rushed decision
- Approval will permit maximum build out; concern about potential bulk & scale adjacent to single family residences & a large project on the corner of 63rd would compromise line of sight for pedestrians and vehicles

Y: 10 N: 6 *carried

VII. Community Forum. 2 Representatives of SDSU Interfraternity Council

IFC is working to improve relations with the community, especially regarding fraternity parties at chapter houses and satellite fraternity residences in residential houses near SDSU. We have created a risk management program. Fraternities must submit a risk management form in order to have a party, including names of risk managers etc. There is also an active bystander submission form for others to report disturbing parties at fraternities including satellite fraternity residences. Neighbors are encouraged to use this form.

Gregg (SDSU): My office is trying to track repeat offender houses. Notify me when a party has been reported to police, including incident number.

VIII. Delegate Reports

A) Community Planners Committee *Reynoso*

CPC recommended support of all land development code updates except one reducing the number of days for final draft of EIR report from 14 to 3 days.

IX. No recess before CACC meeting .

COLLEGE AREA COMMUNITY COUNCIL MEETING

I. Approval of Agenda

M: Jennings S: Nystrom Y: 16 N: 0 Abstain: 0 *Approved

II Approval of CACC minutes of Wednesday February 13, 2019

*M: Bevier, S: Schneider. Yes 14, No 0 Abstain 2 (Cottrell, Jennings not present) *approved*

III. Announcement of Election Results:

Bevier, Jennings and Murphree all elected.; 3 seats remain unfilled.

IV. Public Comments None

V. Elected officials, Business District, SDSU No reports

VI. President's Report: none

VII New Business

A) Update on status of community generated community plan. *Mike Jenkins, Steering committee*

1. List of candidates for advisory board not completed
2. Developing synopsis of plan so all have consistent understanding. Synopsis sent to board one response has been incorporated (in italics below)
 - a. Keep current single-family neighborhood zoning intact.
 - b. Focus multi-unit housing along identified corridors and nodes.
 - c. Promote *connection to SDSU and* local serving businesses through urban design (e.g. walkability, bicycle routes, trees and other landscaping, traffic calming etc.)
 - d. Use urban design to buffer the transition from new multi-unit housing to single family neighborhoods.

Approve synopsis with amendment: M: Nystrom S: Gregg

Concerns:

- Synopsis goals are vague & Board vote on item G tonight, approving rezone for Montezuma properties, is inconsistent with (d in synopsis) & negates any possibility of mandating good design
- concerned that necessity to increase set back not mentioned. This should be imparted to advisory board early in the process.

Y: 14 N: 2 Abstain: 0 *carried

3. Request CACC approve funding \$5,000 for 2 interns to work with SDSU Prof. Appleyard on putting planning students' proposals for the general plan update in a more useable format.

Concerns:

- what is source of Money? A: \$5000 from beautification committee budget which includes a past \$5,000 Campanile Foundation grant.
- who decides how money is spent, need for stricter language detailing e.g., hours of work, job description, deadlines, expected results.

Table vote until Jenkins presents specific contract for hours, job description, tasks, etc:

M: Jennings S: Schneider Y:16 N: 0 Abstain: 0 *carried

VII. Treasurer's Report: Putman

Board received and reviewed emailed report

VIII. Adjournment 9:10 p.m.

Minutes by Ann Cottrell, Secretary