

**College Area Minutes from the Regular Meetings: June 9, 2021 at 7:00 pm
Held via Zoom Conference Call**

P	Jim Jennings	President	P(A2)	Chris Luna
P	Tom Silva	Vice President	P	Robert Montana
P	Ann Cottrell	Secretary	A(A3)	Ja’Mar Montana
A(A2)	David Cook	Treasurer	P	Troy Murphree
P	Rachel Gregg	SDSU Appointee	P(A2)	B.J. Nystrom
P	Shawki Moore	SDSU AS Appointee	L	Jerry Pollock
P(A1)	Jim Schneider	BID Representative	A(A1)	Eva Yakutis
p	Saul Amerling			
P	Ellen Bevier			
P(A2)	Andrew Gade			
p	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 18)

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

Agenda approved by unanimous consent

III. Approval of Minutes of May 12, 2021

Minutes approved by consent. Abstain: Gregg, Moore (not present)

IV. Public Comments on non-agenda items within CACC Jurisdiction None

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

A. Steffen, SDPD.

1. May crime statistics: 5 violent, 17 property, 13 moving citations, 22 arrests; 22 First Response Notices, 1 Administrative Citation, 9 houses currently CAPP’d.

B. Cabiles, for Assemblymember Weber:

1. General Report not specific to College Area

C. Nguyen for councilmember Elo-Rivera:

1. I'm working with CD9 College Area representative Rosas; she is leading on the library issue. I will be your contact for new issues in College Area.
2. Mayor & Elo-Rivera will hold webinar for questions, 9 a.m. July 10. Link is posted in chat.

D. Schneider, Business District

1. College Area choice awards will be presented in person at June 30 social mixer. Voting lasts to June 18; you've time to vote for your favorite business in 13 categories.
2. We have a new co-working space to serve newly created work from home market & SDSU entrepreneurs.

E. Moore, Associated Students

1. Campus facilities are slowly opening. Welcome week will be for 2020 & 2021 freshmen.
2. *Jennings*: will you coordinate college area clean up again?.

Moore: That is done by Campus Community Commission, I work with them; we will do it.

F. Gregg, SDSU:

1. Semester has ended & summer classes have begun. Our orientation is being done virtually. Fall semester begins Aug. 23, move in is Aug. 18-20. 83% of classes will be in person.
2. Faculty & Staff will return mainly in August.

VI. New Business

A. Discussion on sending letter of opposition to San Diego's current ADU /JADU ordinance to San Diego Mayor & City Council, & to College Area representatives in State Assembly & Senate.

1. Community comment: *Newell Booth*. We have verified with Development Services Dept. that it is possible to legally put 17 units on a single lot under San Diego's ADU/JADU ordinance in transit priority areas e.g., most of College Area. Neighbors for a Better San Diego asks City Council to return San Diego to California ADU/JADU standards; California's ADU handbook says no local agency need adopt its own ordinance; the state regulation will apply in that case.

2. Board discussion points:

Board comments supported requesting that San Diego to revert to California ADU standards. Although the City's ordinance was enacted in 2020, we still need to register our opposition.

3. Move we write a letter expressing our opposition to the San Diego ADU/JADU ordinance:

Montana S: Cottrell

Hamilton: Existing ordinance can be undone. We want a moratorium on the ordinance, asking Council to revisit the issue & revert to state standards. Montana & Cottrell accept revision.

Montana: Move to send a letter of opposition to the current laws to include a moratorium on the current ordinance & either a rewrite or elimination of the current ordinance to align with State law. *Cottrell*: Second.

Y:11 N:1 (Gregg) A:2 (Luna, Moore -insufficient information)

* Carried

VII. Treasurer's report: *Cook*

May 30, 2021 statement. Payment to Fat Cow Website, \$194; total bank balance is \$23,980.

VII. Committee Reports: None

IX. Delegate reports

A. CARPUS, Hoeger. CARPUS has not met since December 2020.

X. Adjournment: 7:35 p.m

COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to Order/ Agenda approval: 7:36 p.m.

Agenda approved by consent.

II. Public Comments on Non-Agenda Items in Jurisdiction of CACPB: None

III. New Business

A. Project Review Committee Recommended Letter of Comment on Mixed-Use Project at 6650 Montezuma Road.

1. *Jennings*: An action was taken on this item at the May 12 CACPB meeting, but it had not been noticed in accordance with the Brown Act. This item rescinds the previous vote & provides public notice consistent with the Brown Act in order to make a recommendation to the City.
2. M to send letter approved May 12: *Jennings S: Silva*
3. *Montana, Hamilton*. As this item was not noticed in May & it is the same issue as item B, we should withdraw the motion, combine items A & B, reopen the discussion & vote on that.
4. *Jennings, Silva* agree to withdraw motion.

B. To approve Project Review Committee report recommendation dated June 2, 2021

1. Move combine items A&B: *Silva S: Montana* *Motion passed unanimously
2. Public Comment:
 - a. *Hintzman & Camden, Friends of College Rolando Library*
 - Atlantis has made clear it will not consider easement or deed restriction for library parking.
 - We ask you to revise your communication to the city to include: permanent parking as a permanent easement or deed restriction be required prior to any zone change.
 - Support for request: CACC has documented need to mitigate negative impacts from zone change & project. The Planning Commission has emphasized need for permanent solution & charged the city to fix this problem permanently, prior to developer's next appearance at Planning Commission to request zone change. CD 9 office recognizes that when city action, e.g. zone change, benefits developers they need to give back; the city is under no obligation to automatically grant developers' requests.
 - Attached at the end is a record of public statements received to date, in support of resolving the library parking issue.
3. Board discussion
 - a. *Murphree*: Developer has not addressed Project Review Committee Requests to: Reduce height, reduce density, look at Bowman Lane along Ralph's parking or consider land swap between library owned lot behind project and project owned lot by library entrance. *Bossi (Atlantis group)*: We met project review committee in May & June & have tried to address all comments that are feasible. We've changed from a 20 year joint use agreement to exclusive parking 100% of the time.
 - b. *Bevier, Montana, Schneider*: Support for all concerns except eliminating ground level parking; surface parking is ok
 - c. *Schneider* Is this student housing? *Bossi*: It is designed not as student housing, but regular apartments which may be rented by students.
 - d. *Montana*: I remind board of the Project Review Committee's 6/9 letter with these 4 items.
 1. The Project Review sub-committee recommends that the CACPB request a zoning designation of either RM-3-8 or CC-3-7.

2. Maximum height of 65 feet along the north side facing Mohawk to provide a transition for single-family houses and the west side facing the College-Rolando Library to provide a transition to the library.
3. That an Environmental Impact Report be prepared to evaluate significant impacts to Public Services (parks, library and others) and Traffic (Mohawk, Saranac and others) and to propose mitigation measures for parks, library services (25 parking spaces for the permanent and exclusive of the College-Rolando Library) and traffic (traffic calming measures that mitigate for noise, safety, air quality and GHG).
4. No above grade parking.
- e. *Hamilton*: It is imperative to include a statement saying permanent library parking is necessary to mitigate impact of requested density on public services, especially library. If parking is just a condition of this project & it isn't built, the next project will be allowed the parking area by right & we won't be able to condition a discretionary project. We need to say from the outset that mitigating increased density is essential, so it becomes a condition of the zone amendment not a condition of the project.
- f. Move to adopt the June 9 letter with an additional paragraph saying permanent parking in the form of easement or deed restriction must be required to mitigate for impacts from increased density of proposed project: *Montana*, Second: *Cottrell*
Y:14, N:1 (Schneider) A:0 *Carried

C. Establish a Capital Improvements Program Priority Ranking subgroup for the College Area: Silva

1. Community budget priorities are being updated. In July & August we need to review ours for changes or additions. Current priorities are to be submitted in September
2. I'm willing to take the lead. Gregg, Reynoso & Schneider volunteered to be on committee.

D. Change boundaries of College Area: David Moty, Ken-Tal Planning Group

1. We've presented our interest in changing boundary between College Area & Talmadge along Collwood Blvd. before. We want to work with you before proposing this to the city,
2. Move to approve this request: *Bevier*, S: *Nystrom* Y:15, N:0, A:0 *Carried

IV. Committee reports

A. Community Plan Update Committee: Montana

Discussion of Planning Commission informational workshop on College Area Plan update next day, no voting. Area residents are encouraged to read online staff report, attend & show interest.

V. Delegate Reports

A. Community Planners Committee discussion: Silva

1. Budget priorities update already mentioned.
2. Much discussion over city parking regulation update. City proposed policy to remove all parking in transit priority & specific mixed use zones which was approved by Planning Commission & Council.
3. CPC members are very upset about lack of community input. No single planning board had heard of the parking removal -- another major land use decision with no public input. Notice on budget priorities came very late for councils to act as many don't meet in the summer.

VI. Chair's Report: Jennings

We don't know when City will let community boards meet in person. Luna is working on possibility of hybrid model for in-person meetings.

VII. Adjournment: 9:35

Minutes by Ann Cottrell, Secretary

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Addendum: record of public statements in support of permanent resolution to Parking issue at the College Rolando Library

1. To whom it may concern:

With parking in the area broadly restricted, guaranteeing sufficient library parking is a must! Lack of guaranteed parking or an inadequate number of parking spaces would significantly disenfranchise many library users, especially the elderly, families with young children and people with conditions and/or impairments not sufficient for handicapped parking placards. The parking issue must be resolved BEFORE any zone change is considered. Please do not disenfranchise me.

Sincerely, Carol Rainey lamesagramsey@gmail.com

2. "Guaranteed parking for library patrons is absolutely essential.

Please do not allow the developer of the proposed project to proceed unless he agrees to maintain access to library parking, in perpetuity.

Residents of the community need both easy access to a parking lot, and a reasonable number of parking spots available to them for both comfort and safety.

It should not be up to the developer to decide how, or even if, members of the community have the right of access to the community library." Ladybug ladybugonhershey@gmail.com

3. The library is a meeting place—of friends, books, children's programs, book club and much more. We drive cars to this location and that's means we need a place to park and have good access doing it We are a community that relies on the easier access

To enlarge our minds through biographies community events, programs and yes, friendship We look forward to these amenities, and yes, we need these benefits to become good citizens, for the enjoyment of life, for making our c immunity area one of which we are proud. We just want out share of parking so the young and old can utilize the library, and we want to be good neighbors with surrounding businesses. You can help us do that.

Audrey Matula audreymatula@icloud.com

4. I do not support the developer's request for a zone change until library parking is resolved. If high density housing is developed, it will take over library parking and make it untenable for patrons to use the library. The library is a critical community resource. The previous zoning plan was compatible with library parking access. The proposed zoning plan will make our library extremely hard to access. Please protect this important community resource!

Arielle Levine, theariellelevine@gmail.com

5. I do not support the developer's request for a zone change until library parking is resolved. The library needs parking and we use the library on a weekly basis for our kids, borrowing items, and community programming

happy.aston@gmail.com

6. We do not approve the developer's request for a zone change until the Library Parking issue is resolved.

Julia Wheeler juliatwheeler@gmail.com

7. We do not approve the developer's request for a zone change until the Library Parking issue is resolved.

Dusty Wheeler raelwheeler@gmail.com

8. I will not support this project until the library parking issue is resolved. yogisurf@gmail.com

9. I am writing in support of the College/Rolando library and Friends of the library, and I do not approve the developer's request for a zone change until the Library Parking issue is resolved. We need to be able to use the library services, and we need the parking to do that. Allison Gutteridge, gutteridge@cox.net

10. The Library Parking issue must be resolved BEFORE the developer moves forward with a request for re-zoning.
Jeanette Showalter, 6679 Cleo Street, San Diego, CA 92115
11. Hello - just wanted to convey that I agree that dedicated parking is critical to the survival of the College Rolando library, and that I therefore disapprove of the developer's request for a zone change pending resolution of the Library Parking issue. Jennifer Yansch, jyansch@gmail.com
12. Robert Kubie. bobkubie@cox.net. I am the owner of the property at 6646 Mohawk Street directly across the street from the proposed development. I wholeheartedly support your position: No agreement for the zoning change before the developer agrees to resolve the library parking issue.
13. I do not approve the developer's request for a zone change until the Library Parking issue is resolved.
Alissha alissha.a.loebig@gmail.com
14. I do not approve the developer's request for a zone change until the Library Parking Parking Issue is resolved
Mary Lou Bywater, mlbywater@cox.net
15. This developer cannot possibly believe that most citizens served by the Rolando-College Branch Library would be okay with development of a project without an agreement that provides guaranteed long-term parking for library users. The library parking issue MUST be resolved before a project is approved. This is the developer's opportunity to show they are investing in the community they want to build in; their lack of cooperation so far is troubling and unconscionable. Scott Young - mscottyoung619@gmail.com
16. Library patrons want assurance NOW that there will be many parking spaces allotted for their use. Until that issue is settled and committed to in writing, the community will NOT approve the developer's request for a zone change. C & D Austin sdaustins@att.net
17. Please do not permit the developers to change the community plan without an agreed upon solution to the library parking situation. We cannot afford to lose access to one of our essential community gathering spots.
Kendra Weinisch kweinisc@hotmail.com
18. Parking in our neighborhood is getting worst and worst with every passing month. New zoning laws are allowing multiple dwellings to be built, and while they may alleviate our housing crisis, similar to this developers plans, they do not account for growing parking problem. As a resident of College Area, I cannot approve the developer's request for a zone change until they factor into their plans adequate parking to account for the influx of residence that would be coming into our neighborhood. Daniel Cárdenas. 5169 68th Street. dcardenas85@gmail.com
19. To Whom It May Concern,
I do not support a zoning change until the College Rolando Library parking situation is sorted. Many peoples rely on the library for books, music, movies, a place to study, internet access, community meeting rooms, tax prep, research and cool zones during heat waves. Cutting off the main entrance on Montezuma Road and severely limiting the libraries designated parking spots would have a profoundly detrimental effect on the people who need it most. While the adjacent property was planned as a hotel, the sharing of parking spots was both practical and possible as the majority of users of both sites would not overlap. Apartments and storefront on the other hand would generate competition for parking spots and severely hamper the patronage of most library users. When the Montezuma Road access was chained off after church property was sold, library usage fell precipitously until a deal was reached to reopen it and allow parking spot usage.
Please protect our public resource funded by our taxpayer dollars and ensure a parking spot deal and Montezuma Road access BEFORE allowing any zoning changes. Respectfully, Kimberly Wilson
20. Since my first Bookmobile in 1987 I have relied on San Diego Library. I need close parking so I can access. I say no to zine change until parking is guaranteed into perpetuity. Because developers will keep every concession into perpetuity and keep going for more. mtcarroll45@yahoo.com Mary Carroll
21. Please stop re-zoning until the Library parking issue is resolved permanently Barbara Legge,
bartonlegge@att.net

22. As President of the Friends of the San Diego Public Library (FSDPL), one of the things I enjoy most is visiting the 36 libraries that comprise the SDPL system and interacting with the Friends' chapters at these libraries, whose members share my passion for the importance of libraries to our community. The College-Rolando Library is a community gem, and the College-Rolando Friends do an excellent job of supporting their library for the benefit of all community members. The Friends of the San Diego Public Library tries to look at the big picture for our libraries here in San Diego, and we are especially interested in doing all we can to promote equity in access to library services and programs in all of the communities that our libraries serve. We know that library users of all ages and walks of life depend on the library for educational resources, employment assistance, enrichment programs, access to computers and the internet, as a safe haven and a cool zone, a community gathering place, and more—and this is particularly true for residents of the College area. As a reminder, only 15 1/2 years old, the College-Rolando Branch Library opened to the public in September 2005 as a beautiful, new 15,000 sq. ft. library (over 3 times the size of the old College Heights Branch Library that it replaced), with a multi-purpose community room, computer lab, and patio, plus additional space to accommodate the collection and ample seating for library patrons. Nine years later in 2016 this library was living up to its promise as a busy branch library with typical monthly statistics including circulation of almost 17,000 items checked out, 15,750 patrons visiting, and 24 children's programs serving over 630. Following the closure of the parking lot in mid-December 2016, library use, programs and circulation all plummeted such that 7 months later they were down by up to 67%. (In comparison, during the same period of time service levels were maintained at similar branch libraries.) Following a long year of parking lot closure, a use agreement provided re-access to parking, allowing community members to once again take better advantage of the library's resources—just as people in other neighborhoods across the City are able to access their local branch libraries. Although some modifications have been made in the proposal for the development of the adjacent property, this still does not provide sufficient assurance of dedicated parking for library users during library hours. If the zoning upgrade is allowed to go through, there will be drastic repercussions in terms of community members' access to and benefit from the library. College and Rolando area residents—from children and families to seniors—will be denied equitable library services in their community.
Joan Reese - info@friendsofsdpl.org

23. As a resident of this area, I would ask you to work with the best interests of the entire community in mind. This small little library means the world to those who use it. It might be as simple as having a novel to pass the time but it also means a place to access computer time to find and apply for jobs, it is a study area, it is a safe place after school and it is a place for our community to gather. None of that happens without places to park our car. The city's wild notion that without parking people will come via mass transit is a little short sighted; they need transit that works in order to make that switch and that isn't the case. Please make sure there is guaranteed parking for this library. Laura O'Neal glovesve19@gmail.com

24. I don't approve the developer's request for a zone change until the Library Parking is resolved.
Katie Fisher mkcfisher@gmail.com

25. I do not support the developer's request for a zone change until library parking is resolved. It is worrisome to consider the potential increase in traffic and limited access to parking for patrons. Meghan Harrison meghanharrison09@gmail.com

26. We don't approve of the project at all- too large scale for the area- nothing should be over 2 stories
sharlenehouston@gmail.com

27. It's time for the City to acknowledge its mistake and fix it. The library must have guaranteed parking permanently or it will be dysfunctional. Jody Rowley jodyrowley@cox.net