

**College Area Community Council (CACC) and
College Area Community Planning Board (CACPB)**

Mailing Address: P.O. Box 15723
San Diego, CA 92175-5723

Website: CollegeNeighborhoods.com/CACC
E-mail: cacc@CollegeNeighborhoods.com

Approved Minutes

These minutes were approved at the CACPB/CACC meeting on November 18, 2009.

From the Regular Meeting held on: Wednesday, October 14, 2009, 7 PM
Held in: Community Room, College Rolando Library,
6600 Montezuma Road
San Diego, CA, 92115

P	Doug	Case	President	P	Steven	Barlow		P	Joe	Jones	
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant		P	Mark	Larson	
A1	Charles	Maze	Secretary	P	Jim	Boggus		P	Martin	Montesano	
P	R.D.	Williams	Treasurer	P	John	Burkett		P	Rob	Nelson	
P	Tyler	Sherer	SDSU Appointee	P	Taylor	Cooning		P	Jan	Riley	
P	Alyssa	Bruni	SDSU AS Appointee	P	Ann	Cottrell		P	Mike	Trunzo	
				A1	Sally	Ellis		P	Mitch	Yunker	
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th							TOTALS	18	2		
<i>CP600-24, Art IV, Sec 1: a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)</i>											

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

President Doug Case called the October 14, 2009 meeting of the College Area Community Council (CACC) to order at 7:04 PM. Ann Cottrell led the pledge of allegiance.

Note: Events reported below did not necessarily occur in the sequence indicated in the minutes

II. Approval of Current Agenda

Motion - Approve current agenda
Unanimously Approved on Consent

III. Adoption and Approval of Consent Agenda - None

Motion - Add Verizon Collwood Project to consent agenda
Unanimously Approved on Consent

Motion - Approve Consent agenda
Unanimously Approved on Consent

IV. Approval of Minutes from September 9, 2009 Meeting

Trailed to next meeting.

V. Public Comment on Non-Agenda Item

A. Rachel Williams – Information on community gardens.

B. Jennifer Finnegan (BID) – Invited all to BOO Parade on Oct. 24.

- C. Steve Barlow – State Sen. Christine Kehoe will be at Mohawk/Saranac Community Group meeting on Oct. 21. Cucina Fresca restaurant on El Cajon Blvd. has expanded and is scheduling a Grand Opening.

VI. Report of Government Liaisons

- A. Cynthia Harris – Council District 7 Representative Marti Emerald – Ms. Harris distributed the councilmember’s newsletter. The councilmember will be available for meetings in the neighborhood with local community members.
- B. Officer Dean Thomas, Mid-City SD Police, CSO – Officer Thomas updated the group on the department’s enforcement efforts during the first two weeks of the semester during which arrests and citations totaled 952.
- C. Sean Woorley, Senator Christine Kehoe – Mr. Woorley distributed the Senator’s newsletter.
- D. Deanneka Goodwin, US Rep. Susan Davis – Ms. Goodwin distributed the Representative’s newsletter.
- E. Tyler Sherer, SDSU Community Relations – Mr. Sherer reminded the group that 55th Street north of Montezuma would be closed on the morning of Oct. 18 for the grand opening of the Parma Payne Goodall Alumni Center.

Meeting of the CACC as Community Council

VII. Treasurer’s Report

Mr. Williams distributed the Treasurer’s Report for the period ending Sept. 30, 2009.

Motion: Approve the Treasurer’s Report

(18-0-0) Unanimously Approved

VIII. Committee Reports

A. Code Enforcement & Nuisance Rental Property Committee, (Ann Cottrell, CENRP Chair)

1. Ms. Cottrell outlined a request from her committee to the full CACC that its representative to the Community Planners Committee ask the committee to discuss the issue of unlicensed transitional facilities taking into consideration the possibility of limiting them to multi-family zones and/or controlling the concentration and density with which they occur. The discussion could result in a recommendation to the City Council on how best to zone the facilities.

Motion by Younker: Request that the Community Planners Committee take up the discussion of limiting unlicensed transitional facilities within our neighborhoods.

(18-0-0) Unanimously Approved

B. Projects, Finance & Beautification Committee, (Sally Ellis, Chair)

1. In Ms. Ellis’s absence, Joe Jones reported that work is progressing on the traffic-calming median on Remington Road.

Meeting of the CACPB as Community Planning Group

A. Project Review Committee, Rob Nelson, Chair

1. Verizon Collwood – Project #188245 (Action Item) – (Process 4) Conditional Use Permit for an existing wireless communication facility on an existing multi-family building at 5505 Montezuma Road (University Towers) in the RM-3-9 Zone.

Motion from Oct. 7 Project Review Committee (9-0-0): Approve the Conditional Use Permit for an existing wireless communication facility on an existing multi-family building at 5505 Montezuma Road (University Towers) in the RM-3-9 Zone. (9-0-0) unanimous approval.

Approved on consent agenda.

2. Aztec Court Apartments – Project # 165908 (Action Item) – (Process 5) Community Plan Amendment, Site Development Permit and Rezone from RM-1-1 to RM-3-9, to demolish existing residences and construct 24 residential rental units including affordable units, with setback and tandem parking deviations, on a 0.38 acre lot at 6229/6237/6245 Montezuma Road.

Presenters:

Janay Kruger, Consultant,
Dale Marquardt, Owner / Developer

Project has been scaled back in height and number of units (now 24 from 26). Requested deviations are front yard set back, side yard set back and height on easterly lot that remains zoned single-family. (Tandem parking no longer included.) Mitigated Negative Declaration (MND) redistributed prior to meeting.

Public Comment (Neutral):

- Robert Montana, neighbor, said that the neighbors he was representing no longer oppose the project.

Motion from CACPB:

Motion from Oct. 7 Project Review Committee (6-0-3): Approve Community Plan Amendment, Site Development Permit and Rezone from RM-1-1 to RM-3-9, to demolish existing residences and construct 24 residential rental units including affordable units, with setback and height deviations, on a 0.38 acre lot at 6229/6237/6245 Montezuma Road. (17-1-0) Motion passes with Cooning dissenting.

3. Resubmittal of Village Lindo Paseo – Project 166229 (Action Item) – (Process 4, Sustainable Building Expedite Program) - Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan.

Presenters:

Paul Denyer, Owner/Developer
Jay Wexler, Project Manager
Jamie Stark, Architect

Project has been scaled back in height (now four stories above two stories of underground parking) and number of units (now 288). Project will provide much needed student housing along with tax increment and construction jobs. Convertibility plan for fraternity use presented. Requested deviation is for tandem parking.

Public Comment (In Support of the Project Proposal):

- Scott Duckett, Campus Advantage, said his Texas-based company has been consulting with the developers on management plans.
- Scott Moomjian, community member and former CACC chair, spoke in favor of the project as a good addition to the College Area.
- Eliana Barreros, City of San Diego Redevelopment Agency, spoke in favor of the project based on its alignment with redevelopment goals and potential tax increment generation.
- Michael Bigelow, community member, spoke in favor of the project as a recent SDSU graduate.
- Jennifer Finnegan, Business Improvement District, said that the board of her group had recently endorsed the project.
- Nathaniel Donnelley, community member, spoke in favor of the project as a recent SDSU graduate and founder of the Student Veterans group on campus.

Public Comment (In Opposition to the Project Proposal):

- Bob Travaten, Sigma Phi Epsilon Fraternity Alumni, said that the project is not convertible to fraternity use in practice and that its construction would take away six parcels in the Fraternity Designated Area.
- Ron Smith, SDSU Interfraternity Council Alumni, said that his organization had reviewed the convertibility plan for the facility and had found that it would not be convertible in practice. He discussed details of the letter his organization had sent to CACPB in opposition to the project.
- Sean Kashanchi, president of SDSU Interfraternity Council, said that his organization had reviewed the project's convertibility plan and believes that it would not be convertible in practice.

Motion from Oct. 7 Project Review Committee (6-3-1): Approve Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan with the condition that a copy of the draft language of the Conditional Use Permit be sent to CACPB Chair Doug Case for distribution to all members as soon as available but prior to

the Planning Commission meeting where the item will be heard. (5-12-1) Motion fails with Barlow, Boggus, Bruni, Burkett, Case, Cooning, Cottrell, Jones, Nelson, Sherer, Williams and Younker dissenting. Montesano abstained saying he was “too close to the project.”

Motion by Nelson: Deny Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan because in its current convertibility design the project is not compatible for fraternity use. (12-5-1) Motion passes with Beauparlant, Kuhlman, Larson, Riley and Trunzo dissenting. Montesano abstained.

IX. Announcements

The November meeting of the CACC/CACPB will be held on the 3rd Wednesday (Nov. 18) at the new SDSU Parma Payne Goodall Alumni Center.

X. Adjournment

Motion - Adjourn the meeting

(Motion- Jim Boggus)

(18-0-0) Approved unanimously and meeting adjourned at 9:40 PM

Minutes respectfully submitted by R.D. Williams as acting secretary.