

**College Area Community Council and College Area Community Planning Board  
7:00 p.m., Wednesday, September 13, 2017  
Faith Presbyterian Church, 5075 Campanile Drive, San Diego, CA 92115**

**Minutes**

Approved October 11, 2017

**From the Regular Meeting held on:** Wednesday, September 13, 2017, 7:00PM  
**Held in:** Faith Presbyterian Church, 5075 Campanile Dr.  
San Diego, CA 92115

Rhea Kuhlman	Chair	P	Saul Amerling	A (1)	B.J. Nystrom	A (1)
Gary Campbell	Vice-Chair	P	David Cook	P	Jerry Pollock	P
Thamir Hilanto	Secretary	P	Michael D'Ambrosia	P	John Putman	P
Terry Shirley	Treasurer	P	Jean Hoeger	P	Ken Bierly	P
Rachel Gregg	SDSU Rep	P	Susan Hopps-Tatum	P	Ann Cottrell	P
Carmel Alon	AS Rep	P	Jim Jennings	P	Jason Wills	A (1)
VACANT	BID Rep	A	Troy Murphree	P		

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      20**

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

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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
  - 1.        Kuhlman called the meeting to order at 7 pm - Pollock led the Pledge of Allegiance.
  
- II.      \*Approval of Agenda

Kuhlman noted that College Area BID has requested an endorsement from CACPB for effort to bring DecoBike stations to College Area. Since this was not on the agenda and needs CACPB action, adding it to the agenda requires:

- 1.        Finding of urgency
- 2.        2/3 majority vote

Kuhlman noted that timing is important on this request, before DecoBike decides on new locations.

Motion: Make a finding of urgency, and add DecoBike to agenda

1. Moved by Pollock
2. Second by Bierly
3. Yays: 16 Nays: 0 Abstentions: 0 Reasons:
4. Motion Passes

Motion: Approve agenda as amended

1. Moved by Putnam
2. Second by Cook
3. Yays: 16 Nays: 0 Abstentions: 0 Reasons:
4. Motion Passes

III. Approval of Minutes of Wednesday, July 12

1. Moved by Hoeger
2. Second by Shirley
3. Yays: 16 Nays: 0 Abstentions: 0 Reasons:
4. Motion Passes

IV. Approval of Minutes of Wednesday, July 31 - Special Meeting

1. Moved by Putnam
2. Second by Cook
3. Yays: 13 Nays: 0 Abstentions: 3 Reasons: D'Ambrosia, Hopps-Tatum, and Hoeger were not present
4. Motion Passes

V. Public Comments on Non-Agenda Items. (3 minutes per speaker – please complete speaker sheet)

1. Sarah Ward - Realtor with College Area Realty - Sarah introduced herself and expressed her commitment to providing excellent services to the community and also promote more new families living in the area. Sarah lives in the College Area and is the main sponsor of College Area News.
2. Manuel Agave - Alcohol Tobacco Prevention Center. Mr. Agave spoke about the trends of tobacco use in the College Area. His organization received a grant to reduce the amount of tobacco smoke pollution, and also to increase regulations on hookah lounges and vape shops. This year, approximately 45 assessments were made in regard to how these types of businesses conducted

themselves. Mr. Agave stated that many of these businesses are operating without licenses and selling alcohol without a license. He also noted that the greatest concentration of hookah lounges are located in Downtown San Diego, Pacific Beach, and the College Area. Mr Agave also mentioned a second grant partnering with UCSD which focuses on encouraging retailers to sell more healthy snacks, and change marketing practices to improve eating habits and overall nutrition.

3. Maurice Rios - College Area Community Member - submitted a proposal to the city of San Diego to require residential parking permits on Gilbert Drive near 55th Street. Kuhlman reminded Rios that signatures would be required from community members to push such a measure.

VI. Governmental and University Liaison Reports (3 minutes per speaker)

1. Roberto Torres - Director of Communications for Councilmember Georgette Gómez - District 9

- a. The City of San Diego was on Legislative Recess from August 7 through September 8. However, Councilmember Gómez and her staff have been quite busy.
- b. Despite Councilmember Gómez efforts to push for an exemption to build granny flats in the College Area due to traffic congestion and parking demands, the City of San Diego can't grant the exemption at this time. Deputy city attorney Corrine Neuffer wrote that the city can make such exclusions if there is substantial evidence that allowing companion units to be built would burden public safety. Mr. Torres stated that Councilmember Gómez and her staff were looking into how to gather such evidence - traffic studies, etc. - that would be unique to the College Area.
- i. Comments from community members - Part of the evidence should also look into issues such as pollution (trash, dumping, trash left in the streets), traffic and fire safety, police reports, water & sewer issues, and other environmental impacts. It would also be beneficial to research existing reports and studies - empirical evidence - which show negative impacts of increasing density.
- c. Mr. Torres reiterated that the SDSU dorm project was reduced to one phase - adding 850 beds - due to the voice of the community and letters written from Councilmember Gómez as well as from Senator Toni Atkins. For more information and documentation on SDSU Dorm project follow the link below.
  - . <http://newscenter.sdsu.edu/chapultepec-info/>
- d. On September 19 & 20, 2017, the Board of Trustees will meet to consider approval on the modified SDSU Dorm Project. Lara Gates - Chief of Policy - will be there to speak on behalf of Councilmember Gómez. The community has until 2 pm on Tuesday, September 19 - to voice their concerns at the California State University offices, 401 Golden Shore, Long Beach or write in their concerns to the following emails:
  - . [RobertoT@sandiego.gov](mailto:RobertoT@sandiego.gov)
- i. [LGates@sandiego.gov](mailto:LGates@sandiego.gov)
- e. Councilmember Gómez is pushing a proposition to oppose Trump's border wall (see attachment below)

. [https://www.sandiego.gov/sites/default/files/20170919\\_b\\_orderwallresocc.pdf](https://www.sandiego.gov/sites/default/files/20170919_b_orderwallresocc.pdf)

2. Officer John Steffen -SDPD San Diego Community Relations Officer - Eastern Division

. Officer Steffen provided updated crime numbers and number of houses capped in the College Area.

a. SDPD Eastern Division will have an open house on September 16 from 11 am - 3 pm at 9925 Aero Drive, San Diego. Visitors will have an opportunity to tour the police station and learn more about SWAT, K9, School Safety Patrol, evidence processing and more. The Open House will provide activities for all ages including a bounce house, dunk tank, fire engine, and the SDPD low rider patrol car.

b. The monthly CARPUS meeting will be held on at the College Avenue Baptist Church on 4747 College Ave. on the 3rd floor.

3. Corporal Mark Peterson - SDSU Police Department

. SDSU Police Dept. is aware of the abandoned car in the alley way on 55th and Montezuma and are taking steps to remove it.

a. A Housing Officer Program and position has been created by SDSUPD to work with the Office of Housing Administration and SDSU resident students on “how to live on campus” and being a good neighbor.

b. To follow crime trends on campus you can subscribe to [sdsu.edu/ealert](https://sdsu.edu/ealert)

c. Questions from Community Members

. How are things with Aztec Nights this year?

1. Response - There have been no significant complaints.

i. What is the situation about noise complaints from the house on La Dorna Street

1. Response - That situation has been resolved.

4. Carmel Alon - SDSU Associated Students - A.S. Vice President of External Relations

. Carmel introduces several AS student members and their roles in SDSU Associated Students.

a. Dates for Good Neighbor Cleanup were provided

. September 24, October 8, November 5, and December 3rd

i. 75-175 students will participate in the cleanup

b. Met with CACC leaders last week on how to maintain a positive relationship and be a good neighbor.

c. Email Carmel Alon for request of specific streets/areas for cleanup.

. [calon-w@sdsu.edu](mailto:calon-w@sdsu.edu)

5. Rachel Gregg - Community Relations Manager at San Diego State University

. The search for a new university president has begun with a target start date of July 2018  
- Adam Day - Vice Chair of the Board Members - CSU - will chair the selection committee.

- a. There is a one public meeting to be held on Monday, September 25 from 12:30 pm - 2:30 pm at the Parma Payne Goodall Alumni Center Ballroom - 5250 55th Street - to hear community opinions on the desired qualities of the new SDSU President. Jerry Sanders and Margaret Penrose will serve as community member representatives.
- b. Announced SDSU playing Stanford SDCCU Stadium (formerly Qualcomm) on Saturday, September 16 @ 7:30 pm - Rachel invited community members to come and enjoy the game.
- c. Music and Dance Concerts at Smith Recital Hall at SDSU. For calendar of free and paid concerts follow link below.

. <https://music.sdsu.edu/index.php/site/calendar>

- d. SDSU is offering a 360 campus tour (on a golf cart) to celebrate 120 year anniversary. There are 5 or 6 tours during the fall with a capacity of only 5-6 people per tour. Dates will be set and announced. Email Rachel for interest to go on a tour.

. [rgregg@sdsu.edu](mailto:rgregg@sdsu.edu)

- e. Trustees meeting for Final EIR for SDSU New Student Housing will be held on September 19-20. For more information on the FEIR, follow the link below.

. <http://newscenter.sdsu.edu/chapultepec-info/feir.aspx>

#### VII. Old Business

- 1. \*Consideration of CACC/CACPB Annual Audit for FY 2016-17 (Action Item, 5 minutes)  
Motion: Move for approval.

- a. Moved by Hilanto
- b. Second by Cook
- c. Yays: 16 Nays: 0 Abstentions: 0 Reasons:
- d. Motion Passes

#### VIII. New Business

- 1. \***Consideration of a proposal to initiate 2 hour parking 8 am – 6 pm on College Avenue between Arosa Street and Mesita Drive.** (Action Item, 10 minutes) - The Executive Director of Beth Jacob Congregation - noted that it was becoming more of a norm to restrict parking in front of synagogues. One of the concerns was terrorism, and a red zone in front of the synagogue on the aforementioned streets was requested, but denied because of no specific threats to the building. In the email thread, there was conversation with Dept. of Homeland Security with some kind of controlled environment or monitoring on a regular bases. A two hour time zone was proposed as an alternative to a red zone - Monday through Friday. Campbell added to the motion to approve to state that the a no parking zone would also be supported by the board, and makers of motion accepted that amendment .

- a. Moved by Hoeger
- b. Second by Hopps Tatum

- c. Yays: 13 Nays: 1 (D'Ambrosia) Abstentions: 2 (Pollock and Cook ) Reasons: Pollock could not hear all the conversation. Cook would like to see Permit Parking in lieu of a two-hour time zone.
- d. Motion Passes

2. College Area BID presentation: "Future of the College Area" (Information Item 10 minutes)

- a. Jim Schneider - Executive Director - College Area Business District talked about recent efforts to enhance the College Area Business district. In April 2017, a College Area investor tour was held and a number of potential College Area business investors were invited. Commercial investment was the focus. The tour started at Oggis at SDSU and went down College Avenue - looking at completed projects, projects in process, and businesses currently for sale. SDSU Vice President for Business and Financial Affairs - Tom McCarron was present along with representatives from Capstone Development Partners. The event received a front page article in San Diego Business Journal. After a couple of months, the investors were invited back and met in Mesa Commons to gather their thoughts and provide feedback. A brief presentation was provided to the investors of new properties that became available after the April 2017 tour. The investors have been showing greater interest to buy properties and develop them. There are currently two properties in escrow -1) the car lot across from the Living Room cafe 2) the shopping center on 5700 El Cajon Blvd on south side.
- b. Question: Does the Business District monitor code violations? What can be done about code violations from businesses?
  - i. Response: We do not participate with the code enforcement. If there is a code violation report it direct to the city.
- c. Boo Parade will be held on Saturday, October 28 beginning at 10 am. It will run along the south side of EL Cajon Blvd between Rolando Blvd. and 60th Street. For more information about the Boo Parade follow the link below.

[http://collegeareabid.com/boo/?page\\_id=22](http://collegeareabid.com/boo/?page_id=22)

3. College Area Residents Association Tree Program – Tyler Blik (Information Item 5 minutes)

- a. Tyler Bilk - College Area Residents Association Tree Program requested money to plant trees and \$20k was awarded for a tree planting initiative . 36 trees have been planted and watering agreements for 26 trees have been signed. There are approximately 120 trees set to be planted within the College Area community available and free to homeowners and landlords. Bilk went over various benefits fo tree planting beyond the financial benefits to the homeowner.

b. 9 drought tolerant trees (15 gallon pots) have been identified. A watering agreement from the applicant must also be signed with the commitment to water the trees (approximate cost \$8-\$18 per tree per year). Email Mr. Blik for an application or more information at [tyler@tylerblik.com](mailto:tyler@tylerblik.com). See link below for full presentation.

i. [College Area Residents Association - Tree Planting Program](#)

**4. DECO Bikes - \* Consideration to bring DECO bikes into the College Area(Action Item)**

a. When DECO bikes was coming to San Diego the College Area Planning Board submitted an application for DECObike stations in the College Area, but we didn't get any. DECO bikes is pulling out of the beach communities and this opens an opportunity for us to resubmit an application. College Area BID has requested DECO bikes, and that organization suggested going to the planning board and city council rep to get support, in order to get the ball rolling.

b. Motion: Move to approve support for bringing DecoBikes to College Area

i. Moved by Shirley

ii. Second by Campbell

iii. Yays: 16 Nays: 0 Abstentions: 1 (Bierly) Reasons: Not in favor of DECO bikes in the area and there is already a location by Living Room Cafe.

iv. Motion Passes

5. **\* Consideration of a request to take a position on Soccer City Proposal** (possible Action Item, 5 minutes). Kuhlman has been getting calls from SoccerCity representatives and their opposition. They've asked to come and speak at a CACC meeting to hear from both sides. Public Land Public Vote has asked the board to take a position on this; Hoeger suggests we don't take a position on this as representatives of the College Area. Campbell is not ready to take a position without hearing other options. D'Ambrosia asked if SDSU has a proposal for the site. Gregg responded that there is a proposal for an SDSU stadium to be presented on December 1st.

6. **Consideration of a proposal to enter into an agreement with College Neighborhood Foundation (CNF) and to allocate \$2,500 dollars to be used as seed money for the College Community Commission, with funds to be returned to CACC upon reimbursement by City of San Diego, contingent on a grant from the City and acceptance of the proposal by CNF. (Possible Action Item, 10 minutes).** Cook explained the Program: Working with SDSU campus and AS students, CACC will look at homes owned by the elderly, and in need of landscape or exterior work, but may not have the resources - manpower or money - to complete such work on their homes. This may involve mowing, painting, installing a drip system, or other fairly light landscape work. 4 or 5 homes have been identified and the request is for seed money to compliment a grant. Shirley added: We would like to do something that would show CACC contribution to the community; we would like to use some of the 22k in our funds to give back to the community, especially in combination with grant money. Some of the cost also included an insurance bond for liability (approximately \$1000). The seed money would be reimbursed by the grant after the initial funds are submitted. Hunter from AS SDSU noted that recruitment for volunteers could be done by AS to support those efforts. We would enter into an agreement

with College Area Foundation needed to apply for the grant under a 501(c)(3) nonprofit status and pay them a 5% administrative fee. D' Ambrosia proposed we moved forward with donating \$2500 without the condition of a grant.

- a. Moved by Hilanto
- b. Second by Hoeger
- c. Yays: 15 Nays: 0 Abstentions (Kuhlman) : 1 Reasons: Kuhlman would like to have more feedback from the public before committing such funds.
- d. Motion Passes

7. **\*College Area Community Plan Update, relation to Specific Plan (possible Action Item, 10 minutes)** College Area is next in line for a Community Plan Update - possibly starting in May 2018. Kuhlman asked how we can work the General Plan in with a Specific Plan. The recommendation was to focus on the General Plan first and then work on the Specific Plan later; doing both simultaneously can triple the time of completing the plans. The General Plan update may take up to 3 years and possibly 9 years if combining with a Specific Plan. Jennings suggested that the question be passed on to the Long Range Planning Committee to study the question of whether to combine a request for a General Plan and Specific Plan together or focus on the General Plan initially.

- a. Moved by Jennings
- b. Second by Putnam
- c. Yays: 16 Nays: 0 Abstentions: 0 Reasons:
- d. Motion Passes

IX. Treasurer's Report (5 minutes)

- 1. Provided by Treasurer Terry Shirley - see following documents
  - a. [July Summary Report](#)
  - b. [August Summary Report](#)
  - c. [CACC Monthly Statement - August 2017](#)

X. Committee Reports (10 minutes)

- 1. \*Project Review Committee - Jim Jennings
  - a. Did not meet
- 2. Dollar per Ticket Ad Hoc Committee - Terry Shirley
  - a. Did not meet
  - b. Plan to meet in October
- 3. Neighborhood Enforcement Assistance Committee - B.J. Nystrom
  - a. See Minutes on the website
  - i. <http://www.collegearea.org/neac-minutes>
- 4. Long Range Planning and Beautification Committee - Michael D'Ambrosia



- a. Meets on 1st Wednesday of every Month
- b. Will solicit ideas for concept studies from the firm D'Ambrosia works with. Hoping to complete a project in March 2018 around Spring Break or Summer 2018 at the latest. There is a greater chance for success if an intersection is chosen where there is an event that closes down (e.g. looking at the Boo Parade and choosing an intersection). The intersection of College and Montezuma is currently the primary focus. Once all the information is collected from the city, work with SDSU to select a design and develop it. This can be contracted out or a community event - paint by numbers. Hoping to get 10-12 designs and then select 2-3 and then a final design. How the final design gets selected should be decided with the subcommittee and SDSU.

5 Community Outreach Committee - Saul Amerling

- a. Did not meet

6. Elections Handbook Ad Hoc Committee - Gary Campbell

- a. Meets @ 6 pm before the CACC Meeting
- b. Reviewed task to look at bylaws in relation to CACC elections and looking to fill in the gaps for areas that are not clearly addressed.
- c. Focus on experiences from past elections to guide a better election process.

**XI. Motion to extend the meeting until 9:05 pm to complete agenda items**

- 1. Moved by Kuhlman**
- 2. Second by Putnam**
- 3. Yays: 16 Nays: 0 Abstentions: 0 Reasons:**
- 4. Motion Passes**

**XII. Delegate Reports (10 minutes)**

- 1. \*Community Planners Committee - Rhea Kuhlman
  - a. Did not meet in August
- 2. College Area Public Safety (CARPUS) - Terry Shirley
  - a. See notes in Section VII, tem #2 from Officer John Steffen
  - b. Homeless issues were addressed
  - c. Non emergency police is now fully staffed within budgeting
  - i. If there are still long wait times contact councilmember Gómez to express concerns
  - d. Resources to Hepatitis A outbreak in downtown
    - . [http://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community\\_epidemiology/dc/Hepatitis\\_A.html](http://www.sandiegocounty.gov/content/sdc/hhsa/programs/phs/community_epidemiology/dc/Hepatitis_A.html)
- 3. East Boulevard Alliance - Troy Murphree
  - a. The City of San Diego has once again declined to submit an application for a mobility study for El Cajon Blvd.

**XIII. Adjournment at 9:05 pm**

