

College Area Community Council Regular Meeting Agenda
7:00 p.m., Wednesday, September 12, 2007
College/Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115

- I. Call to Order/Pledge of Allegiance/Roll Call
 - II. Approval of Current Agenda and Minutes of June 13, July 11, July 2, and August 29, 2007
 - III. Adoption and Approval of Consent Agenda
 - IV. Public Comments on Non-Agenda Items (3 minutes per speaker – please complete speaker sheet)
 - V. Report of Governmental Liaisons (3 minutes per speaker, unless extra time needed and extended by President)
 - VI. Treasurer’s Report
 - VII. Committee Reports (detailed discussions of these items will occur during Committee meetings. See below for committee meeting information). These items may be approved on the Consent Agenda—Item III above.
 - VIII. A. Planning Committee
 1. **Installation of Speed Lump on 5200 Block of East Falls View Drive (Action Item)**
 2. **EIR for the San Diego State University 2007 Campus Master Plan Revision (Action Item)**

The master plan includes an increase in the Full-Time Equivalent Student enrollment from 25,000 to 35,000, equating to a gradual increase in total student enrollment of an estimated 11,385 students by 2024. The proposed project includes: (1) *Student Housing* - A total net increase of 2,976 on-campus student beds, including the construction of a 10-story, 800-bed residence hall to be constructed atop a 750 vehicle parking structure in U Lot adjacent to Chapultepec Residence Hall; an expansion of 50 additional two-bed room apartments at Villa Alvarado; a 10-story, 800 bed residence hall in G Lot; and two 10-story, 800-bed residence halls to be built on the site where the Maya and Olmeca Residence Halls are currently located, (2) *Faculty/Staff Housing* – up to 348 housing units to be developed in two phases, in the Adobe Falls area north of I-8, (3) *Campus Conference Center* - the development of a 70,000 gross square foot Campus Conference Center to be located east of Cox Arena (4) *Student Union Expansion* - a 70,000 gross square foot expansion/renovation of the existing Aztec Center, (5) *Alvarado Campus* – includes an expansion of the northeastern boundary of the current master plan, with multi-phase development to consist of construction of a 5-story, 110,000 GSF academic building; a 5-story, 85,00 GSF office/research building; a 5-story, 70,000 GSF medical/office/research building; three 4/5 story, 100,000 GSF academic buildings; and a 6/7 story, 1840 vehicle parking structure, and (6) *Alvarado Hotel* – a 6-story hotel with 120 rooms and suites to be built on the site of C Lot. Public comments on the DEIR are accepted through July 27, 2007.
 - B. Code Enforcement and Nuisance Rental Housing Properties Committee.
 1. Report on September 6 City Council Hearing regarding the Rooming House Ordinance and Residential High Occupancy Permit Ordinance
 - C. Bylaws Committee
 1. **Adoption of Revised Bylaws to Comply with City Council Policy 600-24 (Action Item)**
 - D. Other Committees
- IX. Delegate Reports
 - A. Community Planners Committee
 - B. Crossroads Redevelopment Project Area Committee
 - C. College Community Redevelopment Project Area Committee
- X. Unfinished Business
- XI. New Business
 - A. **Election to Fill Vacant Seat Expiring in March 2008 (Action Item)**
 - B. **Election of Delegate(s) to the College Community Redevelopment PAC (Action Item)**
- XIII. Adjournment

Questions regarding the agenda may be directed to:

Doug Case, CACC President, (619) 286-5571, cacc@collegeneighborhoods.com

**College Area Community Council
Planning Committee
7:00 p.m., Wednesday, September 5, 2007
College Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115**

1. Installation of Speed Lump on 5200 Block of East Falls View Drive (Action Item)

2. EIR for the San Diego State University 2007 Campus Master Plan Revision (Action Item)

The master plan includes an increase in the Full-Time Equivalent Student enrollment from 25,000 to 35,000, equating to a gradual increase in total student enrollment of an estimated 11,385 students by 2024. The proposed project includes: (1) *Student Housing* - A total net increase of 2,976 on-campus student beds, including the construction of a 10-story, 800-bed residence hall to be constructed atop a 750 vehicle parking structure in U Lot adjacent to Chapultepec Residence Hall; an expansion of 50 additional two-bed room apartments at Villa Alvarado; a 10-story, 800 bed residence hall in G Lot; and two 10-story, 800-bed residence halls to be built on the site where the Maya and Olmeca Residence Halls are currently located, (2) *Faculty/Staff Housing* – up to 348 housing units to be developed in two phases, in the Adobe Falls area north of I-8, (3) *Campus Conference Center* - the development of a 70,000 gross square foot Campus Conference Center to be located east of Cox Arena (4) *Student Union Expansion* - a 70,000 gross square foot expansion/renovation of the existing Aztec Center, (5) *Alvarado Campus* – includes a expansion of the northeastern boundary of the current master plan, with multi-phase development to consist of construction of a 5-story, 110,000 GSF academic building; a 5-story, 85,00 GSF office/research building; a 5-story, 70,000 GSF medical/office/research building; three 4/5 story, 100,000 GSF academic buildings; and a 6/7 story, 1840 vehicle parking structure, and (6) *Alvarado Hotel* – a 6-story hotel with 120 rooms and suites to be built on the site of C Lot. Public comments on the DEIR are accepted through July 27, 2007.

College Area Community Council
Projects, Finance and Beautification Committee
6:30 p.m., Tuesday, September 11, 2007
College Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115

AGENDA

1. Call to Order
2. Old Business
 - a. Montezuma Road Median Maintenance Update
 - b. Remington Road Median Project Update
3. New Business
4. Announcements
5. Adjournment

College Area Community Council
P.O. Box 15723 San Diego, CA 92175-5723
E-mail: info@cacc-sd.org Web: <http://www.cacc-sd.org>

EXECUTIVE BOARD MINUTES – SPECIAL MEETING
College-Rolando Library Community Room
August 29, 2007 • 8:00pm

Present:

Doug Case	Dan Cornthwaite	Martin Montesano
Sally Ellis	Rob Nelson	Steven Barlow
Rosary Nepi	Tyler Sherer	Ann Cottrell
John Mullen	Sidney Jones	

Absent:

Judi Hopps (excused)	Charles Maze (excused)	Doug Knutson-Keller
Mike Matthews	Tom Phelps	Jan Riley
Jim Boggus (excused)	Harold Webber	

I. CALL TO ORDER – Doug Case called the special meeting to order at 8:00pm. The agenda for today’s meeting is limited to review and approval of comments representing the community’s perspectives on the draft Rooming House Ordinance and the proposed Residential High Occupancy Permit Ordinance. Doug reviewed the process we would use for each item. Doug also circulated a sign-up sheet for community volunteers to participate with student volunteers in the Associated Students’ Good Neighbor who will be canvassing local neighborhoods to provide information about successful community living.

II. PROPOSED ROOMING HOUSE ORDINANCE

Doug introduced Marianne Green, Deputy City Attorney who gave an overview of the revised draft of the Rooming House Ordinance. The Planning Commission will hear feedback from the public on September 6th. The proposed Ordinance creates a new land use category – rooming houses – that would limit the number of leases permitted in RS-1 zones, whether they are written or oral leases.

Following a question and answer period for the audience and board members, the discussion moved to consideration of specific recommendations received from the CACC Code Enforcement and Nuisance Rental Property Committee (CENRP) from their meeting of August 23, 2007:

1. It was moved and seconded to recommend a three year amortization period. (CACC has previously recommended 1 year, current RHO proposal has 7 years). **Motion carried, 10-0-1 (Chair abstains)**
2. It was moved and seconded to reaffirm the CENRP recommendation and vote of 8/2/07, recommending that the addition of bedrooms or guest rooms in a single dwelling unit in a residential single unit (RS) zone that is previously conforming as a rooming house shall be considered using a Decision Process Three to ensure adequate noticing to the immediate neighbors and local planning board. **Motion carried, 10-0-1 (Chair abstains)**

3. It was moved and seconded to recommend acknowledgment that a master lease is not prima facie evidence of a single lease. **Motion carried, 10-0-1 (Chair abstains)**

III. PROPOSED RESIDENTIAL HIGH OCCUPANCY ORDINANCE

Marianne Green, Deputy City Attorney, gave an overview of the proposed Residential High Occupancy Ordinance. This Ordinance is scheduled to go before the San Diego City Council on October 8th.

1. It was moved and seconded to recommend support of the concept of a Residential High Occupancy Permit with the following stipulations:
 - a. Time is provided in the process for Community Planning Boards to discuss and respond, and
 - b. Concerns about possible unintended consequences should be addressed, e.g. widespread paving of back yards for parking, and
 - c. Recommend this be presented as an action item to City Council before the end of November.

Motion carried, 7-2-2 (Cornthwaite and Ellis opposed; Sherer and the Chair abstain)

IV. ADJOURNMENT – The meeting adjourned @ 9:15pm

Minutes respectfully submitted by Dan Cornthwaite (for Charles Maze), CACC Secretary