

College Area Community Planning Board (CACPB)
 Minutes from the Regular Meetings: January 9, 2023 at 6:00 pm
 Held At College Rolando Library 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
A (A1)	Tom Silva	Vice President	A (A5)	Chris Luna
P	Ann Cottrell	Secretary	A (A3)	Robert Montana
A (A4)	David Cook	Treasurer	P (A1)	Roie Moyal
P	Diana Lara	SDSU Appointee	P	Troy Murphree
A (A1)	??	SDSU AS Appointee	P (A2)	B.J. Nystrom
P	Jim Schneider	BID Representative	P (A1)	Jose Reynoso
A	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 15)

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

Call to Order: 6:00 p.m.

I. Approval of Agenda:

M add permit for 6650 Montezuma to New Business: Jenkins, S: Reynoso

*Approval unanimous

M approve amended agenda: Reynoso, S: Nystrom

*Approval unanimous

II. Approval of Amended Minutes from Regular Meeting of November 9, 2022:

M approve amended minutes: Reynoso, S: Jenkins, Y:8, N:0, A:1(absent) Nystrom *
 Carried

III. Public Comments on Non-Agenda Items within CACPB Jurisdiction

A. Jefferey Nguyen, C.D. 9

Announced: work on homeless & renters’ protection, City Council Committee changes, State of District presentation.

B. Lucero Maganda, Mayor's Office

1. State of City Presentation
2. Streetlight repairs are a big issue; We are making repairs by district, targeting high traffic areas, especially near schools. C.D. 9 is scheduled for repairs this month.

C. Christopher Gris, Assembly District 78 (Ward)

1. Ward has been elected Assembly Speaker Pro-Tempore.
2. College Area is now in 78th Assembly district. Adjacent Rolando is still in 79th.

V. New Business

A. Jennings: Diana Lara is replacing Rachel Gregg as SDSU representative. Welcome Lara.

B. Presentation for Apartment complex, 6640 El Cajon Blvd., postponed to February.

C. Report on 6650 Montezuma Project & Library

1. Permit Applications

a. Current Permit applications:

- *Jennings:* Project application for building permit has been filed with city, according to email from Misty Jones, head of San Diego Library system. It is for 182 units (125 hotel, 57 residential) & 150 parking spaces. She wants to know our thoughts as there are fewer residential units than anticipated.
- *Jenkins:* We've been anticipating this, as a grading permit has been applied for, for what was described as a residential project. Now, a building permit has been applied for and paid for. This is a big step; it means they have actual plans & drawings that they've paid for plus the permit fees.
- *Givot Accela* Building Permit application (PRJ 1079343) says requested processing time is express. It says there will be affordable units which lets them increase density, but I don't think this would be possible with a hotel, only with residential.
- *Schneider:* hotel would be commercial element in mixed use project.
- *Hintzman:* This is a big concern. Since November, when we heard about grading permit for this 5 story "apartment building," we've asked how you can get a grading permit for a project not yet permitted. No answer yet. We need to ask DSD what requirements, what rights owner has with grading permit when project is not allowed by zoning.

b. Pertinent Permit Application History

- 12/19/2019 building permit for 4 story hotel created (openDSD 2381694)

- 10/06/2022 grading, water sewer for 5 story apartments, removing 2 & building 2 new drives, water, fire, storm drain opened (Accela PRJ1073277)
- 12/05/2022 grading right of way opened (Accela PMT-3183720)
- 12/14/2022 5 story multi-family 182 units including affordable units, express Building construction permit, in review. (Accela PRJ 1079343)
- 01/13/2023 (12/16/2022) 5 story multi-family 182 units Plumbing, mechanical, electrical permits & building permit opened (Accela PMT 3193841)

2. Zoning: *Jenkins*

- a. The base layer was low density residential. Developer requested & received a community plan amendment to do a hotel & to change zoning to commercial. This was done, resulting in the current overlay zone prohibiting residential use. It looks like he is trying to get in by having a mainly commercial project with some residential.
- b. Is the City in a position to even offer a permit? Should it be moving ahead for a project with a reviewer assigned to the plan application? But if you start with a building permit the project approval is ministerial which requires no discretionary review.

3. Impact on Library

- a. The current Joint Use Agreement (JUA) stipulates that developer can close Montezuma entrance for the duration of construction.

b. Parking

- *Hintzman*: The City consistently states that the existing JUA for shared parking will remain in place. Is that true if the project is so different?
- *Jennings*: how many parking spots are totally private & how many public spots? They propose 150 parking spaces. Does that include the 31 we currently use, or do they want 150 in addition to those?
- *Hintzman*: Library currently uses 59 spaces: 28 on city property, 31 on private property. Under the current JUA **Library** has 53 spaces: 25 private + 28 city-

owned;

6650 has 125 spaces, 25 shared with library. We don't know what arrangements will be with the new project which proposes 150 parking spaces.

4. Next Steps

a. Meeting/s

- *Schneider*. Given our lack of clear information, we should invite a developer representative to meet with us to clarify so we avoid rumors spreading. Might ask them to bring the Mayor as well.
- *Jennings*: Marcela Escobar-Eck (Atlantis group) is their consultant; I've asked her to come to CACPB and can invite her to a special meeting.
- *Givot*: We need to meet with owner. Representatives don't always have correct information; maybe ask both owner & Escobar-Eck.
- *Jennings*: If we ask them to a special meeting, they may already have the permit by then.

b. Needed information

- *Hintzman*: We need to hear from the city & our representatives. What is their position? The City's official public representation has always supported the owner's intent to up-zone the property. It feels like there is no citizen representation in discussions with the developer. We've had no response from the City; all requests by Friends of CR Library have been met with "the city has no power until the project has been filed"; now it has been. Elo-Rivera says he can't take sides on a matter he will have to vote on. Mayor Gloria needs to tell us his position.
- *Maganda, Mayor's office*: I can help but it will require research; there are so many departments involved.
- Others mentioned as able to provide information/tell us where to go: Jefferey Nguyen, C.D. 9 & Elyse Lowe, DSD Director, who was on Councilmember Madaffer's staff during planning & development stage of the College Rolando Library. Jennings will contact Lowe regarding the proposal

D. Jennings: Nominations, March board election

1. 8 seats are open, including Cook, Luna, Silva, Cook & Silva are eligible for reelection.
2. Nystrom remains the only person on the election committee. Lara will replace Gregg on the committee; Gregg will help.
3. In response to criticism that CACPB "doesn't want diverse board": We do, but it is hard to attract applicants, especially young. Attendance at 2 meetings is still required to run. We should advertise openings & our wish for more diverse board, e.g. – *College Times Courier*, reach out to students on campus.

VI. Delegate Reports

A plan update: Jennings

1. November Planning Commission meeting was not good. We did a good presentation, but Commissioners didn't hear or appreciate what we said.
2. *Givot*: They are still using wrong population projections. Among other things they assume a lot of families with young children; Series 14 projection lowers that demographic. Causman is supposed to get a new evaluation report from London Moeder Advisors in January updating the College Area Market & Feasibility Study from September 2021 based on the Series 14 data. Also SDSU is at capacity so student population will not grow that much.
3. No future meeting is on Planning Commission calendar. Suggestion: we show up at meetings & speak up during public comments.

VII. Adjournment 7:10

A. Adjourn to January 2023

Move to Adjourn: Schneider, S: Cottrell
consensus

*approved by

Minutes by Ann Cottrell, Secretary

