

**College Area Community Planning Board (CACPB) and College Area Community Council (CACC)  
Minutes from the Regular Meetings: January 13, 7:00 pm  
Held via Zoom Conference Call**

P	Jose Reynoso	President	p	Robert Higdon
P	Jim Jennings	Vice President	P(A2)	Tom Hilanto
P	Ann Cottrell	Secretary	P(A1)	Chris Luna
P(A1)	David Cook	Treasurer	P	Robert Montana
P	Rachel Gregg	SDSU Appointee	L(A2)	Ja'Mar Montgomery
A(A2)	Armando Sepulveda	SDSU AS Appointee	P	Troy Murphree
P(A1)	Jim Schneider	BID Representative	P(A1)	B.J. Nystrom
p	Saul Amerling		P	Jerry Pollock
P	Ellen Bevier		P	Tom Silva
P(A1)	Andrew Gade		P	Eva Yakutis

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 COUNCIL MEETING

**I. Call to Order:** 7:00 p.m.

**II. Approval of Agenda**

M approval: Silva S: Pollock

Y:18 N:0 A:0 \* carried

**III. Approval of Minutes of November 11, 2020**

M approval: Schneider, S: Silva

Y:15 N:0 A:3 (Hilanto, Nystrom, Sepulveda absent) \* carried

**IV. Public Comments on non-agenda items within CACC Jurisdiction**

A. *Yakutis* Neighborhoods USA, a national organization, is taking applications for awards for outstanding neighborhoods, neighborhood programs, You're encouraged to apply.

**V. Law enforcement, elected officials, business district, SDSU**

A. *John Steffen, SDPD*

1. December stats: 2 violent, 24 property, 18 vehicle crimes; 9 moving citations, 15 arrests, 1 First Response Notice, 22 houses are CAPPed
2. A special detail of 5 overtime officers will be on duty starting Jan. 20 when students return

3. *Bevier*. there are a lot of fireworks, crackers at night. Can they be tracked down?

*JS* we can only respond if caller provides a location.

4. *Rickling*: Complaint about activities & use at 5416 El Cajon Blvd. *JS*: contact me

B. *Maya Rosas*, for CD 9 Councilmember *Elo-Rivera*

1. Introduced herself & announced councilmember's committee assignments

C. *Stephanie Estrada* for Mayor *Gloria* (sent to *Reynoso*)

1. Shared *Gloria*'s priorities including COVID policies.

D. *Rachel Gregg*, *SDSU*:

1. January 20 is first day of classes. Enrollment is lower than fall semester. Students living or taking classes on campus must show negative COVID test every 14 days. Spring break will be replaced with rest & recovery days taken throughout the semester.

2. Elite Security will patrol next week, Thursday through Sunday to report disturbances violating COVID regulations.

E. *Jim Schneider*, *College Area Business District*

1. "Corbin on the street" Friday YouTube series on area businesses, will resume this week.

2. Our work with SLP Urban Planning has produced promotional materials to attract new investment & development to the College Area.

3. Our office will open the 1<sup>st</sup> co-work space in College Area, *Fire Station Innovation*. We're aiming at 2 main markets: zip launch pad students – SDSU faculty, staff, student teams creating businesses, & College Area home based businesses.

## VI. President's Report *Reynoso*

With increased technology use we need a technology subcommittee. I'll propose that next month.

*Schneider* suggested using a student intern for this work.

## VII. New Business

A. *Notice of March election: Reynoso*

. The city planning department hasn't issued election guidelines yet. This is a call for candidates. *Higdon*, *Hilanto*, *Montana*, *Pollock*, *Reynoso*, *Yakutis* have expiring terms & they should submit applications for new terms.

## VIII. Treasurer's December Report: *Cook*

A. *Balance*: December 31 balance is \$22,091.78; \$7,205.55 is in Coalition account.

B. *Memberships drive*; \$2,415 December donations & \$892 was spent on membership drive.

Donations currently are over \$4,000 including those not yet deposited.

C. *Montana*. Is Coalition money transferred to a CACC account? I object to keeping funds in Coalition account as purpose is to fund CACC; no reason to keep separate. Is Coalition board different from CACC-PB?

*Cook*. We're not making transfers now. Coalition account is separate because it's tax deductible. CACC can use it.

*Reynoso*: Coalition board, subset of CACC board, will meet in February & suggest a solution.

*Hamilton*: The financial situation makes uncomfortable; we should consult a non-profit attorney.

## IX. Committee Reports

A. *Outreach: Amerling*

We've finished the membership drive & are waiting to see what else we can do.

## X. Delegate Reports

A. *CARPUS: Report from Jean Hoeger*.

1. Eastern Division still hopes to reinstate C squad for College Area weekend patrols. This

- requires a budget item.
2. Presentation regarding SDSUPD inability to respond to party disturbances.
    - a. They follow the CLEARY Act: notification regarding emergency notification about crimes.
    - b. There is no patrol response agreement MOU for SDPD and SDUSPD (despite what we have been told multiple times at past CARPUS meetings).
    - c. Response is based on jurisdiction (SDPD for properties in the City of SD), not on house occupancy (i.e., SDSU students).
    - d. SDPD can request assistance but it is based on the incident severity (not parties) & depends on staffing at SDSUPD.
    - e. SDSUPD can partner with SDPD for special details, such as on Halloween.
    - f. SDSUPD has no role in the CAPP process & does not issue First Response Notices (despite what we have been told multiple times at past CARPUS meetings, including the fact that the SDPD CRO trained SDSUPD and provided paperwork necessary to issue FRN).
    - g. Complaints against Greek Circle must be signed.

**XI. Adjournment: 7:35**

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**COLLEGE AREA COMMUNITY PLANNING BOARD MEETING**

**I. Call to Order: 7:39**

**II. Approval of Agenda *Reynoso***

New Business Item 3. Applicant requests postponement to February.

M approval of amended agenda: Cottrell S:Schneider

Y: 18 N:0 A:0 \*carried

**III. Approval of November 11, 2020 Minutes**

M: Jennings S: Schneider Y:14 N:0 A:4 (Gregg, Hilanto, Nystrom, Sepulvada absent) \* carried

**IV. Public Comments on Non-Agenda Items in Jurisdiction of CACPB**

*A. Jan Hintzman, Friends of College-Rolando Library President: Library Parking,*

The developer of the property adjacent to the College-Rolando Library seeks rezoning to develop high density housing instead of the hotel originally approved. This request affects our library's very future. Without convenient library access from Montezuma Rd. & parking adjacent to the library, the library will be fatally compromised.

In 2002 the City knowingly built the library without owning all the land under it. The ground under the entrance from Montezuma Rd. & the parking spaces along-side the library do not belong to the City, but to the owner of the adjacent property. In 2002 the City made a deal with that owner, a church, to "use" some of the church property for its new library. They agreed that the City would develop that space for library parking to be shared with the church, as church & library parking would not be in conflict. The City assumed the church would be there forever, making the library forever secure. That proved to be a false assumption.

In 2019 the City signed a new joint use parking agreement with the current owner when he planned a hotel there. He now wants to build high density housing; if he succeeds that promise is meaningless. The 25 designated spaces in the shared parking agreement are available to library patrons only if un-used by apartment residents. I ask, "Will those spaces ever be vacant?" This 2019 joint-use agreement does not secure the library's future if high density housing is built.

I maintain that the land which the City developed in 2002 & which library patrons use today has a well-established and important public purpose. We need to preserve it. To this end, we must enlist the immediate assistance of our new council member. Send your email to me at [hintzman@cox.net](mailto:hintzman@cox.net) to join the "Save our Library" email list.

## V. New Business

A. *Notice of upcoming election in March, call for candidates. Repeats announcement to CACC.*

B. *College View Apartments, project #64697. Proposed 6 story 90 units at 5240 55<sup>th</sup> St.*

1. Project Description: *Fred Pierce & Neal Singer for property developer*

Ground level. Street side: amenities, leasing office & 1 apartment. Center: court yard.

Canyon side: parking (wrapped by leasing office & apartment) & pool.

Upper levels: 5 levels of housing above. 10% of units are affordable.

Density. 63 units/acre, is middle of community plan range.

Height. Deviation is needed to permit 2 floors above College Area plan limit. Height is needed to meet open space requirement (court); if lowered can't meet density requirement. Height & mass are scaled to match adjacent dorm on Remington Rd.

Noise level. Meets city guidelines even without added 5' wall at the back.

2. Comments from CACC Board & community (consolidated to specific topics)

a. Opposition to height variance; density can be met by eliminating pool, court.

b. Parking & pool are unnecessary given SDSU parking garage & Aqua Center nearby.

c. Courtyard is not useful open space, small & shaded most of the day.

d. Noise will impact neighborhoods, especially across the canyon, needs better mitigation.

e. Need to improve traffic flow & visibility at 55<sup>th</sup> & Canyon Crest.

f. Object to canyon encroachment, no reason to cantilever over chaparral.

g. Long discussion on whether affordable units meet need for affordable housing in San Diego

h. Several like the project, have no objection, it serves a need.

3. *Jennings:* The Planning Committee voted 5 to 3 to reject it because of height, cantilever over open space & noise impact

4. M to reject project for reasons committee listed: Montana S: Cottrell

Y (reject project):13 N (recommend project): 6 \*carried

C. *Presentation of Proposed Family Health Centers of San Diego El Cerrito Housing & Community Enhancement Project: mixed use project at Dayton St. & El Cajon Blvd. 8 stories, 162 affordable housing units, 20,296 sf clinic space, 246 parking spaces. (Information only on ministerial project for which city does not require community input.)*

1. Project Description. *Anthony White, Family Health Centers, & Matt Winter, architect.*

As above; clinic is on street level, 4 levels of parking, housing above. Back of project, facing single family houses will be broken up with no windows looking out.

2. Community Response focused mainly on parking impact, also concern regarding height.

3. *Reynoso.* Suggested city facilitate town halls with community to address issues.

## VIII. Adjournment: 9:30

Minutes by Ann Cottrell Secretary.