

**College Area Community Council and College Area Community Planning Board  
7:00 p.m., Monday, July 31, 2017  
College Avenue Baptist Church, 4747 College Avenue, San Diego, CA 92115**

**Minutes**

**Approved at the regular meeting of September 13, 2017**

**From the SPECIAL MEETING held on: Monday, July 31, 2017, 7:00PM**

**Held in: College Avenue Baptist Church, 4747 College Avenue, San Diego, CA 92115**

Rhea Kuhlman	Chair	P	Saul Amerling	P	Jim Jennings	P
Gary Campbell	Vice-Chair	P	Ken Bierly	P	Troy Murphree	P
Thamir Hilanto	Secretary	P	David Cook	A	B.J. Nystrum	P
Terry Shirley	Treasurer	P	Ann Cottrell	P	Jerry Pollock	P
Rachel Gregg	SDSU Rep	P	Michael D'Ambrosia	A	John Putman	P
Carmel Alon	AS Rep	A	Jean Hoeger	A	Terry Shirley	P
			Susan Hopps-Tatum	A	Jason Wills	P

**1. \* Consideration of a Proposal to Initiate a Community Plan Amendment to re-designate property located at 6650 Montezuma Road from Low Density Residential to General Commercial (Action Item)**

The meeting was called to order at 7:05 p.m. The applicant, who is the owner of the property, and his representatives answered questions about the proposed project, a four-story Holiday Inn Express on the site of the now closed College Lutheran Church.

Board and audience members expressed support for the idea of a 4-story hotel at this location, which would offer accommodations for visiting parents of SDSU students and people attending conferences at the university, and could provide an economic stimulus for redevelopment along El Cajon Boulevard.

At the same time, there was concern that the hotel deal is not guaranteed, and the applicant is asking for a Community Plan Amendment that would approximately double the allowable density on the site. The proposed 100' height limit on a property abutting a residential neighborhood was also an issue.

Additionally, there was strong sentiment that the City must rectify the errors that were made when the City purchased the adjacent property for the College-Rolando Library from the church, and failed to insure permanent access to the library from a major corridor, or sufficient parking for library patrons.

Access to the library from Montezuma Road has been blocked since the Lutheran Synod terminated the shared parking agreement with the City in December 2016, and most of the parking lot has been fenced off, leaving a total of 15 parking spaces for an 11-year old library with a Community Room built to hold 60 persons. Community members noted that, at best, this is an egregious waste of City funds and does a disservice to the communities the library was built to serve. Most community groups are now unable to use the Community Room due to the lack of parking, and library patrons are forced to access the facility off a tiny residential side street in back of the library, if they often can't find a place to park.

The Friends of the College-Rolando Library have asked that, at a minimum, access to the facility from Montezuma Road and the 15 spaces immediately adjacent to the structure be restored and reserved in perpetuity.

Kuhlman read the motion from the Project Review Committee, which had earlier voted unanimously to recommend approval of the Community Plan Amendment, while expressing the same concerns noted above.

Amerling made a motion, seconded by Shirley:

Recommend approval of a Community Plan Amendment re-designating the subject property from low density residential to general commercial and ask that the City address the following concerns:

- Future allowable density should not exceed one dwelling unit per 1500 square feet, which would approximately double the current allowable density;
- The City must rectify past errors in the acquisition of the adjacent library property by:
  - Insuring permanent access to the College-Rolando Library from Montezuma Road
  - Securing a minimum of 15 additional parking spaces immediately adjacent to the College-Rolando Library, reserved for use exclusively by library patrons during library hours.
  - Seek additional shared parking with the adjacent property at 6650 Montezuma Road.

Vote: 15 Yes; 0 No; 0 Abstentions

Meeting was adjourned at 7:40 p.m.