

**College Area Community Council
Planning Committee
7:00 p.m., Monday, December 3, 2007
College/Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115
Agenda**

1. **Altomare Residence – Project # 141647** – Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 6,400 square foot single dwelling residence on a 1.42 acre site located at 4704 Yerba Santa Drive in the RS-1-1 Zone. (Possible Action Item)

**College Area Community Council
Projects, Finance & Beautification Committee Meeting
Tuesday, December 4, 2007
6:30 p.m. • College-Rolando Library Community Room**

AGENDA

1. **Call to Order**
2. **Old Business**
 - a. **Montezuma Road Medians**
 - b. **Remington Road Median Project Update**
3. **New Business**
4. **Announcements**
5. **Adjournment**

Next Meeting: To Be Determined

- 1.

College Area Community Council Regular Meeting Agenda
7:00 p.m., Wednesday, December 12, 2007
College/Rolando Branch Library, 6600 Montezuma Road, San Diego, CA 92115

- I. Call to Order/Pledge of Allegiance/Roll Call
- II. Approval of Current Agenda
- III. Approval of Minutes of June 13, September 12, October 10, and November 14, 2007
- IV. Adoption and Approval of Consent Agenda
- V. Public Comments on Non-Agenda Items (3 minutes per speaker – please complete speaker sheet)
- VI. Report of Governmental Liaisons (3 minutes per speaker, unless extra time needed and extended by President)

- VII. Treasurer’s Report
- IX. 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. **Altomare Residence – Project # 141647** – Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 6,400 square foot single dwelling residence on a 1.42 acre site located at 4704 Yerba Santa Drive in the RS-1-1 Zone. (Possible Action Item)
 - B. Code Enforcement and Nuisance Rental Housing Properties Committee
 - 1. Report on November 19 City Council hearing on the Rooming House and High Occupancy Permit Ordinances
 - C. Other Committees

- IX. Delegate Reports
 - A. Community Planners Committee
 - B. Crossroads Redevelopment Project Area Committee

- X. Unfinished Business
- XI. New Business

- XIII. Adjournment

Questions regarding the agenda may be directed to:
Doug Case, CACC President, (619) 286-5571, cacc@collegeneighborhoods.com

College Area Community Council
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EXECUTIVE BOARD MINUTES
College-Rolando Library Community Room
November 14, 2007 • 7:00pm

Present:

| | | |
|-------------|------------------------------|-----------------------------|
| Doug Case | Jeremy Ehrlich | Sidney Jones |
| Judi Hopps | Dan Cornthwaite | Harold Webber (left 8:20pm) |
| Rosary Nepi | Mike Matthews | Martin Montesano |
| Rob Nelson | Doug Knutson-Keller (7:25pm) | Ann Cottrell |
| Jan Riley | Sally Ellis (7:10pm) | |

Absent:

| | | |
|-------------------------|------------------------|-------------------------|
| Tyler Sherer (excused) | Charles Maze (excused) | Jim Boggus (excused) |
| Steven Barlow (excused) | John Mullen | Thomas Phelps (excused) |

I. Call to Order/Pledge of Allegiance/Roll Call

Meeting was called to Order at 7:03pm; Mike Matthews led the Pledge of Allegiance.

II. Approval of Current Agenda

Agenda for tonight's meeting approved as submitted, without objection.

III. Approval of Minutes of 6/13/07, 9/12/07, 10/10/07 and Special Meeting Minutes of 11/05/07

6/13/07, 9/12/07 and 10/10/07 minutes have not been made available by the Secretary; approval postponed to next month's meeting. Special meeting minutes of 11/05/07 approved as submitted without objection.

IV. Adoption and Approval of Consent Agenda – no items were presented.

V. Public Comment (Non-Agenda items) – none.

VI. Report of Governmental Liaisons

Areisa Lukay - Councilmember Madaffer's Office

- Thanks to those community members who attended the Board of Trustees' meeting in Long Beach on Wednesday morning. The Councilmember was disappointed with the outcome of the Trustees' vote to approve SDSU's Master Plan Revisions.

Capt. Guy Swanger – San Diego Police Department

- Fielded questions from the audience regarding local gang graffiti and the Administrative Citation Program. Announced that Administrative Citation program training will be completed with the SDPD Northern Division on 12/1.

Deanneka Goodwin – Congresswoman Susan Davis' Office

- Distributed monthly newsletter from the Congresswoman's office and commented on the Congresswoman's work to support recent Wildfire efforts and Veteran's legislation.

Danny Osztreicher- Interim IFC Judicial Director

- Danny reported that IFC is contributing to Firefighter gift baskets and voter registration drives on campus; a Greek philanthropy at the Open Air Theatre is scheduled for Saturday 11/17. More information at www.sdsuifc.com.

Special Guest Speaker, State Senator Christine Kehoe

- Senator Kehoe discussed prospects for Legislature support for infrastructure costs for SDSU Master Plan; distributed a letter she sent to CSU Chancellor Charles Reed recommending postponement of certification of EIR for SDSU Master Plan; discussed ongoing efforts to evaluate and improve emergency Wildfire response.

VII. Treasurer’s Report – Dan Cornthwaite, Treasurer, reported that for the month ended 10/31/07, we had \$10.00 Income, \$0.00 expenses and \$15,258.89 cash on hand.

Moved (Cornthwaite) and seconded to approve Treasurer’s Report, Motion carried unanimously, 13-0-1 (Chair Abstained).

Dan asked for clarification of October allocation of \$900 to BOO! Parade since the parade was subsequently cancelled due to the Wildfires. Funds are not needed for this year; possible future funding support will be included in next year’s budget.

VIII. Special Presentation – City Project Engineer Ali Mohammadian (619-533-7481) reviewed City’s plans to upgrade existing cast iron water pipes in the College Area community located at Yerba Santa Drive, Redding Road, Hewlett Drive and Manhasset Drive.

IX. Committee Reports

A. Planning

- 1. SDSU Master Plan Approval.** Ann Cottrell and Sally Ellis represented the CACC at this morning’s meeting of the CSU Board of Trustees in Long Beach and reported that the Trustees unanimously approved SDSU’s Master Plan Revisions without much discussion.

B. Code Enforcement and Nuisance Rental Housing Properties Committee.

- 1. Revised Rooming House Ordinance (Action Item).** The Committee recommended changes to the proposed Ordinance scheduled for action by the City Council on Monday, November 19th. Twelve factors were added by the City Attorney’s staff regarding practices by the owner, landlord or master tenant that would indicate that the property is being operated as a de facto rooming house even though there may be fewer than three leases. The committee recommends support of the first ten factors, but revisions for the last two. Factor *xi*. Refers to the landlord establishing house rules. Support is urged for having house rules governing tenant behavior. Factor *xii*. Relates past behavior of the owner; concern expressed about holding an owner suspect merely because the owner engaged in prior practices that were previously permitted under existing ordinances.

The concept of “integrated economic units,” which is part of San Diego’s expanded definition of “family” has been incorporated into the definition of a “rooming house,” and ten factors based on the practices of the occupants have been added to help determine if a group of occupants constitute an “integrated economic unit.” Support urged for a definition of “integrated economic unit” that is less rigid with some modification of factors to be more realistic and consistent with a group of adults who choose to live together as a “cohesive and interdependent community.” Without these

amendments, the factors could be used to discriminate against legitimate groups of adults choosing to live together as single housekeeping units.

Moved (Cottrell) and seconded to recommend adoption of the Rooming House Ordinance as revised by the City Attorney's Office, with CACC's specific recommended modifications as summarized above. Motion carried unanimously, 13-0-1 (Chair abstained).

2. **Revised Residential High Occupancy Permit Ordinance (Action Item).** Committee recommends support of the proposed ordinance, with two strong reservations. First, an annual fee of \$1,000 seems excessive. Second, although the ordinance may help mitigate problems in our community, and recognizing the ordinance must apply equally whether the occupants are related to one another and regardless of whether the occupants are renters or owners, there are cases where the ordinance might have unintended consequences. For this reason the committee urges inclusion of a process for granting hardship waivers.

Moved (Cottrell) and seconded to support the ordinance with concerns about \$1,000 fee and prospect for unintended consequences as summarized above. Motion carried unanimously, 13-0-1 (Chair abstained).

C. Other Committee Reports – none.

X. Delegate Reports

A. Community Planners Committee

1. Did final review of General Plan Updates.

B. College Community Redevelopment PAC – no report.

C. Crossroads Redevelopment PAC – no report.

XI. Unfinished Business – none.

XII. New Business – none.

XIII. Announcements – none.

XIV. Meeting Adjourned @ 8:35pm

Minutes respectfully submitted by Dan Cornthwaite (for Charles Maze), CACC Secretary