

**College Area Community Council (CACC)  
P.O. Box 15723, San Diego, CA 92175-5723**

**Executive Board: DRAFT Meeting Minutes, version 01**  
**Meeting Date/Time: Wednesday, March 12, 2008 • 7:00 PM**  
**Meeting Location: College-Rolando Library Community Room**

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**I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members**

CACC President Doug Case called the meeting to order at 7:14 PM.

Pledge of allegiance led by Jeremy Ehrlich.

Executive Board attendance reflected in table below.

<b>Board Members</b>	
Steven Barlow	Present
Jim Boggus, Vice President	Absent - Excused
Doug Case, President	Present
Dan Cornthwaite, Treasurer	Present, left at 8:45 PM
Ann Cottrell	Absent – Excused
Jeremy Ehrlich	Present
Sally Ellis	Present
Judi Hopps	Present
Joe Jones	Present
Daniel Osztreicher, SDSU AS Appointee	Present
Charles Maze, Secretary	Present
Martin Montesano	Present
John Mullen	Absent
Rob Nelson	Present
Rosary Nepi	Present
Thomas Phelps	Absent – Excused
Jan Riley	Present
Tyler Sherer, SDSU Appointee	Absent-Excused
Harold Webber	Present
Vacant	
<b>TOTALS</b>	<b>14                      0                      5</b>

**II. Administrative and House Keeping Announcements**

**III. Approval of Current Agenda**

Motion - Approve current agenda

(Motion - Doug Case)

(13-0-1) Approved unanimously with Chair abstaining.

**IV. Approval of Minutes – January 9th**

Motion - Approve January 9<sup>th</sup>, 2008 minutes

(Motion - Doug Case)

(13-0-1) Approved unanimously with Chair abstaining.

Feb 13, 2008 minutes will be ready next month.

**V. Adoption and Approval of Consent Agenda - None**

**VI. Public Comment on Non-Agenda Items**

A. Emily Cunningham, SDSU Greek Week 2008

Public Relations Representative for Greek Week, Donation and Assistance Recipient this year is Wheel Chair Foundation; activities include a blood drive and talent show, handouts distributed.

B. Marty Block, President, SD Community College District

Three publications available and distributed promoting importance of SD Community College District

C. Paul Krupski, MidCity Community Action Network

Letter distributed, thank you for support again Smoke shops selling illegal drug paraphernalia.

D. Muriel Sobelman-Jencks, Grow your own Vegetables Program

Grow Organic and bio-dynamic vegetables in your urban garden. Visit our 30 year background experiment. Children and adult tours available. Receive samples and handouts . Call for appointment 619-583-3753

**VII. Report of Government Liaisons**

A. Officer Bernie Piceno, Mid-City SD Police, cell phone 619-516-3009

New community updated lists  
Lt Mark Jones and Oscar Matto

B. SDSU Police Chief John Browning

Crime stats on website and media report at [police.sdsu.edu](http://police.sdsu.edu)

C. Kristin Beattie, City Attorney's office – Mid-City Neighborhood Prosecutor

Handouts – Graffiti Information sheet  
Community involvement is crucial

- D. Marisa Luque – Council District 7 Representative, Jim Madaffer  
RHO is coming March 24<sup>th</sup> to Council, draft info on table  
Water shutoff on 67<sup>th</sup> St. starting on March 14<sup>th</sup> from 8 AM to 4 PM
- E. Jason Farran – County Supervisor Ron Robert’s Office  
Regional Fire Protection Committee meets on April 3<sup>rd</sup> at 2PM at the County Building  
SD currently does not have representative for fire “MAC Board.
- F. Deanneka Goodwin – US Representative Susan Davis’ Office  
February Monthly newsletter passed out again because March Newsletter is late; enews available every six weeks;  
Emergency medical Supplies in San Diego are relocated to Los Angeles by Health and Human Services. Susan Davis objects and attempting to have this changed  
In order to get economic stimulus package, must file taxes  
Neighborhoods days – March 25, 6-7 in Normal Heights and Thursday, March 27<sup>th</sup> 4:30-5:30 at College-Rolando Community Library
- G. Sean Wearly, Senator Kehoe’s Office - Absent
- H. Venentino Spera, Shirly Horton’s Office – Absent
- I. College Neighborhoods Foundation (Charles Maze, Liaison)  
Explore SDSU Day – community welcome, great activities for kids and families  
College Neighborhoods Home Tour in Rolando Village on May 3<sup>rd</sup>. Please visit [www.CollegeNeighborhoods.com](http://www.CollegeNeighborhoods.com) for more information and tickets.
- J. Danny Osztreicher – Greek Inter-fraternity Council  
Russell Hunter is now IFC President
- K. Jennifer Finnegan – College Area Business Improvement District, 582-1093  
Maintenance Assessment District on El Cajon Blvd is trying to better mitigate graffiti  
Ron Roberts has given BID a grant for trees on El Cajon Blvd  
BOO! Parade planning underway for October 25
- L. Max Stalheim, College Area Community Planner, 619-236-6153, mstalheim@sandiego.gov  
New Community Planner for College Area.

VIII. **Election of Board Members for the College Area Community Planning Board**

A. Nominating Committee Report

There are eight seats up for election; six seats expiring in March 2001, one seat expiring in March 2010, and one seat expiring in March 2009. The six candidates with the highest number of votes will be assigned terms in expiring in 2011. The Candidates receiving the next number of votes will be assigned the seats expiring in 2010 and 2009 respectively. The candidates are: Steven Barlow, Jeremy Ehrlich, Charles Maze, Rob Nelson, Daniel Osztreicher, Stephen Udoff, Harold Webber. The Election ballot contains short Bios for each candidate.

B. Call for Write-In Nominations

Two write in candidates: Andy Beauparlant and Mitch Younker

C. Candidate Speeches (1 minute each)

D. Balloting

IX. **Annual Reports**

A. President (Doug Case)

CACC split into two separate entities: CACC which will act as community town council and the CACPB which will act as Planning group and specifically comply with Brown Act. The split should be seamless to the larger community and those attending the meetings. The Bylaws were rewritten to accommodate and reflect these changes in accord with new city policies.

Officers' election is next month

Two large issues in the past year:

1. Update to SDSU Master Plan and Draft EIR. Although these were approved lawsuits have been filed based on fair share calculation
2. Nuisance Rental Properties.
  - i. Changes have been made to land development code.
  - ii. Administrative Citation Program and City Noise Ordinance with fines up to \$1000.
  - iii. High Occupancy Ordinance; that 6 or more adults need a permit living together.
  - iv. Rooming House ordinance in RS zones.

B. Treasurer (Dan Cornthwaite, Treasurer)

Fiscal year is April 1<sup>st</sup> through March 31<sup>st</sup>. so annual report next month

Treasurer's report

Motion – Accept Treasurer's report

(Motion – Dan Cornthwaite)

(13-0-1) Approved with Chair abstaining.

- C. Projects, Finance and Beautification Committee (Dan Cornthwaite, Chair)  
Report submitted including discussion of Remington RD median project and Trial period parking officers at neighborhoods intrusion points
- D. Membership Committee (Jim Boggus, Chair absent, no report)
- E. Planning Committee (Tom Phelps, Chair absent)  
Report Submitted
- F. Code Enforcement and Nuisance Rental Properties Committee ( Ann Cottrell, Chair absent)  
Rob Nelson, Vice Chair submitted report  
More information under action item below
- G. Community Relations Committee, (Charles Maze Chair)  
Activities included: On Board with SDSU hiring Community Relations Position, Tyler Sherer, New website host, cost covered for CACC, More website improvements coming, Newsletter improvement but not as consistent as it will be. Candidates' forum coming up.
- H. Parking District B Committee (no report)
- I. College Community Redevelopment Project Area Committee (Jim Boggus, Rep. absent)  
No report
- J. Crossroads Redevelopment Project Area Committee  
AMCAL Aztec Budget Inn project is a mess and developer asking Crossroads for \$250K to demo their site. This is a \$75M project that the developer can't find ¼ million to clean up blight that it created since it purchased the property. Crossroads money could be better spent on projects to benefit community. If money given to developer there is little to no change of it ever being returned. AMCAL does have active projects under construction in Southern California so it is unclear why this one is being ignored. AMCAL did vastly overpay for the site. They paid \$6M for a site valued at \$2.2M. The developer has been and continues to be unresponsive to the community; why should they be rewarded with \$250M, what message is this sending to future developers? AMCAL currently has no agreement or understanding with Crossroads Redevelopment but tells inquiries that the reason they have not clean up the site is because they have not received the money from Crossroads.

Douglas Wilson's Centerpoint project continues to move ahead. The developer was here at CACC last month so no need for great detail. The developer had been highly responsive and communicative with the community.

Crossroads is reviewing and preparing to pass its new five-year implementation plan. Community input or involvement is greatly desired and appreciated.

K. Community Planners Committee Doug Case (CACC Designate)

Major Highlights:

General Plan Review

Indemnification Ordinance

City Guideline and Brown Act

X. **Unfinished Business** - None

XI. **New Business**

A. **Map Wavier for 5115 63<sup>rd</sup> St Lot Subdivision (project No. 122153)** CACC filed an appeal to the administrative hearing officer's decision in favor of the lot split. On March 6, the Planning Commission continued the item until March 13 seeking additional input from CACC (**Potential Action Item**)

Mike Haaland, owner of 5115 63<sup>rd</sup> ST

Regarding lot split, looking for compromise. HOC and RHO are in front of City Council, willing to remove one bedroom from existing residence. Proposing four bedroom house built, Spanish style, assent to community, otherwise this will remain a vacant lot.

Mike Schaffer, lives near 63<sup>rd</sup> St project

Went to Planning Commission for CACC, and Planning Commission was unsure of vote on lot split because they say they can't vote on future projects but the commission is obviously concerned.

Motion – Change Position to affirm lot split on the condition that Mr. Haaland's promises to remove one bedroom from existing residence on lot and the new 4-bedroom property would be in compliance with new RHO and HO ordinances. Also all parking will be behind house.

(Motion-Danny Osztreicher)

Question from Rob Nelson – How many properties do you control in the College Area?

Response from Haaland – What do you mean by “control”?

Question from Rob Nelson – How many properties do you own in the College area?

Response from Haaland – What do you mean by “own”? Personally?

Question from Rob Nelson – How many properties do you or your partners or companies that you have a stake in own in the College Area?

Response from Haaland – Five

Question from Rob Nelson – The original list with the city listed over 80?

Response from Haaland – Its less now.

Question from Rob Nelson – Will you have parking along street?

Response from Haaland – No; parking will conform to city standards.

Danny Cornthwaite – we should approve the lot split because the owner should not matter.

Enforcing any potential subsequent issues with the lot split should be a code compliance problem, not a planning issue.

Charles Maze – Code Compliance has failed and is horrible underfunded

Owner is an issue and CACC has precedent of rejecting otherwise acceptable projects because of owner or developer.

Compliance with a moving target (RHO has not been finalized) is unwise and unfair. Neighbors concerns do matter – Precedent of Gilbert & Berting owner/developer who wanted to subdivide lot in El Cerrito was rejected partly because neighbors objected.

There was an agreement reached with this developer and thr City Attorney office that stopped this developer. The details were not released to the public but it was stated by the city attorney that this developer would do no more development in San Diego. What has changed?

Before the CACC Planning committee, we were told there was no direct involvement of this developer in this lot split. At the Planning Committee, we were told that this developer had some ”interest” in the project, but only wanted to subdivide the lot so he could sell both parcels immediately. Now this developer speaks as owner and plans to build another mini-dorm.

Call for vote on motion

(3-11-0) Motion does not pass

Voting for motion – Dan Cornthwaite, Jeremy Ehrlich, Daniel Osztreicher

Voting against motion - Steven Barlow, Doug Case, Sally Ellis, Judi Hopps, Joe Jones, Charles Maze, Martin Montesano, Rob Nelson, Rosary Nepi, Jan Riley, Harold Webber

Motion – Send Andy Beauparlant to Planning Commission as CACC representative

(Motion – Rob Nelson)

(14-0-0) Unanimously Approved.

**B. Graffiti problem at the former Aztec Budget Inn Site, Aztec Inn project at 6050 El Cajon Blvd. (Action Item)**

Jennifer Finnegan, College area BID

Executive Director of BID since last May and live next store to site

This site has been a blight on the community for years

Jennifer supported project at city at behest of AMCAL, developer

AMCAL has promised to do something about the graffiti and broken fence but there has been no follow through.

Please ask Crossroads Redevelopment to pay to demolish the building

Sean Woolery, ECCC neighbor on Soria, lives near site.

Building boarded up, bad smell, rodents, blight on community, safety hazard

Amy Earhart, Neighbor on 60<sup>th</sup> near site.

Getting worse and worse, this is a result of redevelopment. Can fire department use site?

Jan Riley, ECC President and lives next to site

Project now truely blighted

Developer show no responsibility to community

Urban Core has helped

Not clear whether AMCAL has given permission to go onto site.

Health and Safety concern. Can't city do anything?

Motion – to Crossroads PAC to get funds to secure and clean up site.  
(Motion – Jan Riley)

Point of Order Motion – Extend Meeting by 15 minutes  
(Motion – Steve Barlow)  
(14-0-0) Unanimously Approved.

Motion – Code Enforcement and County Department of Environmental, Healthy, and Safety should look into site.  
(Motion – Jan Riley)  
Jason Farran, County Supervisor Ron Robert's Office – County ES&H can't go onto private property uninvited.

8:45 PM Dan Cornthwaite. Exec board members leaves

Motion – CACC should contact City Code Enforcement, City Attorney, Land Use and Housing Committee, and City Council regarding site and demand action be taken to address site.  
(Motion – Jan Riley)  
(13-0-0) Unanimously Approved.

Motion – CACC recommends PAC approves funds to demolish AMCAL site as soon as possible with a lien on the property.  
(Motion – Jan Riley)  
(6-6-0) Motion Fails.

Point of Order Motion – Extend Meeting to 9:30 PM  
(Motion – Rob Nelson)  
(12-0-0) Unanimously Approved.

**C. Ceravolo Vineyard (Project No. 105424) – Draft Mitigated Negative Declaration and Site Development Permit for Environmentally Sensitive Lands for public grade on a 0.52 acre site at 5987 Baja Drive in the RS-1-7 Zone. (Action Item)**

Motion – Deny project for lack of information.

(Motion – Planning Committee)

Community Comments:

- Owner must go across other properties for truck access
- Owner sued church and other property owners for egress across their properties
- Owner has filed to show up to planning meetings and regular meeting even when he confirmed his attendance

(12-0-0) Unanimously passes.

**D. Revised Draft Rooming House Ordinance [O-2008-61]** – Scheduled for a Public Hearing at the Council, 2:00 PM, Monday, 24, 2008, City Administration Building, 202 C Street, San Diego March 24, 2008 **(Action Item)**

Rob Nelson - Supports approved revised RHO Development Services instructional guidelines  
Motion - Recommend to include “Where As” clause that address that need to be guidelines to address a master lease.

(Motion – Rob Nelson)

(11-1-0) Motion Passes

Desire to adjust activities of Landlord

Andy Beauparlant and Mitch Younker – “Users” verse “use”; “owner” vs.” tenant”

Focus on “use “oriented (not “user”)

Rob suggests replacing Vacchi’s draft with Rob’s March 12<sup>th</sup> draft

(Motion – Rob Nelson)

“Where use of property is evidenced by the following behaviors:”

Andy Beauparlant – don’t change – go with Vacchi’s draft, he knows what he is doing

Point of Order Motion – Extend Meeting for 10 minutes at 9:45 PM

(Motion – Rob Nelson)

(12-0-0) Unanimously Approved.

Motion – Replace Vacchi’s draft with Ron Nelson’s draft, add “allows” to E, F, and H-K, and fix numbering

(Motion – Rob Nelson)

(11-1-0) Motion passes with Harold Webber in minority

**E. Beth Jacob Congregation Eruv** - In 2004 Beth Jacob received a permit to install an Eruv in the College Area. The congregation would like to make change to the boundary of the Eruv, which would actually result in net loss of 40% of the current connections and reduce almost 1/2 of the previously approve amount of monofilament line. **(Action Item)**

**Issue postponed at request of applicant.**

**XII. Announcements**

**A. Election Results - Jan Riley, Nominations Committee**

Three year terms for: Steve Barlow, Jeremy Ehrlich, Charles Maze, Rob Nelson  
Daniel Oszreicher, Mitch Younker

Two year terms for: Andy Beauparlant

One Year term for: Steve Udoff

**XIII. Adjournment**

Motion - Adjourn the meeting 9:45 PM.

(Motion-Doug Case)

(12-0-0) Approved unanimously.

Minutes respectfully submitted by Charles Maze, Secretary