



Minutes of the All Peoples Church Subcommittee Meeting

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Thursday, November 5th 2020

By Zoom Video Conference

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**Call to Order:** November 5, 2020 at 7:04 p.m.

**Roll Call of All Peoples Church Sub-Committee Members:**

David Smith – Chair NCPI

Jay Willson – Subcommittee Chair

Vance Grucela – NCPI Member

Chris Galuppo \_ - NCPI Member

Justine Neilsen – NCPI Member

Doug Livingston – Public Member

Shain Haug – NCPI Secretary

All Peoples Church was represented by Pastor Robert Herber, Marcella Escobar-Eck, Ken Smith, Steve Ahles,

**Action Item:** *All Peoples Church- Kristen Bryne*

Presentation to the sub-committee regarding proposed project in the Del Cerro community. Overview of changes to the project based on City Cycle Comments and ongoing discussions with community groups. Board discussion and public comment. Action to be taken: Recommendation to the full NCPI planning board at the November 11<sup>th</sup> 2020 meeting.

David Smith introduced the Marcella Escobar-Eck of All Peoples Church (APC) and explained the procedure by which the meeting would be conducted.

APC representative Marcela Escobar-Eck introduced the APC team present.

APC Pastor Rober Herber introduced himself and the church with greetings to those present. He expressed his hope that the church would be a good neighbor over the long haul and hoped that the church would be welcome in the community.

Using a slide presentation Marcela Escobar-Eck described the physical location of the church and explained the process by which APC was seeking Community Plan Amendment, Planned Development Permit, Site Development Permit and Easement Vacation along with the cycle review as necessary to obtain the authority to build the church building and adjacent structures. In a series of slides she showed the central building with the sanctuary, classrooms for religious study, Sunday school, and youth/gym areas. APC will not hold school classes during the week. She discussed the

measures taken to evaluate and reduce the impact of the facility and its operations on the surrounding community and how accommodations were made to address neighborhood concerns. This presentation included a look at the new intersection across College Avenue to allow ingress and egress with as little impact on traffic flow as possible.

Jay Wilson inquired about the traffic control at this the new intersection. The ingress from south College Avenue and the egress left turn across College Avenue will be controlled metered to demand for entry to and exit from the church. He anticipated the question of why the property was not devoted to housing as zoned and as previously permitted and commented that 3 or 4 prior attempts to build housing in the area were unsuccessful.

Doug Livingston addressed issues of landscaping. The developer spoke to the various types of vegetation, the use of vegetation to cover a retaining wall at the base of the main building, and the choices that were being made to deal with the appearance of the premises as well as visual barriers for the benefit of adjacent landowners. The details of the final landscape plans remain in flux and will be finally decided to be consistent with the community foliage generally.

Eduardo Luna asked about the parking structure and about the cost of the development. APC declined to discuss or reveal the cost of the development. Mr. Luna asked about the depth of the development relative to College Avenue and the slide view indicated that the main building will be about level to the street. Some issues had been raised about the Roman Cross that would be erected on the main building and Mr. Luna commented that while that use was protected it might not be a neighborly thing to do in this particular community.

Joshua Jason commented on the fact that while this is a neighborhood of diversity the display of a Christian symbol might be some what objectionable. He asked about the means by which APC came by the property with some implication that the prior ownership was a sham. APC declined to comment. In response to Mr. Luna's further inquiry into egress/ingress APC indicated that they would spread out their worship schedule to reduce traffic loads. APC declined to speculate in the eventual membership of the church or to the size of gatherings.

Shain Haug inquired as to the standards by which the NCPI should evaluate its position on the project and commented that the "findings" required by the Municipal Code might be the touchstone.

Kathy Kzinski commented that the church would be a good neighbor and a good addition to the neighborhood.

Michael Livingston expresses his objection on the basis that we have enough churches and that we should regard this development as a large business rather than a church. He commented that APC would not contribute to the tax base.

Mardine Davis spoke to the demands of getting up and down College Avenue as it was and that the development would be a major intrusion into the area.

Wendy and Dustin Jones have their home on the east side of the development and are concerned as to what the effect will be on their view lines. RPC assured them that they would meet with them to discuss the issue.

Lance Grucela commented on whether the church was abiding by Covid-19 guidelines and was assured that the church limited group sizes and required masks.

Sarah Knoepfli inquired regarding certain visual aspects of the development from the adjacent street and whether there would be any adjustment of the transition from I8 west to College Avenue north. Caltrans has not called for any changes.

Aaron Dykstra commented that traffic peaks from the church operations would be on Sundays and that there is not that much traffic through that area at those times. He thinks the design is consistent with the nearby SDSU. He further commented that development would help to abate the use of the area by the homeless population.

Betty McCary gave her expression in support of the development.

Pamela Mertins commented that the nearby St. Therese Church has a similar congregation and a full time school. She said that this did not create an issue and the intersection of Waring/Navajo/College so she did not think the APC development would create any significant traffic issues. She went on to say that the church would only increase local diversity and would bring business to the area.

John Serrano spoke to his prior relationship with the church and the value that it brought to his life, that the leadership will be of similar value to the community.

Jay Wilson announced that further examination of the issue would be undertaken during forthcoming meetings of the Del Cerro Action Council.

Chair David Smith closed the meeting with the announcement that no vote would be taken by the subcommittee, that the matter would be on the November 11, 2020 agenda for further discussion as an informational item, and it was expected that the NCPI vote on its recommendation would be taken during the January 2021 meeting.

**Adjourn: 8:35, p.m.**

Members of the general public in attendance included:

Kathryn Martin, Mardine Davis, Larry Granger, John Serrano, Kelly Wilson, Pamal Mertine, Eduardo Luna, Steve Joyce, Dan Tomsky, Rosemary Ghosn, Sara Moten, Kristen Byrne, Guido Knudson, Kathy Gile, Betty McCary, Nick Taylor, Andrew Summers, Geraldine Luna, Kendell Laughlin, Aila Khouri, Pam Cotta, Howard and Jamie Schau, Liz Horrex, Kelly Rookus, Aaron Dykster, Anthony Damon, Kathi Riser, Dan Tomsky, Luchans Samatha, Nick Taylor, Joshua Jason, Hsiu and Aleem Dao, Kathy Kzeminski, Michael Livingson, Nick Wolfe, Josh Billauer