

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

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Minutes

Approved November 10, 2010

From the Regular Meeting held on: Wednesday, October 13, 2010, 7 PM
Held in: Community Room, College Rolando Library,
6600 Montezuma Road, San Diego, CA, 92115

P	Doug	Case	President	P	Steven	Barlow	A	Mark	Larson	
A	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	P	Robert	Montana	
P	Charles	Maze	Secretary	P	Jim	Boggus	P	Martin	Montesano	
A	R.D.	Williams	Treasurer	P	John	Burkett	A	Amanda	Pascoe	
P	Tyler	Sherer	SDSU Appointee	P	Taylor	Cooning	A	Jan	Riley	
P	Laura	Schofield	SDSU AS Appointee	P	Ann	Cottrell	P	Mitch	Yunker	
				P	Joe	Jones				
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th							TOTALS	14	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 October 13 meeting of the College Area Community Council (CACC) to order at 7:05 PM. Robert Montana 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 -- move item VIII. Committee Reports; A. Project Review Committee; 2. El Cerrito Enclave to last item under Project Review Committee for the sake of time and discussion.

(Motion – Doug Case)

(14-0-0) Unanimously Approved

III. Approval of Minutes from September 8, 2010

Motion – Approval of Minutes from September 8, 2010 as distributed

(Motion – Jim Boggus)

(14-0-0) Unanimously Approved

Meeting of the CACC as Community Council

IV. Public Comment on Non-Agenda Item

- A. Neighborhoods for Clean Elections, speakers distributed a handout and requested interested parties sign-up for more information.
- B. Jennifer Finnegan, College Area BID, Requested volunteers for the BOO! Parade on Oct 23rd from 8 am to 1 pm.
- C. SDSU Fraternity Judicial Council Chair announced that House Inspections would be starting soon and requested that interested community volunteers should contact Doug Case.

V. Report from City Council District 7

Don Mullen, Council Member Marti Emerald's Office, Mr. Mullen announced a change of staff in the Councilmember's office; anew staff member has not been assigned yet specifically for the College area. Mr. Mullen also announced that a committee has started meeting about solutions for the Sober Living Facilities in the community and a new staff intern is working on the problem of mini dorms in the community.

VI. Report from SDSU and San Diego Police

- A. SD Fire Department Captain Barry, distributed a flier about checking smoke detectors and spoke about the recent open house.
- B. Officer Jennie Hall, Interim Mid-City SD Police, CSO – Officer Hall reviewed incidents from the past month and thanked the community for bringing food out to the officers at the recent crackdown weekends.

VII. Committee Reports

- A. Code Enforcement / Nuisance Rental properties Committee, Ann Cottrell, Chair
A report was presented
- B. Beautification and Projects Committee, Steve Barlow, Chair
A report was presented

VIII. Committee Reports

A. Project Review Committee - Rhea Kuhlman, Chair, Doug Case - acting

1. Alvarado Trunk Sewer Phase III - Project # 209815 (Process 3)

Demolition of existing improvements, abandonment of existing 24-inch and 8-inch VC sewer mains, installation of approximately 1,235 linear feet of new 36-inch sewer mains and 186 linear feet of 8-inch sewer mains in portions of San Diego State University (Canyon Crest Drive) and the Smoke Tree and Adobe Falls Park subdivisions. (Action Item)

Project Engineer, Joselito Guinto, reviewed the project, distributed a handout and answered questions regarding the project.

Motion – Approve Alvarado Trunk Sewer Phase III - Project # 209815 (Process 3) as distributed.

(Motion – Jim Boggus)

(14-0-0) Unanimously Approved

2. Draft Environmental Impact Report for Plaza Linda Verde

SDSU has prepared the Draft EIR for the proposed Plaza Linda Verde Project. The proposed project is a mixed-use student housing project located south of the existing SDSU Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road, and College Avenue and Campanile Drive. The project is proposed to be constructed in two phases. The first phase includes housing for up to 600 students and 45,000 gross square feet of retail development. The second phase would include housing for up to 1,000 additional students and another 45,000 gross square feet of retail space. The draft EIR is available at www.sdsu.edu/plazalindaverde (Information Item)

Laura Cooper and Tyler Sherer reviewed the project and encouraged participation from the board and community in the EIR process. A special project Meeting was announced for next Wednesday as the draft comments would need to be approved for submission at next CACC meeting.

3. El Cerrito Enclave - Project # 72057 (Process 3)

Demolition of an existing residence on a 0.62 acre site and subdivision of the lot into four parcels for construction of four single family residences with a deviation to street frontage. (Action Item)

Megan Dorsey, property owner, presented.

Carl Luster, presented El Cerrito groups and their recommendations to deny.

Peter Gozdeck presented reasons why project be denied.

Motion from Project Review Committee (approved by committee 7-3): **Recommend denial of the above project, due to the following findings:**

- The design of the project is not consistent with existing properties in the neighborhood.
- The planned two story residences are out of character in the surrounding single story neighborhood. (Ref: San Diego Municipal Code, Chapter 14, General Regulations, Criteria for Development Design (5) "Buildings should avoid an overwhelming or dominating appearance as compared to adjacent structures and development patterns.")
- The planned residences appear to be in violation of the City's Shadow Plan, and would

impact a neighbor with solar power on the roof. (Ref: San Diego Municipal Code, Chapter 14, General Regulations, Shadow Plan: "When it is determined that structures or landscaping may have an impact on an adjacent property's access to solar exposure, a shadow plan will be required to ensure the potential impacts will be minimized.")

- Floor plans are more suited to mini-dorms than to families, especially in the absence of yards and play areas.
- A homeowners covenant is needed.
- Visitor parking is inadequate, having only three visitor parking spots.
- Gilbert Drive, Berting Drive, and Dayton Street are very narrow and cannot handle the increase in traffic and parking that would be caused by this project.
- Large amounts of fill dirt and soil compactions could place undue stress on the existing retaining wall at Arroyo Ridge.
- Drainage towards Arroyo Ridge requires a pump that is likely to fail at some point in time, damaging adjacent properties.
- The large number of trucks required to bring 2350 cubic yards of fill dirt to the site are likely to damage the existing streets.
- Large concrete areas leave very little room for landscaping.

Several amendments were made to modify the motion as follows:

1. Insert a finding on inconsistency of the proposed project with the Community Plan (see Finding #1, below). Motion by Yonker, second by Montana, passed 8 - 4.
2. Insert the words "43", "residential", and "enclave" in Finding #2, below. Motion by Yonker, second by Montana, passed 8 - 4.
3. Delete the words "two- story" from Finding #3 below. Motion by Yonker, second by Beauparlant. Failed 9 - 3.
4. Insert the words "multi-family" and "single" in Finding #5 below. Motion by Yonker, second by Beauparlant. Passed 7 - 5.

Final Motion: The CACPB recommends denial of the project in conformance with the recommendations of the Project Review Committee, as amended, based on the following findings:

1 - The project is not consistent with the Community Plan. (6. "Single-family lots should not be subdivided unless the new lots meet all requirements of the underlying single-family zone. No panhandle lots should be created, nor should any other variances relating to lot size or configuration be granted.")

2 - The design of the project is not consistent with 43 existing residential single family properties in the enclave neighborhood.

3 - The planned two-story residences are out of character in the surrounding single story neighborhood. (Ref: San Diego Municipal Code, Chapter 14, General Regulations, Criteria for Development Design (5) "Buildings should avoid an overwhelming or dominating appearance as compared to adjacent structures and development patterns.")

4 - The planned residences appear to be in violation of the City's Shadow Plan, and would impact a neighbor with solar power on the roof. (Ref: San Diego Municipal Code, Chapter 14, General Regulations, Shadow Plan: "When it is determined that structures or landscaping may have an impact on an adjacent property's access to solar exposure, a shadow plan will be required to ensure the potential impacts will be minimized.")

5 - Floor plans are more suited to mini-dorms/multi-family than to single families, especially in the absence of yards and play areas.

6- A homeowners covenant is needed.

7- Visitor parking is inadequate, having only three visitor parking spots.

8- Gilbert Drive, Berting Drive, and Dayton Street are very narrow and cannot handle the increase in traffic and parking that would be caused by this project.

9- Large amounts of fill dirt and soil compactions could place undue stress on the existing retaining wall at Arroyo Ridge.

10- Drainage towards Arroyo Ridge requires a pump that is likely to fail at some point in time, damaging adjacent properties.

11- The large number of trucks required to bring 2350 cubic yards of fill dirt to the site are likely to damage the existing streets.

12- Large concrete areas leave very little room for landscaping.

Motion passed 7-5.

Quorum was lost after consideration of the above motion.

IX. Delegate Reports

A. Community Planners Committee, Doug Case, Representative
Request for Feedback on the Draft San Diego Affordable Housing and Sustainable Development Incentive Program (Action Item)
(www.sandiego.gov/planning/community/pdf/cpc/agendas/attachments/600-27draft.pdf)

B. College Community Redevelopment Project Area Committee, Jim Boggus

X. New Business

Announcement of CACPB vacancy expiring April 2011

XI. **Adjournment**

Motion - Adjourn the meeting

(Motion- Mitch Younker)

(15-0-0) Approved unanimously and meeting adjourned at 9:04 PM

Minutes respectfully submitted by Robert Montana, Acting Secretary and Charles Maze, Secretary