

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

Draft Minutes From the Regular Meetings: April 10, 2019, 7:00 pm
Held in: Faith Presbyterian Church 5075 Campanile Dr. San Diego, CA 92115

P	Jose Reynoso	President	P	David Cook
P	Jim Jennings	Vice President	P	Robert Higdon
P	Ann Cottrell	Secretary	P	Jean Hoeger
P(A1)	John Putman	Treasurer	P	Robert Montana
P	Rachel Gregg	SDSU Appointee	P	Troy Murphree
P	Mike Wiafe	SDSU AS Appointee	A (A1)	B.J. Nystrom
A (A1)	Jim Schneider	BID Representative	A (A1)	Jerry Pollock
P	Saul Amerling			open
P	Ellen Bevier			open
P	Christina Boyd			Open

TOTAL BOARD MEMBERS: 20

P= present L= Late A – Absent (1),(2),(3) = 1st, 2nd 3rd absence

CP 600-24, Art. IV, Sec 1: “A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April May)

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.

COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to order/pledge of allegiance: 7:00 p.m.

II. Agenda approval

Reynoso: Add notice we will have Board retreat in April

Jennings: Add informational item re: 6195 Montezuma proposed housing.

M approve agenda as amended: Jennings S: Montana Y: 14 N: 0 Abstain: 0 * Carried

III. Approval of amended minutes of CACPB Wednesday, March 13, 2019

M: Bevier S: Putman Y:14 N: 0 A: 0 * Carried

IV. Public Comments on non-agenda CACPB items None

V. Law Enforcement Reports:

SDSUPD Peterson: 4 arson cases all arrested. During Spring break Officers were paired with social worker to work with homeless. We're hiring.

VI. New Business

A. *Nominations for and vote by the board for officers for 2019.

Chair: Jennings nominated Reynoso, S: Gregg all in favor

Vice Chair: Gregg nominated Jennings, S: Hoeger all in favor

Treasurer: Boyd nominated Putman S: Bevier all in favor
Secretary: Hoeger nominated Cottrell S: Jennings all in favor

B. Noticing of three vacancies on the board; call for Nominations & Elections committee to seek qualified candidates.

Reynoso: Election in May for 2 seats expiring 2022, 1 seat expiring 2020. If there are 3 candidates it will be public election, if only 1 candidate, board may be able to elect. Will announce whether general or board election.

C. Presentation and discussion by Sandy Gade Algra regarding proposed ordinance for Designated Children's Play Areas at San Diego playgrounds.

I'm concerned about dangerous items found in children's playground areas in parks, e.g. drug needles. I'm developing a draft ordinance designating portions of playground areas with equipment as "children only". Other cities e.g. New York have such ordinances. Ordinance is stronger than sign stating a rule; it can be enforced. Curfew would not work because adults are in playground areas during the day leaving dangerous items. I'm working with City Attorney to draft ordinance. I have letters of support from several community planning boards & ask for a letter of support from CACPB.

Answers to board questions. If there are no officers to enforce, violation can be reported on *get it done*; no photo required. I don't know how this would apply in joint use parks. It would ban young adults from children's playgrounds; equipment is designed for 2-5 & 5-12 year olds.

Move to send letter of support to move an ordinance forward: Gregg S: Boyd

Jennings: support the idea but can't agree to letter until we see the written ordinance to know what we are voting for .

Y: 10 N: 4 (Cook, Hoeger, Jennings, Reynoso) A: 0 *Carried

D. Discussion regarding Accessory Companion Unit issues & possible recommendations to the city if allowed under state guidelines

Reynoso: College Area has greatest concentration of CUs in the city. Cities have limited options to regulate them because of the state law, but do have some leeway, e.g. can prohibit CU in street side setback but not other setbacks. One place city does have discretion, is requiring the homeowner live on the property; San Diego decided not to require that so I don't know if we can do anything about that but we can make a list of other areas we'd like regulated, give it to Gomez's office & see what we could push for. I ask for suggestions.

Amerling: I don't oppose CUs but limits are needed; 2 examples show why. 1) 2 story 2500 sf CU. Law limits CUs to 1200sf. This is 1200sf; the rest is enclosed, roofed over patios. The owner will move there & rent front house as a way of splitting lots without paying DIF or other fees city needs. 2) 2 story, 1200 sf CU 5 ft from fence. Many other cities, have restricted CUs. In College Area 87 CU applications since May '17; only 10 by owners living on property.

Hoeger: CUs concentrated in College Area pose a parking problem. Unlike a house they can convert the garage without replacing that parking on the lot. With CU cars can be parked anywhere in the front yard. City currently issues 4 permits to CUs with separate addresses meaning 8 permits per lot. That is code violation. It should be 4 B permits per parcel.

Reynoso: City should move to limits by parcel not address. Send me lists & proposals. I will send to Councilmember Gomez to explore what can be done & report back.

E. Project Review Committee Informational report on proposed student housing at 6195 Montezuma Rd. at the corner of Campanile.

Emily Gomes, Maximilian Discar and Jennifer Laird presented arguments against the proposed student housing project because it will displace Alpha Delta Chi sorority, a welcoming faith based sorority, not SDSU recognized, which has no other place to live.

Jennings. We've received many letters in opposition, but Project Review committee & CACC do not determine if a project is built. At June CACPB meeting we will ask SDSU, the foundation, the builder & AS to work with the sorority to find new housing,

F. Notice that a Board retreat will be scheduled during April.

VII. Delegate Reports

A. Community Planners Committee Reynoso.

- CPC heard regulations for mixed-use developments going to City Council. These closely fit some ideas we have for parts of College Area development. They won't be imposed, but are available for plan updates or community plan amendments.
- Presentation from *Housing the Next Million*. They are working with community plan updates & have agreed to work with us.
- Reminder that annual reports are due. We have until May to submit & I will give to board before next meeting when we will approve it.

VIII . Adjournment: 7:50 p.m.

COLLEGE AREA COMMUNITY COUNCIL MEETING

I. Approval of Agenda

Reynoso: Add authorizing purchase of microphones

M agenda as amended: Gregg S: Jennings Y: 14 N: 0 A: 0 *carried

II Approval of CACC minutes of Wednesday March 13, 2019

M: Boyd S: Bevier Y: 14 N: 0 A: 0 *carried

III. Public Comments None

IV. Elected officials, Business District, SDSU

A. Sanna Loando for Gomez, CD9.

- Status of budget details are in newsletter.
- Traffic lights at College & Montezuma changed in response to community concerns about traffic safety. Left turns are now alternate rather than simultaneous.
- CARPUS (College Area Public Safety) next month will broaden to include CD9, SDSU, Police, Environmental Services, landlords & residents to discuss addressing area concerns.
- Library Parking related to proposed hotel at 6650 Montezuma Rd. is not settled. The rezoning of the site is on hold awaiting the City Attorney's determination of whether a traffic study and potential mitigation are required.
declaration to include added mitigation.

B. Javier Gomez for Assembly Member Gloria.

- Bills passed, community event,
- Latino caucus scholarship to university don't need be Latino.

C. Rachel Gregg, SDSU. Investiture of new President is tomorrow, a big all day affair.

D. *Michael Wiafe, Associated Students.* New officers have been elected. Angie Espinosa will now serve as AS representative on CACC/PB board.

V. President's Report: Reynoso

CACC made donation to the 7 Celtic Nations Pipe Band which played at Hardy School.

VI. New Business

A. *Discussion & update on the status of the community-generated community plan update project including possible funding of \$5,000 for initial analytical research, & other elements.*

Mike Jenkins, Community plan steering committee member:

- Steering committee members met with students in city planning class tasked with developing a College Area Community Plan update, discussed current conditions & shared plan update goals. We're waiting for them to continue work & analysis.
- We request CACC approve \$5,000 stipend & agreement for 2 student interns to collate class reports & put it all into a package. They will work with us to refine it as starting point for the community plan update. It's a little vague now to allow students room for maximum creativity
- *Montana:* exactly what is in the agreement?

Jenkins: Students will be like independent contractors, working for the corporation (CACC) under steering committee supervision to put class information into report format similar to planning update. We expect work by end of July for steering committee review & final report in September. Interns will earn \$2,500 stipend each; paid monthly, not per hour.

- M to authorize \$5000 for intern stipends: Amerling S: Gregg

Montana: Payment should be tied milestones of work completed, not monthly.

Boyd: Disagreed, they should be paid monthly.

Jenkins: They are not professional consultants, they will be supervised; there is no specified number of hours or time frame, so payment is monthly.

- Vote: Y: 13, N: 1 (Montana) A: 0 *carried
- *Reynoso:* Steering committee member Julie Hamilton & I met with County Supervisor Jacob to inform her of plan update project. She offered to help with contacts.

B. *Discussion regarding proposal to appoint a rep to the MTS Citizen's Advisory Committee to advise on a possible sales tax increase for transit improvements.*

Reynoso. Council President Gomez, also MTS chair, is creating a citizens advisory committee on possible sales tax for transit improvements. She requested that Jose or someone on the CACC-PB join the new Citizen's Advisory Committee. No board volunteers

Move to appoint Reynoso: Putman S: Bevier Y:13 N: 1 (Montana) A: 0 * Carried

Montana. Will consider volunteering. There can be only 1 per planning board

C. *Proposal to buy new microphones to facilitate meetings, \$150 total maximum,*

M to buy microphones up to \$150 total: Putman S: Jennings Y: 14 N:0 A: 0 *Carried

VII. Treasurer's Report (Year end, 3/31/19): Putman

Revenue \$611, (including \$500 reimbursement from Community Planning Group). Revenue was low partly due to membership drive problems, but \$318.64 expenditures was also low so we made money. Total year-end balance, \$26,361.22; DPT fund approximately \$776,719.

VIII. Committee Reports

A. Community Outreach Committee: Amerling

We're helping establish a new community group "Montezuma Triangle" (Montezuma & El Cajon from College Ave. to Ralphs). A June 24th organizational meeting is scheduled at library.

B. Dollar per Ticket Ad Hoc Committee: None

C. Neighborhood Enforcement Assistance Committee: None

IX. Delegate Reports

A. College Area Public Safety (CARPUS)

1. Concerns about SDPD responses. Hoeger

- St. Patrick's day had 117 party calls beginning 2:00 p.m., 42 "priority 1"; no SDPD response until 10 p.m. Explanation was that the local department was short 3 officers & didn't expect so much activity (St Patrick's is traditionally a heavy party time). They did not call other areas or SDSUPD for backup.
- SDPD Data appears to under represent disturbance levels. Twelve First Response Notices (FRNs) were reported but no information on how many calls are made to compare to FRNs. There are only 12 CAPP'ed houses which seems low given that one year ago there were 70 CAPP'ed houses.
- Parking on lawns is still a problem. Eastern refuses to enforce saying they need a list of properties grandfathered for such parking, but are not asking for it. Parking division can enforce cars blocking drives, sidewalks, but doesn't. These can be submitted on *Get It Done*

2. Expanded CARPUS Reynoso

This builds on working group a couple years ago, including landlords, managers, SDPD & SDSUPD. Met again in December; good turn out but only 2 property owners. SDPD CRO Steffan agreed to expand CARPUS to such a group & if successful to meet at 4 p. when more can attend. Hoeger agrees to chair NEAC if there is commitment to such a combined group.

X. CACC Member comments.

Bevier. People need to be aware of city proposal to reform community planning boards This will take a lot of discretion away from planning boards..

Reynoso: Board was sent proposal on this topic from CD 7 planning board. Reforms could include such things as council members filling board vacancies by appointment. It will be presented at next CPC meeting where there will be opposition to some items. Read what I sent & if you want comment made at CPC send it to me; I will assure it will get into CPC minutes. You can share with community members who can also send comments.

XI. Adjournment 9:00 p.m.

Minutes by Ann Cottrell, Secretary