

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

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FINAL MINUTES - JULY 13, 2016

From the Regular Meeting held on: Wednesday, July 13, 2016, 7:00PM
Held in: Community Room, College Rolando Library
6600 Montezuma Rd., San Diego, CA 92115

P	Jose Reynoso - President	P	Saul Amerling	A1	Jean Hoeger
P	Rhea Kuhlman - Vice-President	P	Andy Beuparlant	P	Susan Hopps-Tatum
P(1)	Jerry Pollock - Secretary			P	Jim Jennings
A(1)	Terry Shirley - Treasurer	P	Gary R. Campbell	P	Troy Murphree
P	Nicole Borunda - SDSU Appointee	P	Mike D'Ambrosia	P	BJ Nystrom
P	Dylan Colliflower - SDSU AS Appointee	P	Keith Henderson	A1	Maurize Rios
P	Jim Alccanter	P	Tom Hilanto	P	Jim Schneider

P=Present L=Late A=Absent; (1), (2), (3), (4)= 1st, 2nd, 3rd, 4th absence **TOTALS 20**
CP600-24, Art. IV, Sec. 1: "a vacancy exists upon the 3rd consecutive absence or the 4th 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. **Call to Order/Pledge of Allegiance/Roll Call.** President Jose Reynoso called the meeting to order at 7:00 PM with the pledge of allegiance.

- II. **Jose Reynoso called for Approval of Agenda: Nystrom moved and Schneider seconded**

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

- III. **Approval of Minutes, June 8, 2016: Schneider moved and Nystrom seconded**

M/S/C: yeas - 18 nays - 0 Motion passed unanimously.

IV. Adoption and Approval of Consent Agenda - none

V. Treasurer's Report:

In Treasurer Shirley's absence, Reynoso presented the Treasurer's Report.

VI. Public Comments on Non-Agenda Items within the Jurisdiction of the CACPB/CC:

Maxine Ward - Director of San Diego AIA Foundation presented the ground rules for Orchids and Onions and directed any nominations forwarded to the website by July 31, 2016.

VII. Local Elected Officials, Law Enforcement and AS Liaison Reports:

Chris Pearson - reported on the mini-dorm ordinance that will be reheard on September 28, 2016; Tubman Park moving forward to release funds this fall; Lutheran Church proposed as a park and community center; CVE utilities under-grounding behind schedule; Fire Station #17 remodeling underway;

John Steffen, SDPD reported on crime arrests, capped houses and Aztec Nights.

Mark Peterson, SDSUPD reported on Aztec Nights and relevant issues between SDPD and SDSUPD; CARPUS and the scheduled September 19, 2016 meeting at the College Avenue Baptist Church; SDSU schedule including the 18,000 student orientation on July 20, 2016 at the Open Air Theater and Viejas, move-in on August 26, 2016; class commencement on August 29, 2016.

VIII. Community Liaison Reports

Mesa Colony, Murphree - meeting next week, community dinners at local restaurant (Gerlando's Pizzeria).

CVE, Campbell - reported on quarterly meetings, "wave of vandalism," block party and a neighborhood progressive dinner.

El Cerrito, Nystrom - community has an interest in forming an assessment district and is learning from others.

Business District, Schneider - Conversation needed on attractive tenants (other than Trader Joe's) including Whole Foods, restaurants, etc.

Associated Students, Dylan Colliflower - introduced colleagues Jaime Miller and Patty Messingale; parking as a public safety issue;

SDSU, Borunda - reported on South Campus Plaza (dorms and retail scheduled to open Spring 2017), bowling, Pride Ceremony and Parade.

Friends of the Library, Kuhlman - reported on lobbying for additional books, hours and services, the summer reading program, Oasis and the next scheduled meeting on August 30, 2016.

Alvarado Estates, Reynoso - reported on the decision not to use goats to

diminish brush; and further reported (in Rio's absence) that restoring the the front yard landscaping of Jan Riley's home could be accomplished with a \$300.00 donation. Colliflower volunteered to set-up.

IX. New Business

1. Review of Proposal to demolish an existing building and construct a new three-story 1, 343 sq. ft. apartment building for the Delta Upsilon Fraternity at 5545 Hardy Ave. (possible action item)

Kuhlman reported that Project Review recommends approval is contingent on resolving all outstanding issues in the City cycle review.

The City believes density should be higher while

CACCP believes it is sufficient. The proposed building will be used as a fraternity. Kuhlman moved and Pollock seconded: Approve the project contingent on resolution of all outstanding cycle reviews with the City, with the proviso that the developer come back to this board if there is any increase in density or height of the project. Committee also voted to convey to development review that the proposed density is sufficient for the following reasons:

- a. One 4 bedroom unit is equivalent to two 2-bedroom units in terms of the number of people accommodated.**
- b. The subject property is used, and will be used, as a fraternity. Due to the size of the fraternity, it would be unable to fill any additional units with fraternity members, and would be forced to rent to outside parties. This would be detrimental to the fraternity atmosphere.**

M/S/C: yeas 18 nays 0 abstain 0 Motion passed unanimously

2. Discussion regarding prior presentation regarding alcohol licenses - Dawn Kamali (Information item)

3. Sgt Robert Stinson, SDPD Vice addressed the board re: the requested beer license for the Hookah Rest and Relax Lounge at 6512 El Cajon Blvd, and advised the area is considered high crime and is over-concentrated with similar uses. Schneider spoke against the proposal. Securing ABC approval can over-ride a Vice objection. Applicant Alu Banarji explained the proposal is for a family-owned business serving those over 21, that 80% of customers use Uber, the high use of games, that she knows her customers personally and maintains an environment serving beer and food only. Campbell moved and Kuhlman seconded a motion not to support.

M/S/C: yeas 11 nays 7 abstain 0 Motion passed

Since it requires a 2/3rd vote of the board to change an item from information to action, Reynoso moved and Kuhlman seconded a motion to do so.

M/S/C: yeas 15 nays 3 abstain 0 Motion passed

4. Review and discussion regarding proposed College Area Community Character Preservation Ordinance (Action item). The purpose of this item is to help solve problems associated with 6+ bedroom houses in the College Area such as on-site parking problems.

Kuhlman moved and Campbell seconded to: Approve the concept of an ordinance that would, for all new construction and remodeling to College Area RS zones:

- a. Establish a maximum of 5 bedrooms on lots under 10,000 sf and 6 bedrooms in lots over 10,000 sf.**
- b. Establish a maximum of 4 on-site parking spaces outside of a garage in lots under 10,000 sf and 6 in lots over 10,000 sf.**
- c. Introduce measures that would discourage the paving of back and front yards.**
- d. Establish a reasonable ratio of common areas to bedrooms in RS zoned houses in the College Area.**
- e. Colliflower introduced a “friendly amendment” to limit fines on capped houses. This amendment was not accepted, since assessed fines are not in CACPB’s purview, and are a city-wide matter. Beauparlant then introduced a friendly amendment to ask that the fines portion of the ordinance be removed from the rest of the ordinance, since it is not related to the substance of the proposed ordinance and is a city-wide matter. This amendment was accepted. Reynoso proposed an alternate motion that the board support an ordinance that limits the number of bedrooms and onsite parking places such that any remodels are consistent with the surrounding community, rather than listing specific requirements, since the proposal is to support a conceptual not a specific ordinance. This was rejected for being too general. The board then voted on the original motion, as amended.**

M/S/C: yeas 10 nays 6 (D’Ambrosia, Schneider, Henderson, Colliflower, Alcanter, Reynoso) abstain 1 (Borunda) Motion passed SDSU neither takes a position nor comments on community issues that may affect the university.

Schneider moved and Pollock seconded the board meeting extension to 9:30

M/S/C: yeas 18 nays 0 abstain 0 Motion passed unanimously.

5. Discussion and approval of proposed updates to the CACC bylaws and Standing Rules (Action Item) Reynoso received 1 confirmation and 1 correction. Jennings moved and Schneider moved to approve.

M/S/C: yeas 18 nays 0 abstain 0 Motion passed unanimously.

6. Discussion and approval of proposal to make a donation to the College

Avenue Baptist Church for use of their facility for the CACC Candidates Forum. (Action item) Reynoso moved and Nystrom seconded a motion to donate \$65.00

M/S/C yeas 18 nays 0 abstain 0 Motion passed unanimously

7. Discussion regarding proposal to cancel the regular August meeting (Action item). Reynoso moved and Kuhlman seconded the motion to cancel the August meeting.

M/S/C: yeas 18 nays 0 abstain 0 Motion passed unanimously

Eric Young from the Mayor's office introduced himself as Damisha Hunter's replacement.

X. Delegate Reports:

Community Planners Committee - A sub-committee had been formed by the Community Planners Committee, chaired by Reynoso to make specific recommendations to the mayor's office regarding political signs.

CARPUS - Armin Kuhlman re-emphasized comments made by the SDPD

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1.

Chris Pearson, Councilwoman Marti Emerald's office reported that "mini-dorms" will be heard again by the City Council on September 28, 2016.