

College Area Community Planning Board (CACPB)

Minutes from the Regular Meetings: March 13,2023 at 6:00 pm

Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
P	Tom Silva	Vice President	P	Robert Montana
P	Ann Cottrell	Secretary	A	Roie Moyal
P	David Cook	Treasurer	P	Troy Murphree
P	Diana Lara	SDSU Appointee	P	B.J. Nystrom
P	Robson Winter	SDSU AS Appointee	P	Jose Reynoso
A	Jim Schneider	BID Representative		
P	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 14)

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)

Call to Order: 6:00 p.m

I. Approval of Agenda:

A. Specify election of officers will be at April meeting, not today: Jenkins

B. Move to approve amended agenda: Nystrom, S: Reynoso

*Carried by consensus

II. Approval of Minutes from Regular Meeting of February 13, 2023:

Move to approve minutes: Reynoso, S: Nystrom

*Carried by consensus

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

None

IV. New Business

A. CACPB Meeting Schedule: Cottrell

Results of Board Poll: Monday is the only day all can attend. 5 each prefer 6:00 & 7:00. Vote on time will be at April meeting.

B. B23015/B23016 Redland Improvements: Jonard Talamayan for Roberto Valadez, Engineering & Capital Projects Dept.

Water pipes will be replaced on Redland Drive & Redland Place beginning in April & finishing end of summer 2024. Streets will be repaved.

C. Friends of the Library: Jan Hintzman.

1. History of 6650 Montezuma project & library parking reviewed. Library service area is one of the largest in the city; more than College & Rolando, it includes Colina del Sol & parts of Talmadge.
2. Current situation
 - a. Plans for a new hotel/residential project were submitted in Spring 2022 & are currently under review for:
 - 300,000 sf building, 4.5 times the size of the original hotel, occupying virtually the entire property; 6 stories over parking with 2 entrances at back.
 - The hotel part is described as an extended stay hotel; with 2-3 bedroom suites typical of student apartments.
 - b. In its early 2022 preliminary review of the project, the City questioned if the project would qualify for ministerial review, calling attention to issues like the Neighborhood Development permit does not allow residential development. However, the project is being ministerially processed at this time, despite their earlier positions.
 - c. Discussion
 - Project is being processed ministerially, apparently under affordable housing waivers & incentives.
 - If this is approved ministerially, our only option is to sue. In the interim, we should inundate Mayor & Elyse Lowe, Development Services Director, with personal (not form) letters making clear how this negatively impacts you personally and impacts our underserved community.

D. Nominations/Elections. (Action): Jennings

1. 3 open seats for 3 year terms, 5 open seats for 1 year term. Candidates are Mike Adamski, David Cook, Susan Richardson, Tom Silva
2. Results: Adamski, Richardson, Silva will each have 3 year terms, Cook has a 1 year term

V. Delegate Reports

A. Plan Update Committee: Montana

1. Current status
 - a. The Planning Department has put our plan update on hold for 6 months while they consider Blueprint SD. The next Plan Update meeting will probably be in September at earliest.
 - b. Reynoso, Silva, Jenkins & Amerling met with city staff (Mayor's office, CD9, Development Services Department) as reported at CACPB's February meeting.
2. Discussion of this meeting
 - a. Participants' summary of the meeting
 - We initiated the meeting in effort to improve communication between the city & community, which has deteriorated to head butting, & to reinforce 7 Visions plan focusing on nodes & corridors. We made clear we are concerned individuals, not representing CACPB or the Plan Update Committee .
 - The City presented the group a draft land use plan that it was working on and asked the group to review it and give our opinion. The City made it clear that this new draft plan is not the final proposed land use plan. The City also made it clear that it needs to perform a lot more analysis regarding public services, adequacy of utilities and parks is required by the City
 - b. Responses from CACPB & community members
 - Considerable concern that neither Chair of Plan Update Committee nor CACPB President was informed about the meeting or invited to join.

- The 4 could be seen as representing the Update committee or CACPB board which they are on & because they presented documents labeled consensus of community & sub-committee.
- What they presented is not what community adopted as 7 Visions. It does not recognize impact of Complete Communities on any area zoned for over 20 du/ac. This is a critical issue because it opens areas identified for 29du/ac to very high- density development, a significant proportion of College Area. This must be fixed.

c. Next Steps

Montana proposed a Plan Update committee meeting March 22 to review what was submitted & consider what steps to take. We can prepare a written response to the city's map & bring it back to the Committee in early April to validate or undo what the group discussed with the city.

B. Community Planners Committee: Silva

1. The CPC reviewed proposed changes to the Community Planning Group Bylaws, Assembly Bill 2449, & proposed changes to the Street Preservation Ordinance. All these items were information issues and did not require any formal action. However, the discussion on the bylaws & AB 2449 (Virtual meetings and the Brown Act) generated very heated discussions.
2. Regarding the CPG Bylaws, the City will develop workshops and training starting in April & continue thru the year.
3. Regarding AB 2449, if the CPG decides to host virtual meetings 2/3s of CPG Board must participate in person; and the board is limited to only 2 virtual mtgs. In addition, those board members participating virtually must have an allowable cause to be absent.

VI. Adjournment: 7:55

M to adjourn: Lara, S: Cook

* Carried unanimously

Minutes by: Ann Cottrell, Secretary