

## College Area Community Council (CACC)

### College Area Community Planning Board (CACPB)

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**FEBRUARY 10, 2016**

**DRAFT**

**From the Regular Meeting held on:** Wednesday, February 10, 2016, 7:00PM

**Held in:** Community Room, College Rolando Library

6600 Montezuma Rd., San Diego, CA 92115

P	Jose Reynoso	President		A(1)	Saul Amerling	P	Jim Jennings
P	Rhea Kuhlman	Vice-President		P	Andy Beuparlant	P	Joe Jones
A(2)	Jerry Pollock	Secretary		P(1)	Gary Campbell	P	Jeffrey MacMaster
P	Terry Shirley	Treasurer		L(2)	Ann Cottrell	P(1)	Troy Murphree
P	Nicole Borunda	SDSU Appointee		P(2)	Jim Schneider	L	BJ Nystrom
P(1)	Tyler Aguilar	SDSU AS Appointee		P(1)	Keith Henderson	P(2)	Maurice Rios
P	Susan Hopps Tatum			P	Jean Hoeger		

**P** =Present **L**=Late **A**=Absent; (1), (2), (3), (4)= 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> absence

**TOTALS 16 & 18**

**CP600-24, Art. IV, Sec. 1:** "a vacancy exists upon the 3<sup>rd</sup> consecutive absence or the 4<sup>th</sup> absence in 12 months (April through March)

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.

**I.** President Jose Reynoso called the meeting to order at 7:00 PM, and reminded attendees to use the side door after the library closes at 8:00 PM. Pledge of Allegiance.

**II. Approval of Agenda:** Jones moved, Schneider seconded

M/S/C: yeas-16 / nays- 0 / abstain- 0 Motion passes unanimously

### **III. Approval of Minutes** of Wednesday, January 13, 2016

Campbell moved and Shirley seconded

M/S/C: yeas-15 / nays-0 / abstain-1 (Rios) Motion passes

### **IV. Public Comments on Non-Agenda Items** (3 minutes per speaker - please complete speaker sheet)

1. Board member Nicole Borunda spoke regarding community-centric Aztec Women's Basketball event in support of breast cancer.
2. Resident Mike Gerber spoke regarding need for crosswalk on Montezuma at Rockford and non-emergency police delays.
3. Paula Roberts provided an update on Sewer Group, Job 743 in the College Area.
4. Board member Maurice Rios spoke regarding community clean-up in El Cerrito on the north side of El Cajon Blvd. on February 17<sup>th</sup>.

### **V. State and National Elected Officials' Liaison Reports.** None present.

### **VI. Local Elected Officials and Law Enforcement Liaison Reports** (3 minutes per speaker)

1. Chris Pearson from Councilwoman Emerald's office,
  - reminded residents to keep gutters clean before and during rains and to call numbers in their newsletter if there is a problem. In addition,
  - informed us that the City Council passed a city charter amendment to allocate future sales tax revenues and pension savings for infrastructure needs for the next 25 years.
2. SDPD Eastern Division officer Dave Gibson (C Squad) provided crime statistics for our area and stated that things were generally quiet. SDPD continues to give administrative citations and CAPP houses (2-3 last week). The next College Area Public Safety Meeting is scheduled for Tuesday, February 23<sup>rd</sup> at the College Avenue Baptist Church.
3. SDSUPD Lt. Randy Lawrence reported that the beginning of the semester seems quiet and that most of their work has been dealing with issues on campus.
4. AS head of Campus Community Commission, Daniel Matlock (CCC)
  - Good Neighbor Program is part of CCC
  - Neighborhood clean-up will be February 24<sup>th</sup>. 150-200 students participate.
  - The video on living in residential neighborhoods is coming along. Should have rough draft this week.
  - A community voice forum is being developed. Individuals can post a concern or a need for someone to help out with small jobs.

**VII. Treasurer's Report** - Treasurer Terry Shirley reported on membership and small expenditures which are generally in line with those from the previous year and that the organization remains in a strong financial position. Checking-\$5,520.62, Savings-\$2,791.45, CD-\$10,290.46, DpT-about \$650,000.00.

### **VIII. New Business**

**1. \* Candidates for board seats in the March election** are Andy Beauparlant, Mike D'Ambrosia, Tom Hilanto, Jim Jennings, Rhea Kuhlman and Troy Murphree. **(Information item).**

**2. Approval of letter of support for Boo Parade. (Action item)**

Shirley moved and Rios seconded

M/S/C: yeas-17 / nays-0 / abstain-1 (Schneider—conflict of interest) Motion passes

**3. \* Review of proposal to build three-story, five unit apartment building with street-level parking at 5541 Lindo Paseo. (Action item)**

The Project Review Committee voted unanimously to recommend approval, contingent on satisfactory resolution of all outstanding issues with the City and with the proviso that if there is any change in the appearance or floor area ratio of the proposed building, it will be brought back to the CACPB for review. The committee found that the density was adequate for the site, despite being short 3 units, since each of five units has 4 bedrooms, making for a higher concentration of people.

Kuhlman moved and Jones seconded

M/S/C: yeas-18, nays-0, abstain-0. Motion passes unanimously.

**4. \*Review of proposal to subdivide one single-family lot into two parcels at 5115 63<sup>rd</sup> St. (Action item)**

The Project Review Committee voted unanimously to recommend denial due to the egregious history of code violations at the current address while owned by the applicant, such as illegally the entire front yard for parking, using the property for storage of construction equipment and numerous parking and noise violations. Therefore the proposal would result in conditions contrary to the general health, safety and welfare of the neighborhood.

Don Ayles (BRB Associates, represented the owner, stating that this is an example of standard infill practice and both lots will meet all zoning and legal requirements and that both lots exceed minimum size.

Mike Schaeffer (a neighbor), Andy Beauparlant and Cathy Kenny spoke to the many code violations excessive noise, etc., at the owner's current property.

Motion by Kuhlman, second by Beauparlant

M/S/C: yeas-14, nays-1 (Schneider), abstain-2 (Aguilar-no opinion, Borunda-not qualified.) Recusals-1 (Henderson-potential economic interest). Motion passes.

**5. Discussion of proposal to donate funds to the Campus Community Commission in support of community clean-ups and Hardy Elementary School for 5<sup>th</sup> grade graduation. (Action item)**

- Due to per/donation amount limits, a \$50 donation was made last month at which point it was agreed that a second \$50 donation would be considered this month.
- Hardy Elementary School PTA is unable to provide the usual support for graduation activities due to fewer fund raising activities. The fifth grade class approached the CACC for this request.

Motion by Schneider to approve, second by Aguilar

M/S/C: yeas-17, nays-1, abstain-0 Motion passes.

**6. Discussion of proposal to eliminate guidelines established by the CACC in 2007 for evaluating Dollar per Ticket Fund proposals and revert back to the original guidelines set in the MOU. (Action item)**

- The Alvarado Estates board has asked President Hirshman to extend the availability of DpT funds beyond the sunset clause date of July, 2017. No letter of agreement from SDSU has been received yet but it is understood, one is forthcoming.
- If, in fact, funds are available beyond 2017, it is proposed that the internal CACC guidelines established in 2007 for evaluating projects, which limited the scope to traffic mitigation projects be eliminated and that the language in the memorandum of understanding that states, "capital projects and expenses in support of capital projects" be used as guidelines for evaluating future projects.

Motion made by Reynoso, second by Nystrom.

Discussion reflected lack of full understanding of the situation by many.

Substitute motion by Campbell to refer the question to the DpT committee for

Discussion and to bring recommendation to the CACC board, second, Hopps-Tatum

M/S/C: yeas-16, nays-2 (Reynoso, Schneider), abstain-0

**7. Discussion of proposal to withdraw prior CACC approval for traffic monitoring system funded by DpT and direct the DpT committee to convene and evaluate other proposals. (Action item)**

Motion by Kuhlman to continue the item until March, second by Schneider.

M/S/C: yeas, 18, nays-0, abstain-0 . Motion passes

Reynoso will convene the DpT committee.

**8. \*Discussion of proposal to support the development of a Specific Plan for College Ave., Montezuma Rd. and possibly El Cajon Blvd. to encourage Smart Growth Development along these corridors. (Action item)**

Mike Jenkins reviewed problems of mini-dorms and lack of student housing and the lack of a “student village” adjacent to the SDSU campus as found in many other college communities. He suggested that a [possible solution to these issues would be to develop a Specific Plan for development along College, Montezuma and possibly El Cajon Blvd. This could include new retail (restaurants, bars, entertainment venues, shops) with housing above, creating both density and magnets to create a campus village. A Specific Plan would be good because the College Area Community Plan will probably not be ready for several years and a Specific Plan, such as created by Civic San Diego for downtown communities speeds up the development process by planning on a plot-by-plot basis and then doing an EIR for the plan area based on the specifics of each plot. Some expressed concern about details of such a plan. Others argued that the vote was not about details that are proposed to be developed by all community stakeholders, but rather would be a vote to start discussions of how the area can move forward in this direction, to the benefit of all stakeholders.

Motion by Schneider to support the idea of exploring a Specific Plan for Montezuma, College and possibly El Cajon Blvd., second by Aguilar

M/S/C: yeas-12, nays-6 (Beauparlant, Hoeger, Hopps-Tatum, Kuhlman, MacMaster, Murphree, abstain-0 Motion passes.

IX. Motion by Reynoso to extend the meeting by 10 minutes, second by Schneider, unanimous approval.

**X. \*Proposal to add BJ Nystrom, Joe Jones and Jan Riley to the Nominations and Elections Committees (Action item)**

The current Nominations Committee does not have anyone that has done this before and

given that the Chair might be unable to attend, it makes sense to add these three who have experience and are willing to serve.

Motion by Reynoso, second by Shirley

M/S/C: yeas-18, nays-0, abstain-0. Motion passes unanimously.

## **XI. Committee Reports-none**

## **XII. Delegate Reports**

### 1. Community Planners (Reynoso)

- Housing-related amendments regulating parking, senior housing and emergency homeless shelters, affecting mostly the Midway District and with regard to parking, not parking impact zones, which the College Area is.
- CPC voted, after some heated discussion to support the Urban Forest Management Action Plan, with the caveat that the City make a plan to maintain existing tree inventory.

### 2. College Area Public Safety (CARPUS)

- Police ask that if there is a serious situation related to stopped storm drains/flooding, during a storm to please call the SDPD (in addition to city maintenance personnel) because they can probably get there sooner and take care of possible emergency situations.
- SDSU is looking to at using Student's Rights and Responsibilities office more.

## **XII. Adjournment at 9:10 PM**