

**College Area Community Council (CACC) and
College Area Community Planning Board (CACPB)**

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Approved Minutes

These minutes were approved at the CACPB/CACC meeting on June 10, 2009.

From the Regular Meeting held on: Wednesday, May 13, 2009, 7 PM
Held in: Community Room, College Rolando Library,
6600 Montezuma Road
San Diego, CA, 92115

P	Doug	Case	President	P	Steven	Barlow	P	Joe	Jones	
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	P	Mark	Larson	
P	Charles	Maze	Secretary	P	Jim	Boggus	P	Martin	Montesano	
P	R.D.	Williams	Treasurer	A1	Taylor	Cooning	P	Rob	Nelson	
A1	Tyler	Sherer	SDSU Appointee	P	Ann	Cottrell	A1	Daniel	Osztreicher	
A1	Alyssa	Bruni	SDSU AS Appointee	A1	Nolan	Draves	P	Jan	Riley	
				P	Sally	Ellis	P	Mitch	Yunker	
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th							TOTALS	15	5	
<i>CP600-24, Art IV, Sec 1: a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)</i>										

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members

President Doug Case called the May 13, 2009 meeting of the College Area Community Council (CACC) to order at 7:07 PM. Mark Larson led the pledge of allegiance.

Note: Events reported below did not necessarily occur in the sequence indicated in the minutes

II. Approval of Current Agenda

Motion - Approve current agenda
(Motion – Doug Case)
(15-0-0) Unanimously Approved

III. Adoption and Approval of Consent Agenda - None

IV. Approval of Minutes from April 8, 2009

Postponed to next meeting

V. Public Comment on Non-Agenda Item

- A. John Rosselli, SDSU Enviro-Business Society (E3). Mr. Rosselli said that the SDSU Farmer's Market went well on Wednesday, April 22. He is looking for feedback and ideas for potential future Farmers' Markets, including possible dates and times. He requested that comments and suggestions be forwarded to him at rosselli.john@gmail.com.
- B. Mike Renyolds, community neighbor, expressed concern about a derelict house at 5375 Adams near the corner of 54th St..
- C. Saul Amerling, neighbor, requested that CACC Executive Board name tents can be updated to add the neighborhood or business the board members represents. He also requested if the website could be updated with this information as well so votes could be clearer to the community.

VI. Report of Government Liaisons

- A. Cynthia Harris – Council District 7 Representative Marti Emerald – Ms. Harris discussed the Level Two water alert that was just announced and handed out two papers with more information.
- B. Officer Dean Thomas, Mid-City SD Police, CSO – Officer Thomas continues to pursue an active Neighborhood Watch Program in our area modeled on the Tallmadge Neighborhood Watch program. Two areas within the College Area have started this program. Officer Thomas is looking for more volunteers for the program. He requested that interested neighbors, please contact him.
- C. Lisa Silverman, Assemblyman Marty Block - Ms. Silverman discussed new bills introduced for legislative discussion: AB 8667 – Tooth Decay; AB 1317 – Female Egg donation; and AB 628 – Toll roads will be able to collect tolls using cameras.
- D. Deanneka Goodwin, US Rep. Susan Davis – Ms. Goodwin handed out the Representative's newsletter which contains information about Credit Card Rights bill; Flu information; and a Congressional Art Contest for High School Students with entries requested by May 18th.
- E. Sean Wherley, State Senator Christine Kehoe – Mr. Wherley passed out the Senator's newsletter.

Meeting of the CACC as Community Council

VII. Treasurer's Report

Mr. Williams said the budget has not yet been approved, so a Treasurer's report is not able to be presented. The audit is being completed and all financial materials are being transferred to Mr. Williams.

VIII. Committee Reports

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

IX. Delegate Reports

A. Crossroads Redevelopment Project Area Committee, (Charles Maze, CACC Designate)

1. Charles Maze will give a complete report next month because of the late time tonight.

X. Unfinished Business

A. Identification of CACC/CACPB top 3 priorities (requested by Councilmember Marti Emerald)
(Action Item)

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

XI. New Business

A. **Report of the Audit Committee**

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

B. **Approval of the 2009-2010 Budget**

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

C. **Ad Hoc Committee to Review Fraternity Noise and Litter Control Agreement**

Motion – Appoint Martin Montesano as Chair, and Jim Boggus, Judi Hopps, and Taylor Cooning as committee for Committee to Review Fraternity Noise and Litter Control Agreement

(Motion – Doug Case)

(15-0-0) Unanimous approved

XII. Announcements - None

Meeting of the CACPB as Community Planning Group

XIII. Project Review Committee, Rob Nelson, Chair

- A. **Alvarado Apartments – Project #157027 (Action Item)** - Affordable Housing Expedite (Process Five), Community Plan Amendment, Rezone from CC-1-3 & RS-1-1 to RM-4-10, Planned Development Permit, Tentative Parcel Map to create 2 parcels from a 9.99 acre site to demolish existing buildings and construct 660 residential for rent units (including affordable) in two buildings and approximately 2800 sq ft of retail/commercial space at 6599 Alvarado Road.
Presenters - Josh Vasbinder, Dinerstein Companies, and Andy Schlafy of Urban Systems, Traffic Engineer,
Public Comment –
- A. Terry Shirley – Negative traffic impact especially combined with SDSU project
 - B. David Sosha – Concern for traffic, density, rezone, and scope of project.
 - C. Other public comments included – concern for traffic on Alvarado; questions about funding for park improvements; drainage; MTS transportation; security; traffic mitigation and improvement in coordination with SDSU Master Plan growth; loss of existing parking along Alvarado Apartments; parking for park and community room
 - D. Pedram Salimpour, MD from Alvarado Hospital representing Plymouth Health, President. Dr. Salimpour supports the project and encouraged the CACPB to approve it.

Motion from Project Review Committee Meeting from May 4, 2009:

Motion - CACC Project Review Committee does not recommend supporting the Alvarado Apartments – Project # 157027 – until the requested details are submitted, reviewed and approved by CACC:

- 1) Complete detailed list of Rezone, PDP, deviations specifics - (City required vs. developer requested.)
- 2) More detailed parking and traffic data from existing studies
- 3) Detailed Park plan with options
- 4) Schedule of Permit Application with city & Construction schedule.
- 5) Current Cycle issues Review with Issues signed off by city.

Motion - Extend the meeting until 9:30 PM

(Motion – Rob Nelson)

(15-0-0) Unanimously Approved

The Board expressed concern that the improvements to infrastructure needed within the College Area were not being adequately addressed or planned for within the City of San Diego. It was recommended that the CACC board follow up and speak to the Representative for the Public Facilities Financing Plan for College Area, Oscar Galvez, at the City of San Diego.

Motion - Recommend support Alvarado Apartments – Project #157027, and the Park Plan, Affordable Housing Expedite (Process 5), Community Plan Amendment, Rezone from CC-1-3 & RS-1-1 to RM-4-10, Planned Development Permit, Tentative Parcel Map to create 2 parcels from a 9.99 acre site to demolish existing buildings and construct 660 residential for rent units (including affordable) in two buildings and approximately 2800 sq ft of retail/commercial space at 6599 Alvarado Road;

(Motion - Jim Boggus)

with three amendments:

- 1) Express concern regarding adequacy of Alvarado Rd Traffic infrastructure between 70th and College Ave. (Mitigation in front of the project are adequate)

(Motion - Doug Case)

(13-2-0) Approved with Mark Larson and Jan Riley dissenting

- 2) Ask Planning Commission to pay special attention to the traffic study to see if credits for traffic reduction are appropriately taken

(Motion - Rhea Kuhlman)

(13-2-0) Approved with Rob Nelson and Jan Riley dissenting

- 3) Any park development at the Tubman Village joint use park should integrate ideas from the community and the CACPB to insure the newly funded park is more than just a carpet of grass.

(Motion - Steve Barlow)

(15-0-0) Unanimously Approved

(Main Motion with amendments - Jim Boggus)

(14-1-0) Motion passes with Rhea Kuhlman dissenting

Motion – On behalf of the CACC, submit a comment to Environmental Planner for the Environmental Review of the Draft Mitigated Negative Declaration for JO 430968 - Request clarification for parking removal and replacement on Alvarado Road east of Reservoir Dr. and note that Item #4 of the Transportation/Circulation Section fails to take into account the loss of parking on Alvarado Road and the substantial negative impact of such loss on the community.

(Motion – Doug Case)

(15-0-0) Unanimously passed

Motion - Extend the meeting until 9:20 PM

(Motion - Rob Nelson)

(15-0-0) Unanimously Approved

- B. **Aztec Court Apartments – Project #165908 (Action Item)** – Community Plan Amendment, Planned/Site Development and Rezone from RM-1-1 to RM-3-9 to demolish existing residences and construct 26 residential for-rent units with reduced setbacks/lot coverage on a 0.38 acre site at 6229/6237/6245 Montezuma Road.

Motion from Project Review Committee from May 4 meeting:

Motion - CACC Project Review Committee recommends approval for the Aztec Court Apartments Project #165908 – if a live-in on site manager is included in compliance with state law. (10 -2-0) Motion passes committee with Jan Riley and RD Williams dissenting.

Substitute Motion - Postpone discussion and vote on Aztec Court Apartments Project # 165908 until the June 3rd Project Review Meeting and request the developer meet with neighbors prior to that meeting.

(Motion - Rob Nelson)

(14-1-0) Motion passed with Steve Barlow dissenting.

- XIV. **Community Planners Committee**, Doug Case, CACC Designate

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

- XV. **New Business – None**

A. * Appointment of the 2009-2010 Committee and Delegates (Action Item)

Motion – Postpone agenda item to next meeting

(Motion – Rob Nelson)

(15-0-0) Unanimous approved

- XVI. **Adjournment**

Motion - Adjourn the meeting

(Motion- Rob Nelson)

(15-0-0) Approved unanimously and meeting adjourned at 9:35 PM

Minutes respectfully submitted by Charles Maze, Secretary