

**College Area Community Council Agenda**  
**7:00 p.m., Wednesday, November 8, 2006**  
**College/Rolando Branch Library, 6600 Montezuma Road**

- I. Call to Order/Pledge of Allegiance/Roll Call
- II. Approval of Current Agenda and October 11, 2006 Minutes
- III. Adoption and Approval of Consent Agenda
- IV. Public Comments on non-agenda items (3 minutes per speaker – please state name and address for the minutes)
- V. Report of Governmental Liaisons (3 minutes per speaker, unless extra time needed and extended by President )
- VI. Treasurer’s Report
- VII. Committee Reports (detailed discussions of these items will occur during Committee meetings. See below for committee meeting information). These items may be approved on the Consent Agenda—Item III above.
  - A. Planning Committee:
    1. Aztec Budget Inn Redevelopment Information Item (Update on changes)  
6050 El Cajon Blvd and 4620 Soria Drive. Project # 83705 (Affordable Housing Expedite Program) - Site Development Permit, Vesting Tentative Map, Sewer Easement Abandonment, and Rezone to allow for the demolition of an existing one-story 45-unit motel and two story 10-unit apartment building,, construction of a four-story mixed use structure containing 75 residential units and 3,000 sq. ft. of retail space on 0.94-acre
    2. El Cerrito Enclave Action Item (Initial Comments)  
5402 Gilbert Drive. Project # 72057 – Planned Development Permit to deviate from minimum lot size and depth and tentative Map to create 5 residential parcels from one existing 0.58-acre site
  - B. Other Committees
- VIII. Delegate Reports
- IX.. Unfinished Business
- X. New Business
  - A. Response to Councilmember Madaffer’s proposals regarding “mini-dorm issues”
- XI. Announcements
- XII. Adjournment

Questions regarding this Agenda should be directed to Doug Case, CACC Chair, 619-286-5571.

College Area Community Council  
P.O. Box 15723, San Diego, CA 92175-5723  
Email: [Info@cacc-sd.org](mailto:Info@cacc-sd.org) Web: <http://www.cacc-sd.org>

**EXECUTIVE BOARD MINUTES**  
**College-Rolando Library Community Room**  
**October 11, 2006 • 7:00pm**

**Board Members Present:**

John Adamske (arrived 7:30pm)	Dan Cornthwaite	Scott Moomjian
Sandy Alter	Doug Knutson-Keller	Rosary Nepi
Michael Bloom	Steve Laub	Tom Phelps
Jim Boggus	Mike Matthews	Sandy Roush (arrived 7:15pm)
Doug Case	Martin Montesano	Harold Webber

**Board Members Absent:**

Sally Ellis	Christina Kish - Excused
Judi Hopps - Excused	Charles Maze – Excused

**I. Call to Order**

President Doug Case called the meeting to order at 7:00pm. Pledge of allegiance was led by Scott Moomjian. Roll Call was taken.

**II. Minutes/Agenda Approval**

**It was moved and seconded to approve current agenda (Webber) and September 13, 2006 Executive Board minutes (Phelps). CARRIED 12-0-1**

**III. Consent Agenda**

It was moved and seconded to approve Planning Committee recommendations submitted for the consent agenda from the October 4, 2006 Planning Committee meeting:

**A. Montezuma Apartments (Potential Action Item Continued from July)**

6195 Montezuma Rd. Project # 101814 - Site Development Permit to construct 40 residential for-rent units on a 0.539-acre site.

**MOTION:** That the CACC recommend approval of the project with the following conditions: (1) Plantings along the rear property line be Bamboosa Oldhami, (2) the City approve the design as conforming with fraternity/sorority convertibility standards.

**B. Ceravolo Vineyard (Action Item)**

5987 Baja Drive. Project # 105424 – Site Development Permit for Environmentally Sensitive Lands for previous grading on a 0.52-acre site.

**MOTION:** That the CACC request, before making a final recommendation on the project, information about the erosion control measures proposed that will prevent siltation onto adjacent properties and public streets and storm drains.

**C. Zigner Residence (Action Item)**

5273 Rincon Street. Project # 108312 – Site Development Permit for Environmentally Sensitive Lands for a 756 sq. ft. addition to an existing single-family residence on a 0.72-acre site.

**MOTION:** That the CACC request, before making a final recommendation on the project, information about the erosion control measures proposed that will prevent the continued deterioration of the existing slope into the canyon.

D. **Sells Residence (Action Item)**

4481 Palo Verde Terrace. Project # 111314 – Site Development Permit for Environmentally Sensitive Lands for a 4,950 sq. ft. addition to an existing single family residence on a 2.30-acre site.

**MOTION:** That the CACC request, before making a final recommendation on the project, information about the erosion control measures proposed, that the applicant obtain the approval of the Alvarado Estates Homeowners' Association, and that the application include any required Hillside Review Permit.

E. **60<sup>th</sup> Street Sewer Replacement (Resubmittal)**

Project # 6883 – Site Development Permit for Environmentally Sensitive Lands for the 60<sup>th</sup> Street Accelerated Sewer Project in the canyon between Adams Avenue and Baja Drive.

Item Continued to Future Meeting at request of Applicant

F. **El Cerrito Design and Development Guidelines (Information Item)**

Review and comment on design guidelines for development in the El Cerrito neighborhood of the community, adopted by the El Cerrito Community Council. Consideration for possible future incorporation into the College Area Community Plan.

LAUB

ALL CONSENT AGENDA ITEMS CARRIED 12-0-1

IV. **Public Comment**

- A. Celia Chavez (Tipton Street) – expressed concern over proposed new changes to CAPP procedures and form. This item will be added to next month's CACC Executive Board agenda under New Business.
- B. Stu Elder (Baja Drive) – expressed concern over Cerovolo's acquisition of property in neighborhood and his history of seeking to apply "proscriptive easement rights" requiring adjacent property owners to incur legal expenses to defend themselves.
- C. Victor Perez (Crawford High School Alumni) – announced Crawford High Schools 50<sup>th</sup> Anniversary and all-class fundraiser for fall 2007.
- D. Van Tran (UCSD Student) – inquired about possible easements in the Rolando community for UCSD student art project. Referred to Eastern Planning Committee.

V. **Report of Government Liaisons**

- A. Ben Kowalczyk – IFC Judicial Affairs – updated information on IFC Party Patrol program which serves to follow-up on code violations at local fraternity houses.
- B. Councilman Jim Madaffer – District 7 – updated several items of information including:
  - 1. Medians along El Cajon Blvd. Between 54<sup>th</sup> Street and 73<sup>rd</sup> Street will soon be under construction.

2. He takes personal responsibility for any of current City fiscal issues that he may have been a part of while serving on the City Council, and sees them as an opportunity to improve the City's financial priorities and procedures.
  3. Distributed a letter he sent to SDSU President Stephen Weber on October 3, 2006 and President Weber's response dated October 11, 2006 regarding SDSU Master Plan and other related issues. Mr. Madaffer is encouraged by the content of President Weber's letter.
  4. Distributed a summary of information from his September 19<sup>th</sup> community forum on the impact of mini-dorms in the College Area and elsewhere in the City of San Diego and 12 questions or recommendations he has directed to Mayor Jerry Sanders and City Attorney Michael Aguirre on the topic. Announced that the Land Use & Housing Committee of the City Council will conduct a workshop/hearing on the topic on Tuesday, November 29<sup>th</sup> at 2pm in the City Council Chambers, 12<sup>th</sup> floor, 202 C Street. All concerned are encouraged to send email messages, phone calls or letters of support to city officials.
- C. Kristin Beattie – City Attorney's Office, Mid-City Prosecutor – introduced Capt. Guy Swanger of the Mid-City Division who addressed the following topics:
1. Changes being made to the Community Assisted Party Plan (CAPP) to tighten enforcement that will lead to arrests of violators who continue to violate City ordinances; introduced Shelly Olson-Hill as the new Mid-City CAPP Coordinator (619-516-3087).
  2. Reported on increased collaboration and cooperation between City Police and SDSU Police under the leadership of Chief John Browning.
  3. Encouraged and is supportive of expansion of the SDSU Good Neighbor Program.
  4. Working on provision of landlord-tenant training for the local area that would increase awareness of some of the issues causing problems in the local neighborhoods.
- D. Lt. Bob McManus – SDSU Police – Affirmed SDSU's intent to respond to citizen complaints within a one-mile radius of the SDSU campus as they are able to with their first priority being policing matters on the SDSU campus.
- E. Valentino Separa – Assemblywoman Shirley Horton's Office – Reviewed recent legislative actions sponsored by the Assemblywoman; their office can be contacted at 619-462-7878.
- F. Deanneka Goodwin – US Representative Susan Davis' Office - Distributed copy of newsletter and reviewed several local events the community is invited to attend.
- G. Harold Webber (for Christina Kish) – College Business Improvement District – A celebration of the historical designation of Old US 80 is scheduled for October 21<sup>st</sup>; plans for the Boo! Parade along El Cajon Blvd. between 59<sup>th</sup> Street and Montezuma Road are set, with the Parade scheduled for Noon on October 28<sup>th</sup>.

**VI. Treasurer's Report** – Dan Cornthwaite presented a 3-month Treasurer's Report for July, August and September 2006. Total dues income, \$105; interest income, \$9.26; expenses, \$117. Cash in checking, savings and new \$5,000 certificate of deposit authorized by the Board in July totals \$13,218.24. Community Agreement Escrow Account has a balance of \$491,089.69 with interest income for the period ending 6/30/06 still pending.

\$100,000 remains on deposit with the City of San Diego as an endowment with proceeds to fund Montezuma Road median maintenance costs. It was moved and seconded to approve the Treasurer's Report for July, August & September 2006 as submitted.

**CORNTHWAITE**

**CARRIED, 14-0-1**

**VII. Committee Reports**

**A. Projects, Finance & Beautification Committee** – Dan presented the minutes of the October 3<sup>rd</sup> meeting. The Committee reviewed information supplied by Councilman Madaffer's office regarding the Montezuma Median maintenance fund and a request for renewal of the five-year agreement to provide a \$100,000 endowment to fund median maintenance costs. Discussion included possible issues related to the reported rate of interest the endowment fund is earning (3%) as well as the potential the maintenance costs may increase significantly beginning in 2008 as a result of the City's new living wage ordinance. It was moved and seconded to substitute the Committee recommendation to extend the agreement for an additional 5-year term with the following motion: "Extend the Montezuma Road Median maintenance fund agreement by 90 days (to January 9, 2007) while the Projects, Finance & Beautification Committee reviews the questions raised.

**BOGGUS**

**MOTION TO SUBSTITUTE CARRIED 14-0-1**

With no further discussion, the new substitute motion

**CARRIED 14-0-1**

**VIII. Delegate Reports - None.**

**IX. Unfinished Business**

**A. Election to Fill Vacant Seat Expiring March 2008** – Nominations were opened to fill the vacant Executive Board seat expiring March 2008. Jeanette (Jan) Riley of the El Cerrito Community Council was nominated. With no other nominees, the nominations were closed. It was moved and seconded to appoint Jeanette (Jan) Riley to the vacant Executive Board seat expiring March 2008.

**BOGGUS**

**CARRIED 14-0-1**

**X. New Business**

**A. Follow-up to Community Forum on Mini-Dorms** – Doug recommended that an Ad Hoc Committee be formed to look at the recommendations made by Councilman Madaffer in his letter to Mayor Jerry Sanders and City Attorney Michael Aguirre, dated October 11, 2006 as distributed at this evening's meeting. It was moved and seconded to appoint an ad hoc committee on Mini-Dorms that would formulate recommendations and bring them back to the Executive Board at the November 8, 2006 meeting with board members Dan Cornthwaite (chair), Rosary Nepi, Jan Riley, Mike Matthews, Steve Laub, Michael Bloom and community Marlene Fields, Andy Beauparlant, Celia Chavez, Jerry Stevenson and Ann Cottrell serving on the committee. The Committee will also be asked to review proposed changes to the CAPP program and make recommendations back to the Executive Board.

**WEBBER**

**CARRIED 14-0-1**

**B. Site for Planning Committee and Executive Board Meetings** – Doug announced that the Library will not be available for future meetings on Wednesday evenings due to other scheduling conflicts. Doug will be looking into the feasibility of moving meeting dates to another day of the week each month and will report back.

**XI. Announcements**

A. Mike Matthews reviewed his written report of October 11, 2006 distributed to the members regarding the Associated Students' Good Neighbor Program.

**XII. Adjournment**

**MOTION: It was moved and seconded to adjourn the meeting (9:00pm)**

**ALTER**

**CARRIED 14-0-1**

*\*\*Minutes respectfully submitted by Dan Cornthwaite, on behalf of Christina Kish, Secretary*