

College Area Community Planning Board (CACPB)
 Minutes from the Regular Meetings: September 14, 2022 at 6:00 pm
 Held At Faith Presbyterian Church, 5075 Campanile Dr.

P	Jim Jennings	President	P (A1)	Jean Hoeger
P	Tom Silva	Vice President	P	Mike Jenkins
P	Ann Cottrell	Secretary	A (A2)	Chris Luna
A (A2)	David Cook	Treasurer	P (A2)	Robert Montana
A (A1)	Rachel Gregg	SDSU Appointee	P	Roie Moyal
P	Rob Winters	SDSU AS Appointee	P	Troy Murphree
P	Jim Schneider	BID Representative	P (A1)	B.J. Nystrom
P	Robert Higdon		A	Jose Reynoso

TOTAL BOARD MEMBERS: 20 (momentarily 16)

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: 6:02

I. Approval of Agenda: M: Cottrell S: Nystrom *Approved by consensus

II. Approval of Minutes from Regular Meeting July 13, 2022
 M: Schneider S: Jenkins *Approved by consensus

III. Public Comments on Non-Agenda Items within CACPB Jurisdiction
 None

IV. Reports from law enforcement, elected officials, College Area Business District

A. Nguyen: Council District 9 No Report

B. Schneider: College Area Business District

1. Grand opening for *Every Table* in Vons Center

2. We’re opening a co-workspace in the office; 5 desks for remote, home-based workers or entrepreneurs, SDSU groups. Now weekdays only, it will be 24 hours with expanded services.

C. Stan Spink, Impact Housing

We are planning a 5-story residential development for low to moderate income families at the former Howard Johnson on El Cajon Blvd. Demolition will begin soon; we will return with more details when plans are finalized.

V. New Business

A. General Development Plan Amendment for Montezuma Park (on Catocin): Jennings

1. I’ve shared an email describing alternative plans for developing Montezuma Park, including results of a use survey. None of us had heard about this or received the survey. The park falls

under the Colina del Sol Community Recreation Group (CRG). Plans & survey were presented at that group's meeting July 20. (PDF sent says, incorrectly, this was combined CRG & College Area Planning Group meeting.)

2. Murphree shared email from Juliana Grotzinger, (City's Engineering & Capital Projects Dept.) listed as contact person. Notification of park plan and meeting invitation was sent to residents within 300' radius of the park. She asks that group discuss & send her results so they can be incorporated in preferred design to be presented November 16 at Colina del Sol CRG meeting.

3. General discussion points

- We have not been consulted, but planning is well along as survey asked respondents to choose between 2 designs.
- Suggestions for expanding area making use of ALL available area including drainage.
- General feeling this is entirely inadequate as a response to our demands for more park space as the College Area is seriously deficient in parks.
- Our elected official needs to be involved, to present a plan for how we are going to get park space we are due.

4. *Jennings*: I will contact Park and Rec and ask them for a presentation at the Oct. 12 or Nov. 9 CACPB meeting.

B. Shared Mobility Device (SMD) Corrals in CD 9: Kristy Reeser, Deputy Director, Planning Dept. Mobility Division & Ahmad Erikat, SMD Program Coordinator

1. City steps to control scooter use

- a. Only 4 companies have scooter contracts with the city for 2,000 vehicles each.
- b. Municipal Code has been changed to require scooters be parked in corrals. Credit card charges continue until scooter is in a designated corral.
- c. Scooters parked illegally can be reported on Get It Done which must respond in 1 hour.

2. Corral Plans

- a. We are planning & developing corrals for high use areas based on trip data. College Area has had 72,000 trips this year but has no corrals. We've proposed about 40 College Area locations, not including campus which has its own scooter plan. We want feedback on the proposed locations, on the list you received.
- b. Corrals, mainly where there are bike lanes, are likely to be in red curb areas. They will not use on-street parking spaces and will not block anything or impede traffic flow.

3. General audience comments

- a. General questions and comments about locations, requirements for operating scooter.
- b. Questions about parking corrals at businesses, private property. Need to address scooter collection practices, concerns about safety

C. Plan Update Recommendations: Montana & Geoff Hueter, Neighbors for a Better San Diego

1. Background: *Jennings*.

The CACPB Plan Update Committee spent 4 years working with the community to develop a vision for a new plan (7 Visions). The City Planning Department agreed to consider it in developing plan proposals. They have not. Senior Planner, Nancy Graham, has said that if we produce a plan with numbers, it will be given equal weight and presented along with the 2 the city has proposed. At last month's plan update meeting they announced [that City Planning will present a draft of the Plan Update to the Planning Board's Community Plan Update Subcommittee](#) on Sept. 28, and then will present the draft [to the Planning Commission at a workshop](#) on the 29th. So, August 23 we had a special meeting [with community](#); there Montana & Hueter hashed out a plan showing number and locations of additional units to accommodate increased density. This is our last chance; we must submit it to the city tomorrow.

2. Planning assumptions
 - a. Use CACPB Plan Update Committee's 7 Visions proposal, concentrating density on corridors to protect single family zones.
 - b. Use SANDAG series 14 population projections.
 - c. Assume 50% capacity uptake.
 - d. Include projections for ADUs & SB9 units.
 - e. Meet or exceed City's minimum target of 10,000 additional units; (August 23 meeting target is 10,845)
 - f. Incorporate the impact of the City's Complete Communities legislation encouraging density & affordable housing in Transit Priority Areas (TPAs).
3. Option I: produced at the August 23 meeting, increases density on corridors
 - a. Resulted in 9,230 added units
 - b. Adds units on: (number in parentheses is Dwelling Units/acre)
 - El Cajon Blvd. (ECB) North side - Collwood to 73rd (75),
 - Alvarado Rd. - College to 70th (75),
 - Montezuma Rd. (75), & north side Mary Lane (45) - 55th to Campanile
 - Montezuma Rd. East - College to ECB (45)
 - College Ave. East side - ECB to Mesita. (45)
4. Option II: Option I, acknowledging Complete Communities with addition of areas 9 & 10 (on handout map).
 - a. Resulted in 10,398 added units
 - b. Complete Communities (Com-com)

This is law in in Transit Priority Areas (TPA) where properties are zoned for 20 or more dwelling units/acre (du/ac), regardless of what we do. If we don't upzone in some of those areas, Com-com could allow a 6.5 floor area ratio (FAR). Com-com incentivizes affordable housing by permitting a building to exceed zone height limits and FAR without review if it includes a mandated percent of affordable units based on the underlying zoning.
 - c. If zoning is kept as is in option I, properties in Com-com districts can be built to almost unlimited size with a small percent of affordable units based on that zone. If some of the Com-com areas are upzoned the number of required affordable units will be larger, based on the new underlying zoning. The building would need to be much bigger to generate profit. As larger buildings are much more expensive to build, so builders are less likely to build them.
 - d. To respond to Com-com reality, option II upzones 2 additional areas which are in Com-com.
 - College and Montezuma Southwest corner (75 du/ac)
 - Collwood and Montezuma Southeast corner (75 du/ac)
5. Votes
 - a. Move to support option 2: Montana no second.
 - b. Subcommittee vote on recommendation to Board

M support option 2 plus node ECB & south side Montezuma- east of Catoctin (75): Jenkins
S: Schneider *Passed unanimously
 - c. CACPB Board vote:

M support subcommittee recommendation: Montana S: Nystrom
Y: 11 N: 1 (Hoeger) A:0 *passed
 - d. M tell city to hold in-person meetings for plan update committee henceforth: Montana
S: Schneider *Passed unanimously
 - e. M Danna Givot & Geoff Hueter (Neighbors for Better San Diego) present this to city on behalf of the Plan Update subcommittee and CACPB & copy me: Jennings
S: Nystrom *Passed unanimously

VI. Adjournment: 8:35

Minutes by Ann Cottrell, Secretary