

**College Area Community Council and College Area Community Planning Board  
Regular Meeting  
7:00 P.M., Wednesday, October 12, 2016  
College/Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115**

**Please note that anyone leaving the meeting after 8:00 PM must use the direct exterior exit doors**

**In attendance: everyone except for Jerry Pollock**

- I. Call to Order/Pledge of Allegiance/Roll Call **(7:00)**  
Jose calls the meeting to order at 7 pm - Mark led the Pledge of Allegiance
  
- II. \*Approval of Agenda  
  
**Rhea moved to amend the agenda to add an item for donation to the Boo Parade  
Terry Second  
All approved**
  
- III. Approval of Minutes of Wednesday, July 12, 2016, and September 13, 2016  
  
**July 12 minutes  
Maurize Moves  
Terry Second  
All approved**  
  
**September 13  
BJ Moves  
Maurize Seconds  
All Approved**
  
- IV. \*Adoption and Approval of Consent Agenda- none
  
- V. Treasurer's Report  
  
See document titled CACC Year to Date Monthly Financials - September
  
- VI. Public Comments on Non-Agenda Items within the Jurisdiction of the CACPB/CC. (3 minutes per speaker – please complete speaker sheet)
  1. Simone Arias - Neighborhood Empowerment Alliance sponsored by Campaign Finance Reform - see handouts provided titled "Neighborhood Empowerment Alliance" and "Neighborhood Empowerment Alliance Survey"
  2. Max Eleren - Campaign Manager for La Shae Collins for District E. Stated some reasons why Ms. Collins is running for a school board. Proposed the possibility of having a school board member sitting in on our meetings. She won the primary election with 60% of the vote. He also noted some endorsements for La Shae Collins.
  3. Susan Hopps-Tatum - 5030 College Ave - noted that the CACPB board and Planning Commission voted to recommend denial but City Council approved it. Capstone has made some

adjustments to reduce the number of beds and also proposed some aesthetic and practical improvements to reduce noise and beautify the project, especially with regard to impact on single family homes to the south and west of the project.. There was a local lawsuit that was dismissed in light of these changes.

4. Jose Reynoso - In College View Estate some mailboxes were broken into and mail was stolen and/or destroyed. Jose recommends that residents in the area purchase secure mailboxes.

VII. Local Elected Officials, Law Enforcement, AS and SDSU Liaison Reports (3 minutes per speaker)

1. SDSU Ofcr. Mark Peterson provided some updates. 2 security alerts (indecent exposure and strong arm robbery) both are still being investigated. There have been a lot of emails and calls in regard to 3 specific houses and Officer Peterson is working with SDSU and SPDP on the issue..
  1. Register bicycle is free and a free lock is provided - U-Lock for \$40
  2. Question Dylan - what constitutes something being placed on the Community Safety Alert.
    1. Response Community Safety Alert based upon the Jeanne Clery Disclosure requirements.
  3. Question from Jean about criminal activity/violations during Aztec Nights
    1. Response - those are not yet available
  4. Question - What's being done to eliminate sexual assaults on campus
    1. Response - All students are being educated on what constitutes sexual assaults and resources that are provided
  5. Question - lots of students riding their bikes on the wrong way. Is there any education on bicycle safety
    1. Response - There is a big registration event at the beginning of the year where bicycle safety is covered.
  6. Question - Where are people allowed to ride skateboards?
    1. Response - Vehicle code says they are not permitted in streets but are permitted on sidewalks.
  7. Question - Susan Hopps-Tatum if we know of any frat or sorority satellite houses in the neighborhood used to throw party, who do we report that to?
    1. Response - for a specific party on a specific house call Eastern Division.

VIII. SDPD Ofcr. John Steffen ran off some stats about violent and domestic crimes

1. Carpus meeting on OCTOBER 18th at 6:30 pm at the College Baptist church
2. National Drug take back on October 27

IX. Curtis - Associated Students

1. Community Clean up this Sunday at 9 am
2. Volunteer Numbers are constantly increasing
3. Aztec Rock Hunger coming soon - collecting canned goods or money to buy canned goods to donate to San Diego Food Bank - running from October 17 to November 7
  1. Able to pick up canned goods from people's homes as well online donation
    1. Pick up date will be on October 30
4. Resident Halls campaign for being a good neighbor / respectful community member
  1. 5 minute presentation to fraternity houses and university residence halls
5. Question - who puts the brown paper bag near your home to fill up
  1. Response - that's the post office but SDSU is incorporating a similar concept
6. Terry - compliment on clean up program. Do you accept donations for trash bags and gloves?
  1. Working with Jim to help raise funds for those items
  2. Terry noted that Alvarado hospital staff is cleaning up trash as well
7. Susan Hopps-Tatum also suggested a community drop off location where people can drop off cans.
  1. Response - there is generally a bin right at Campanile that is accessible
  2. In the flyer there will be a booth or collection bin at the Boo Parade carnival

3. Jim will help find a location
4. Dylan also noted that there will be a drop off location in front of Ralphs on Montezuma & El Cajon Blvd.

8. Nicole Borunda - SDSU

1. Thanks to all that came out for Concert on the Plaza
2. Nicole put out the brochure for remaining activities
3. November 3rd Jazz Ensemble as well as the Clay Gateway Dedication with refreshments and remarks are coming soon.
4. The weekend of November 3rd is SDSU's first home basketball game.
  1. Please note that traffic is heavy during SDSU home basketball games.
5. Question from Susan Hopps-Tatum - the median on front of Jack in the Box finally got cleaned up. There's also a lot of jaywalking by the chained link fence. Palm tree branches are still tied with their branches up. Why are those not released yet?
  1. Response - The roots have to take hold before the palms are released.

X. Federal and State Elected Official Liaison Reports (3 minutes per speaker)

1. Lee Stoyer from Susan Davis' office. Susan is home on a Jewish holiday. There will be an event in honors of Veteran's Day. It will be at Balboa Park and flyers were passed out for the event.
2. Anything related to Federal agencies can be forwarded to Susan Davis' office.

XI. **New Business (7:30)**

1. **\* Review of proposal for a Conditional Use Permit and Planned Development Permit to construct a new Student Housing/Dormitory structure with 128 rooms over 3 levels of underground parking at 6213 Montezuma Rd. (action item)**

1. Rhea - This was considered by the project review committee. There was not enough information to move forward. Motion to continue this item until more information is available.

**Rhea moved  
Susan Second  
All approved**

2. Possible Donation to Boo Parade

Jim Schneider provided information about the Boo Parade - going on its 12th year and San Diego's only Halloween Parade. The Boo Parade will start promptly at 10 am on October 29th. Will be going down El Cajon Blvd starting on Montezuma and going to 60th street. There will also be grandstand seating near South Campus Plaza - \$10 per ticket and children under 10 are free. After the Boo Parade there will be a carnival held by the College Avenue Baptist Church.

**Rhea motioned to donate \$750  
BJ seconded  
All Approved except for Jim Schneider who abstained due to potential conflict of interest.**

3. **\*Presentation on the Alvarado Canyon Long-Term Access Project, SD Public Utilities Dept.—Tiffany Lavan (Information item)**

1. Overhead presentation on Alvarado Canyon - see presentation provided by Tiffany Lavan
2. Question - will the presentation be made available
  1. Response - Yes, she can email it to one of the Board Members to make available to the rest
3. Question - Where will all the critters go during the construction. There's concern that the critters will end up in the neighbor's backyard.

1. Response - Mostly what will be removed is ice plant and that should not disturb the natural habitat. Hopefully, those critters will not come into your backyards. Moreover, with just a little bit of natural human noise they usually leave.

4. **\* Presentation and discussion regarding possible CACPB boundary change—David Moty. (Information item)**

1. Kensington Talmadge Planning Group - introduced a possible boundary change with College Area Planning Area.. Explained road types - those that bind (low speed and narrow roads) and those that divide (higher speed and wider roads). Montezuma for the most parts divides College from Talmadge. Two places where the boundary changes would occur.
  1. Monroe and Collwood as a border.
  2. West half of Collwood Ave. including Collwood Apartments - Currently in College Area, propose changing boundary to include in Ken-Tal. concern about the ditch as a location for criminal activities. Traffic flow on Collwood is important to Talmadge..
  3. Montezuma - southside of the road would be the boundary line. They would not ask for any part of Montezuma.
  4. Interested in a middle of the road boundary for Collwood
  5. Question about why they wouldn't want the part of Montezuma that turns into Collwood.
  6. Remark about how the apartments on the west side of Collwood were isolated from the Talmadge community, and residents of those apartment active in College Area..
  7. Community in Talmadge wants a voice for traffic flow that goes into Talmadge.
  8. Is there a motivation on the people on the North side of Montezuma to want access to the South side of Montezuma.
  9. Question - what's the population involved?
    - a. Response - I don't know
  10. Saul - what are the long-term implications that you foresee?
    - a. Response - It will align us with the police boundaries
  11. Mike - There's an assessment for your street light. Will the new houses be part of the assessment?
    - a. Response - no they will not
  12. Maurize - the residents in those apartments are highly tied to the College Area
    - a. Comment - Residents at 5025 Collwood are predominately students
  13. Jim Schneider - what is motivation behind requested boundary change?
    - a. Response - no one motivation. Partly fire response times on Collwood, partly desire to preserve open space on hillsides viewed by Talmadge residents.
2. In the next few years, community plans will also be introduced, and there is plenty of time to discuss the community borders.

5. **\* Discussion regarding proposal to request a Specific Plan from the City of San Diego for College Ave, Montezuma Rd. and El Cajon Blvd. (Action item)**

1. Jose spoke about the main difference between a specific plan and a community plan. A specific Plan requires a lot more community and other stakeholder's involvement upfront. Thereafter, an environmental impact report (EIR) is assessed based upon the proposed plan on a lot by lot basis. If the EIR is already done approvals are facilitated. This will significantly reduce the amount of time to get a project built.
2. We have an opportunity to address the insufficiency of student housing - the demand for on-campus or near campus housing has increased for a variety of reasons. Because of this lack of housing more mini-dorms have come out over the years. As an alternative to building mini dorms or having students in SFR, alternatives are being researched.
3. Grant money is helpful for this type of plan. Currently we're second in line for community updates. Jose would like to make the request before the community plan comes up.
4. Rhea - point of information - Noted that a change in the description of the plan was also needed: Clarified that the ability to set aside the City's portion of tax increments from

developments in the plan area, in order to pay for needed infrastructure, is not part of "Specific Plan" legislation, but part of another state law which can be applied either to Specific Plan or Community Plan Update .

5. Various questions and Comments from the community members and comments and responses by the board.
  1. Question from the community members - Why are we trying to build more student housing quicker?
  2. Response - If we built more student housing along major transit corridors that families normally would not want to live on, it may slow down the rate of mini-dorm conversions.
  3. Comments from community members - We should take active steps to preserve RS Zones that are not on busy streets.
    - a. Response - part of the plan is to have an ordinance to protect the current RS Zones.
    - b. Response - Andy - the ordinance will not stop the creation of new mini-dorms but will help to prevent supersized mini dorms with parking lots.
  4. Question from community members - is it possible to prevent even regular sized mini dorms from coming in?
    - a. Response - there is no legal way to do that because we can't dictate who lives where. It has been declared unconstitutional in the past.
  5. Comments from community members - SDSU is a commuter campus and there are many transportation options for students to come to campus. Students are not the only people to consider for housing in the community. Lining our streets with students housing will destroy our way of life. Stop enabling SDSU. It was designed to be a commuter college.
  6. Comments from community members - There are some concerns with the specific plan. The premise is that if there are more high density student housing the demand for mini dorms will be reduced. It's dangerous to think that by building high density housing there will be less demand for mini-dorm or SFR housing. First, we need to find out what the plan is from campus to meet the demand of students housing. Second, that housing needs to be affordable. Dorms and College Area multifamily are currently more expensive than mini dorms. The Specific Plan has merits, but it's probably a pipedream to get 3-6 month turnaround for approval on these proposed projects. It's important that whatever is proposed that there is consensus on the transitions.
  7. Comments from community members: We didn't know anything about this planning process.
    - a. Rhea proposed that there be an item on the November agenda to change the name of the Beautification committee to the Long-Range Planning Committee, and that it be changed from a CACC committee to a CACPB committee, and future agendas be publicly noticed. Beautification is a Community Council function. Long-range planning is a Planning Board function, and agendas should be publicly noticed.
    - b. Susan - Feels that a lot of this was done behind closed doors. She also feels that people that want to live in SFR will live in SFR.
    - c. Jim Schneider - there is a difference that is being done between the specific plan and the beautification committee. The Beautification committee was there to generate ideas and brainstorm for the general plan. All meetings were publicized and discussion were published so there were not any behind closed door meetings.
    - d. Terry Shirley - the whole thing is being focused on mini dorms and that is not the case at all. The main discussion has been on how to make our community a better place.
    - e. Gary - the current system we have is not working. A builder wants to build a new project. The city ends up approving projects that we don't want. Let's put together a plan of what we would like to have as a College

Village that serves all the stakeholders. We need to have the vision first. Housing will be a part of this plan, but not the whole part. Everyone will have input.

- f. Comment from community member who lives right on 63rd. The more apartments that come up, the easier it is to rent SFR because a lot of students want a SFR. Moderate density apartments will not have an effect on the demand for SFR.
- g. Comment from community member: The assumption of building more multi-family residences will not reduce the amount of mini-dorm SFRs. Eventually the demand will become more interior. In some of the neighborhoods there is a 3-4 ratio or higher of owner occupied versus renter occupied.
- h. Andy - in response to SDSU providing their own housing. City, SDSU, and CACC should work together for future developments. Specific Plan document could also build additional housing off of 55th street and also the possible Qualcomm Project

**8. Jim Jennings moved to table this discussion until next month**

**Susan Second the motion**

**All Approved**

- a. Additional Comments
  - i. Dylan refutes the premise that mini dorms or SFR accommodating students. Also refutes that the trolley is not a convenient mode of transportation. Dylan proposes a better mode of transportation.
  - ii. Saul - sees it both ways. This is a discussion of how we want this community to look like. The college as a village - small time community vision needs a combination of things. We need a plan that has a nice flow of students, business, and homeowners
  - iii. Maurice - yes we want a better community but we need to realize that SDSU does bring revenue into the neighborhood. This is also why we need good restaurants and other businesses in the community.

**Terry motioned to extend the meeting by 10 minutes.**

**Jose second.**

**All approved**

**6. Discussion regarding differences between the proposed High Occupancy Single Dwelling Unit Ordinance (aka College Area Community Character Preservation Ordinance), and the conceptual ordinance supported by the CACPB in July 2016. (Information item)**

Previously, board voted on major provisions of the ordinance. Three differences that were not voted on, because not known about until later:

- 1. Would prohibit legal parking spaces within 30' of front lot line. Currently legal to park behind the required setback if the house is set back far enough This applies to houses with a very long setback.

a. Keith: Legal parking space is 18 ft by 8 ft wide.

Keith: Actually, this will affect any home with a current Residential High Occupancy Permit

- 2. change in the definition of a bedroom - changes the definition from "has a door" to "has a door or is designed to have a door". Intent is to discourage rooms called "den" or "office" from being used as bedroom.
- 3. RS-1-1 is a designation for lots that are steep slopes or environmentally sensitive lands. Portions of lots that have that designation would not be counted when calculating whether the lot is over or under 10,000 sq ft. Significance is that lots under 10,000 sq. ft are- limited to 5 bedrooms and no more than 4 surface parking spaces and lots over than 10,000 sq.ft. would allow 6 bedrooms and no more than 6 surface parking spaces.

- XII. Committee Reports (8:30)
1. \*Project Review Committee
    - a. Completed
  2. Dollar per Ticket Ad Hoc Committee
    - a. Nothing new
  3. Code Violations Committee
    - a. Notes on the website
  4. Beautification and Projects Committee
    - a. Last month we had a visions session - fishbone diagram looking at the challenges facing the neighborhood. We want to continue the dialogue to enhance the community. Anyone who who like to attend the meetings is invite..... first Wednesday at every month at 6 pm
  5. Community Outreach Committee  
Meeting tomorrow - 10-13
- XIII. Delegate Reports (8:45)
1. \*Community Planners Committee
    - a. Presentation on water way maintenance plan
    - b. MTS presented on optimization plan to make changes in mid 2017 which would include changes to bus routes.
    - c. Presentation on the mini dorm ordinance and supported almost unanimously
  2. College Area Public Safety (CARPUS)
    - a. John Steffan covered the main crime statistics. Main points - still training additionally C Squad members to handle party houses
    - b. Quality of Life Team is out there 531-2000 or email John Steffen - our CRO - and he'll dispatch the information
    - c. Misdemeanor vs felony - petty theft vs grand theft - Criminals are adjusting their shoftlifting to make sure that it is below \$950 so not to be charged with a felony.
  3. East Boulevard Alliance
    - a. Did not meet. Trying to get support from the city and trying to get a grant from SANDAG and CALTRANS. Rhea - The city is not planning on submitting any grant application for transportation. Need to tackle that issue to see if that can be changed.
- XIV. Adjournment (9:00)
1. Adjournment at 9:13 pm

**\* Designates College Area Community Planning Board Agenda Items**  
**Questions regarding the agenda may be directed to: Jose Reynoso, CACC President,**  
**(619) 994-2157, [president@collegearea.org](mailto:president@collegearea.org)**