

**College Area Community Planning Board (CACPB), College Area Community Council (CACC)  
Minutes from the Regular Meetings: May 12, 2021 at 7:00 pm  
Held via Zoom Conference Call**

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

TOTAL BOARD MEMBERS: 20 (momentarily 18)

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**

Agenda approved by unanimous consent

**III. Approval of Minutes of April 14, 2021**

Minutes approved by consent

Abstain: Gade, Montgomery (not present)

**IV. Public Comments on non-agenda items within CACC Jurisdiction** None

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

A. Steffen, SDPD.

1. April crime statistics: 10 violent, 33 property (mainly auto break in), 29 vehicle citations, 30

arrests. No stats on noise violations, FRN etc. due to computer problem.

2. Board & Public concerns

a. *Hoeger*. When will there be a CARPUS meeting?

*Steffan*. Will schedule sometime in June, this month is full.

b. Great community frustration over lack of PD response to parties with over 100; this will get worse when pandemic limitations are lifted. One house has had 2 huge parties recently, no FRN, reportedly because students said they would break it up.

*Steffan*: responding officers were not Eastern Division & unfamiliar with process; 1 report was wrong address.

c. *Amerling, Hoeger*: Is it possible to do a next day home visit if PD did not respond? Are they using door hangers we've had made stating police had been called?

*Steffan*: Mondays I send letters to addresses PD was unable to respond to as many officers don't use hangers. These say PD was called with information on rules & consequences.

*B. Link, SDSUPD*: Students are moving out this week.

*C. Rosas, for Council member Elo-Rivera*: Budget review is on-going; we will have 2 forums & a survey on the budget for CD 9.

*D. Councilmember Elo-Rivera*: My priority is working to find solutions to local issues.

1. Make Code Enforcement proactive, not just responding to complaints. I'm hopeful for improvements in the next year or so, e.g., updating policy on STVRs to bring in revenue from rental platforms as well as owners for code enforcement, fees for street repairs etc.
2. We know of need for infrastructure repairs, e.g. streets.
3. Ways to mitigate fires: advocating for weed abatement in budget, providing information.
4. ADUs. I recognize this is an issue of great concern to College Area, we hear you. October 2020 SD code update passed on 9-0 council vote. It made no change in zoning law; it complies with state ADU law. Not everything in update was mandated by state but much was. This is to increase affordable housing. We hear your problems. My approach is to mitigate impact with infrastructure improvements, everyone paying fair share. A petition is circulating asking for moratorium on ADUs. I don't support that because it would violate state law & loose in court.
5. *Cottrell*: is making B parking apply to parcel rather than address still being investigated?  
*Elo-Rivera*: state law says parking can't be required. We will try for creative solutions to disincentivize cars.

*E. Estrada, for Mayor Gloria*: I will join you quarterly.

1. Proposed budget aims to protect core services, jobs.
  - road repair & trees in communities south of I-8, CDs 4,8,9
  - improved summer library hours
  - climate & mobility action plans
  - funds for rent relief, these are still available although the application list is long.

*F. Le, for Congresswoman Jacobs*: Reviewed legislation, not California specific.

*G. Schneider, Business District*

1. We have a new program manager & have opened a co-working space to bridge SDSU & community.
2. June events: annual awards in-person mixer, open house for co-working space (6-22).

H. Gregg, SDSU: Beginning August 82-85% of fall classes will be in person with virtual option. CSU mandates all on campus must be vaccinated or be tested regularly. More will be living on campus, but dorms will not be completely full.

## VI. New Business

A. *Presentation by Climate Action Campaign: Madison Coleman, Matthew Vasilakis, Taylor Vierra*  
(See <https://www.climateactioncampaign.org> for details on goals & programs.)

1. CAC was founded, 2015, in San Diego. We're here in collaboration with city to collect community feedback for city climate action update. Our mission: stop climate change through effective policy action. Main areas of concern were outlined.
2. a. discussed importance of climate action & review main points of San Diego's climate action plan (2015); examples given of specific programs to meet goals.  
b. Program emphasizes climate equity & seeks to involve people in lower income communities. We have a climate equity index
3. Comments: *Jennings, Hamilton:*  
Are you working with College Area Plan Update process? if not, why not? It is important to be involved in the process early as possible; it is not good to come in late & suggest changes.  
*Vasilakis:* We work with city, going into communities for feedback to share with city. We have not been actively engaged in plan update & will reach out to lead planner, Causman.

B. *ADU/JADU discussion: Newell Booth & Bob Jaynes*

1. We ask you to consider recommending a moratorium on Accessory Dwelling Unit (ADU-JADU, Code 141.0302) codes to minimize impact & ask city staff draft alternate code options minimizing the impact of California Law. This briefing & request is in coordination with "Neighbors for a Better San Diego"
  - a. San Diego Council approved the updated ADU code on consent without debate; this code goes beyond state mandated ADU regulations.
  - b. The Community Planners Committee (CPC) had recommended the vote be postponed pending further review by community groups; this was not done.
2. Current San Diego code goes further than California law in encouraging ADUs. It is especially lenient in Transit Priority Areas (virtually the entire College area) In TPAs:
  - a. Multiple ADUs per single family lot are encouraged through incentives.
  - b. Bonus of 1 additional unit for every affordable unit on property. Jaynes, a builder, showed how using this incentive 16 units could be built on single lot.
  - c. No setback requirements.
  - d. 30 foot height limit.
  - e. Minimal infrastructure improvements as developer fees are greatly reduced
  - f. No onsite parking required; front yard can be turned into parking lot..
3. Discussion
  - a. Summary of points made regarding SB 9 & SB 10 (permitting multifamily units on single family lots.
    - SB 9 & 10 will make the situation worse.
    - Bills are in suspension file, i.e. no further discussion before Senate vote.
  - b. Further comments on San Diego's ADU/JADU code.
    - How does San Diego go beyond state requirements? *Deanna:*  
*Jaynes:* a) worst is 800 sf bonus for affordable unit without regard to floor area ratio (FAR) on lot; code has no limit to number of units. no set back required (originally only 30 feet were allowed 0 setback. Permitting building in excess of FAR (floor area ratio). b)

with bonus units & zero lot line building can be in excess of FAR.

- Preserving environment, basic safety, quality of life *Hamilton, Higdon, Bevier, Deanna*:  
If each lot has 2 story units with no setbacks, no yards, & in College Area students packed in to deal with high rents, this raises concerns about infrastructure & parking (already bad), safety (fire & health requirements), climate issues (reduced green scape & open space).
- Benefit is to corporate owners *Amerling, Jaynes*:  
These are NOT grannie flats. Most ADUs in college area are big & owned by businesses; they are not affordable. This makes it hard for people to buy homes or rent affordably. This density with no parking hurts renters with cars as well as homeowners.
- We want planned, coherent density, *Deanna, Amerling*:  
Code pre-2020 reflected & protected neighborhood character, promote neighborhood quality & livability; it minimized impact on adjacent properties with town homes as transition. All this is lost & made worse by loss of infrastructure fees. Our plan update has areas zoned for high density; these can include affordable housing. We want apartments & density but in a planned way, in appropriate areas, especially along transit corridors.

c. *Elo-Rivera* response:

- I am deeply committed to affordable housing.
- I do not support Moratorium, roll back is unlikely to succeed; 100% of city council supported San Diego 2020 code adoption. Change would require a majority of council members. I am unwilling to support anything with no political viability or in violation of state law.
- I agree on problems, my approach is to focus on mitigating impact of changes. I support prioritizing infrastructure investment in impacted neighborhoods & trying to add parks. We need to invest in code enforcement to make sure all are up to code, to incentivize not having cars, e.g., transit passes.
- I share concerns about corporate speculation; I don't want hand-outs to developers, & share concern about individuals unable compete. A homeowner adding ADU is different from a speculative developer purchasing land who has no consideration for neighborhoods.
- Change will be slow as the city is seriously understaffed. City has not been honest about what it costs to run the city.
- I want rental registry to know what we have so can hold owners accountable especially if they violate code & own multiple properties, having no concern about impact.

d. *Jennings*. Voices are heard, write letters, make phone calls to Atkins & other local representatives . I ask for volunteers to help draft a letter [to Atkins & our state representatives re: SB 9& SB 10] which I'll present at next meeting.

## VII. Treasurer's report: *Cook*

April 30, 2021: Donations, \$25. Expenses, \$459 for Constant Contact. Balance, \$24,174.28.

## X. Adjournment: 9:02 p.m

Move to adjourn: Amerling S: Bevier all in favor

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## COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

## I. Call to Order: 9:02 p.m.

**II. Approval of agenda:** Approved by consent.

**III. Public Comments on Non-Agenda Items in Jurisdiction of CACPB:** None

**IV. Committee Reports**

*A. Community Plan Update Committee: Montana*

1. Bevier has been appointed to the committee
2. We had lively exchange with city regarding mobility & are underwhelmed with their efforts, especially regarding pedestrian emphasis along Montezuma & transit emphasis along El Cajon between college & Montezuma. City said they would take it into consideration & return.
3. Next meeting May 28; there will be 2 in June.

*B. Project Review Committee: Jennings*

1. Committee made this recommendation to City of San Diego regarding 6650 Montezuma project. This language mirrors staff report of 4 March.
  - a. Permanent and dedicated parking for the library with a minimum of 25 parking spaces.
  - b. Building offset for facades facing Mohawk and the library.
  - c. No above grade parking. Parking should be garaged below grade.
  - d. Plan for traffic calming along Mohawk and Saranac Streets.
  - e. Zoning request to be analyzed in environmental review should be either RM-3-8 or CC-3-7
2. *Corrections to terms in April library vote from Hintzman, Pres. Friends of CR Library*
  - a. April wording “permanent and dedicated parking for the library with a minimum of 25 spaces.” Dedicated parking could mean joint use, & access was not mentioned.
  - b. Suggested rewording: “in perpetuity, insure access off Montezuma Rd. to library property & stipulate a minimum of 25 parking spaces permanently dedicated to exclusive library use”.
  - c. *Jennings:* I accept that change.  
M approve amended wording to send to city: Jennings S: Cottrell. Y:18 N:0 A:0 \* carried

*C. Outreach Committee:* No report

**V. Delegate Reports**

*A. Community Planners Committee discussion: Silva*

1. City proposed Cannabis law
2. Upcoming construction signs... need something bigger than what is used to announce projects.
3. Presentation on short term vacation rentals.
4. Parks & recreation coalition with updated plan. Asked all planning group to write supporting letter. I’ve drafted a letter.

**VI. Adjournment:** 9:35

M adjourn: Cottrell S: Cook Unanimous approval

Minutes by Ann Cottrell, Secretary.