

**College Area Community Planning Board (CACPB) and College Area Community Council (CACC)
Minutes from the Regular Meetings: February 10, 2021 at 7:00 pm
Held via Zoom Conference Call**

P	Jose Reynoso	President	p	Robert Higdon
P	Jim Jennings	Vice President	P(A2)	Tom Hilanto
P	Ann Cottrell	Secretary	P(A1)	Chris Luna
P(A1)	David Cook	Treasurer	P	Robert Montana
P	Rachel Gregg	SDSU Appointee	P(A2)	Ja'Mar Montgomery
P(A3)	Armando Sepulveda	SDSU AS Appointee	P	Troy Murphree
P(A1)	Jim Schneider	BID Representative	A(A1)	B.J. Nystrom
p	Saul Amerling		L	Jerry Pollock
P	Ellen Bevier		P	Tom Silva
P(A1)	Andrew Gade		P	Eva Yakutis

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 COUNCIL MEETING

I. Call to Order: 7:00 p.m.

II. Approval of Agenda

M approval: Cottrell S: Murphree

Y:18 N:0 A:0 * carried

III. Approval of Minutes of January 13, 2021

M approval: Schneider, S: Murphree

Y:17 N:0 A:1 (Sepulveda absent) * carried

IV. Public Comments on non-agenda items within CACC Jurisdiction

A. Jim Schneider

- I recommend CACC & CACPB be separated into 2 independent boards, meeting separately. This is confusing, too time consuming for attendees & would make better use of our time. Currently we violate Brown act (CACPB posted at 7 but that is CACC meeting). I ask the boards to put separation on the agendas as an action item.
- We might combine CACCouncil & CACCcoalition (501(c)3). The way it runs now technically may not be in best interests of organization which could lose its charter.

V. Law enforcement, elected officials, business district, SDSU

A. *Stephanie Estrada*, Mayor's Office

- City budget has been severely impacted; we are working to assure neighborhood services are maintained. Announced other city-wide issues & decisions.
- *Murphree*: It is important that Gloria nominate members for community forest advisory board. Currently meetings are often cancelled because there aren't enough members for a quorum. Council President Campbell suggests combining all environmental groups to a single one; that is too broad, a mistake.

B. *Maya Rosas*, CD9

Sean is hosting franchise forum to discuss city's energy future, the upcoming gas & electricity franchise bid.

C. *David Vance*, Sarah Jacobs Office, reported on local visit & House committee assignments.

D. *Melissa Link*, SDSUPD. Nothing to report

E. *Rachel Gregg*, SDSU.

- All classes are currently virtual; a limited number of in-person classes will resume March 1.
- SDSU construction, expected completion: ARC expansion early Spring 2023. Mission Valley stadium Fall 2022, Mission Valley river park Spring 2023.

F. *Armando Sepulveda*. Associated Students

- SDSU has COVID vaccines for faculty, staff, students.
- Fall classes: 50% are expected to be in person.

G. *Jim Schneider*, College Area Business District.

- Announced new businesses, new banners on commercial corridor.

VI. President's Report: *Reynoso*

Regarding the question of council president voting on call for action items, we must follow Roberts Rules unless our bylaws or Council Policy 624 specify we do not; all documents are in agreement. Planning Board chair fully participates in Planning Board discussions & votes on action items.

VII. New Business

A. *New Standing Technology Committee*

New committee would manage technology activities on interim basis, using outreach committee funds earmarked for website, & consider hiring a student intern. Luna has agreed to chair & Gade to serve; Cottrell & Jennings volunteered to serve.

Move to establish technology committee using outreach web budget & consider hiring student intern: Reynoso S: Murphree

Y: 19 N: 0 A: 0 * Carried

B. *Proposal to defer discussion of 2021 Board Election procedure to CACPB meeting*

Move to defer discussion of 2021 Board election procedure to CACPB meeting & CACC concur with that decision: Reynoso S: Silva Y:17 N: 2 (Jennings, Schneider) A: 0 *Carried

C. *Update on CACC Coalition – CACC Council coordination.*

1. The CACC Coalition board met Saturday & decided to appoint a committee to review Council bylaws because coalition mandate is broader than that of CACC Council. Committee is currently B.J. Nystrom & Mike Jenkins. Jenkins was asked to join the board because he is experienced in non-profit law. Other CACC board members are welcome to join the committee.

2. Discussion

Montana: move to table discussion until after decision on separating CACC & CACPB. If that happens CACC & Coalition can merge. This would clarify issue of money for CACC held in Coalition but not available & increase transparency.

Schneider: suggest dissolving CACC & create new board

M table discussion: Montana S: Schneider

Y:19 N: 0 A: 0 *carried

Amerling. We need a presentation on 501(C)3 to board so we understand the issues before deciding if we want to combine Coalition and Council.

Schneider, Cook: recommend that it be unbiased 3rd party not involved in the Community.

VIII. Treasurer’s January Report: Cook

Income: \$2,184.37; we have collected \$4,500 in membership donations, 95% of last year.
Balance Total: \$24,239.15 of which \$9,352.92 is in Coalition checking account.

IX. Committee Reports none

X. Delegate Reports

A. CARPUS, Hoeger

- December 2020 meeting was mainly SDSUPD’s presentation on relationship with SDPD. Link (SDSUPD) says there is no M.O.U between the departments. Who responds depends on jurisdiction; SDSUPD’s is campus, SDPD is community, regardless of who lives there. SDPD can call on SDSUPD to assist, but only if they are on the scene themselves. The 2 departments do cooperate on special details, e.g. beginning of semester, Halloween weekend.
- C squad no longer exists. It would require a sergeant & a budget so would need to be created. C squad takes officers from other duties which is difficult when department is short staffed.
- CAPP information on San Diego website is out of date.
- CARPUS minutes need to be publicly available as community understandings are now denied

XI. Adjournment: 8:05

COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to Order: 8:06

II. Approval of Agenda Reynoso

M approval of agenda: Silva S:Amerling Y: 19 N:0 A:0 *carried

III. Approval of January 13, 2020 Minutes

none opposed Y:18 N:0 A:1(Sepulveda, absent) *carried

IV. Public Comments on Non-Agenda Items in Jurisdiction of CACPB None

V. New Business

A. Consideration of College Area Sewer & AC Water Main Replacement, located east of Collwood Blvd. to Campanile Way, Campanile Dr. (south of Baja Dr.) & Baja Dr. (east of Campanile Dr.).

1. James Piel, Project Engineer City of San Diego:

- Described placement of mains, sewers, manholes.
- Design is finished, contract will be awarded mid-year, expected completion early 2023.

2. Gretchen Eicher: City of San Diego Environmental information

- Studies relevant to archaeological & biological resources, environmentally sensitive lands have been completed, & delineation of US, CA & SD waters. Described monitoring during project.

3. Jennings: Any objections to approving this project? None Y:19 N:0 A:0 *Carried

B. Discussion of City’s guidance on elections process & selection of method for the 2021 CACPB/CC elections; possible election of new elections committee chair. Call for candidates.

1. We must send our decision about election process to the city & post it. City provides \$500 to help cover expenses. We have several options:

- drop-off. Requires printing & mailing ballots & having people to staff the drop site.
 - mailed. Requires printing & mailing ballots, expensive.
 - on-line. This is cheapest but not all members are on-line. ... 350 ballots would cost \$80-90.
2. *Reynoso*: Planning Department says we can postpone election until emergency declaration is lifted.
- Move to delay election until emergency lifted: Montana S: Gregg Y:19 N:0 A:0 *Carried

C. *Consideration of request to move forward with initiation of amendment to the College Area Community Plan re-designating property located at 6650 Montezuma Rd. from Visitor Commercial to Very High Residential (75-110 DU/AC).*

1. *Steve Bossi, Design Team*

- a. This is first step of a longer process. This first step includes: *i)* CACPB considers the Community Plan Amendment (CPA) initiation request; when CPA has been initiated then *ii)* submit application for CPA rezone & neighborhood development permit, including development plans & return to community group for review & input.
Step 2: final project proposal goes to Planning Commission & City Council (9-12 months)
There is no project proposal now & no amendment vote. We only request approval to initiate a zone change to higher density. We would consider either high or medium-high density.
- b. We have a 2019 joint use agreement on parking that runs with the land. We are working with Friends of College-Rolando Library to resolve parking issues.
- c. Reasons for rezoning request.
 - change from hotel to housing is driven by changing market
 - very high residential allows for mixed use project
 - CACC vision plan identifies this as a node for major development. Montezuma is a major corridor & property is 500 feet outside transit priority.

2. *Sophia del Mar English, Architect*

Presented concept slides for possible 7 story building.

3. Discussion

a. *Jan Hintzman, Friends of CR Library.*

- There must be an agreement on parking before this proposal moves forward. We are not party to the joint-use agreement, & have not entered into negotiation with the owner. It is the city's job to negotiate an agreement with the property owner, not Friends of the Library. We ask that you not support this request until the city & owner have a binding agreement to protect library access & parking

- In 1998 the city failed to purchase the sufficient land to provide access & parking for the library. In order to provide these features, the City entered a joint use agreement with the church property next door. This arrangement was acceptable then because available parking in the church lot exceeded the needs of both parties. We believe a joint use agreement to be unworkable when a high-density residential property will use parking continually. Without assured library parking the future of the library is at stake.

b. *Points raised by Engrassi, Hamilton, Montana, Richardson, Schneider (only related to plan amendment as no project was presented)*

- With this amendment a much larger project could be built,.. 300 units, no height limit.
- Parking agreement must not depend on city to enforce; an easement or other definite plan to assure library parking is needed.
- Impact of increased traffic, especially on Mohawk & Saranac, also Montezuma & College must be addressed
- No reference to findings required to advance a CPA: *i)* proposed project is consistent with

community plan, *ii*) provides added public benefit, *iii*) public facilities are available or will be addressed.

- c. Move to continue this item until the Blue Falcon Atlantis group presents the following: Jennings
S: Murphree Y:17 N:1 (Schneider) A:1 (Reynoso, chair) *carried
- a plan of how it plans to protect the parking & access to the library on a permanent basis rather than on existing joint use agreement.
 - a plan for mitigating the traffic impact on Saranac & Mohawk streets.
 - a community plan designation with lower densities & a height limit more consistent with the surrounding area & the community plan update.

D. Presentation by the Parks & Recreation Coalition (PARC) on a response to the draft Parks Master Plan & Recreation Element which has been continued by the city council. The PARC is requesting support to the mayor & council for improvements in the PMP & direction for staff to work with CPGs, RAGs & PARC for input.

Move to extend discussion to next month, putting them first on agenda: Montana S:Schneider
Y: 19 N:0 A:0 *Carried

VIII. Adjournment: 9:20

Minutes by Ann Cottrell Secretary.