

College Area Community Council (CACC)

College Area Community Planning Board (CACPB)

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MINUTES

From the Regular Meeting held on: Wednesday, June 10, 2015, 7:00PM

Held in: Community Room, College Rolando Library
6600 Montezuma Rd., San Diego, CA 92115
(Approved on July 8, 2015)

P	Jose Reynoso	President		P	Saul Amerling	P	Joe Jones
P	Rhea Kuhlman	Vice-President		P	Andy Beuparlant	P	Jeffrey MacMaster
P	Jerry Pollock	Secretary		P	Gary Campbell	P	Robert Montana
P	Terry Shirley	Treasurer		P(1)	Ann Cottrell	P(1)	Troy Murphree
A(2)	Megan Collins	SDSU Appointee		L	Jim Schneider	P	Jan Riley
A P	Tyler/Aguilar Andrea Byrd	SDSU AS Appointee		P	Keith Henderson	P(1)	Maurice Rios
P	Susan Hopps- Tatum			P	Jean Hoeger		

P =Present **L**=Late **A**=Absent; (1), (2), (3), (4)= 1st, 2nd, 3rd, 4th absence

TOTALS 19

CP600-24, Art. IV, Sec. 1: "a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)
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.

- I. Call to Order/Pledge of Allegiance/Roll Call of Executive Board Members
President Jose Reynoso called the meeting to order at 7:00 PM, introduced SDSU Associated Student Alternate, Andrea Byrd, and asked her to lead the Pledge of Allegiance.

Results of the roll call are set out above.

- II. Addition to and Approval of Agenda
Hoeger requested an addition to the agenda, but subsequently withdrew it. Motion by Kuhlman and second by Rios to approve
M/S/C: yeas 19 nays 0 abstain 0 Motion passed
- III. Approval of Minutes May 13, 2015
Motion by Kuhlman and second by Riley to approve
M/S/C: yeas 18 nays 0 abstain 1 (Byrd) Motion passed
- IV. Adoption and Approval of Consent Agenda
No Consent Agenda
- V. Public Comments
Issue: Graffiti/code enforcement for empty lot west of Zuma Apts. Chris Pearson explained that the issue is not resolved, but the city is working to do so.
- VI. Treasurer's Report
Shirley reported finances are strong, per the handout, at \$17,244.28.
- VII. City Council District 9 and Law Enforcement Liaison Reports
Chris Pearson stated that the budget was passed by the City Council and signed by the Mayor.
Councilwoman Emerald advocated for and the City Council passed the 24 hour alcohol ban for Montezuma Park.
Rooming House Ordinance will be heard by the Planning Commission on June 25th.
The San Diego Municipal Code on what constitutes "standard housing" has constitutional issues.
The 5-10 acre addition to Chollas Park will be heard on June 11th.
Pearson mentioned the proposed pumping station and Mesa Colony.

Jonathan Herrera, Mayor Faulkner's Community representative, discussed and responded to board and audience comments on:
Funds for Tubman Joint Use Park at Harriet Tubman Village Charter School
Approved and proposed oversize buildings without architectural relief or green space
Skate parks and dog parks

Adam McElroy, SDPD Community Relations Officer for the Eastern Division reported:
Less property crime owing to SDSU summer vacation
Five (5) residential burglaries - open windows
Violent crime increase

Response to fight on Dayton St probably handled by Mid City Division
Discussion on “professional recyclers problem
Thanks to College View Estates for invitation to their block party
Community Relations Police Meeting at the College Baptist Church on
Tuesday, June 16th

Mark Peterson SDSU Police
Thanks to College View Estates for invitation to their block party
Report on dangers of Adobe Falls to hikers (slippery rocks and
rattlesnakes)

VII. Community Liaison

College View Estates - Campbell - block party and quarterly
meetings

Catoctin - Amerling - meeting every two months, beautification and
drive to increase membership

El Cerrito - Riley - stadium lights at Crawford negotiated with SD Unified
for 25 nights per year, Horace Mann proposed redevelopment reviewed
on June 24th, scavenging problem, and Community Health building (Rios)

College Business District - Schneider - new business in Boulevard 63
including a salon, barber shop, UPS, Grill and SD Blenders

Mesa Colony - Shirley - focus on Tubman Joint Use Park, pedestrian
traffic on Reservoir and supporting local business

Alvarado Estates - Reynoso - nothing new to report

VIII. New Business:

Presentation on the 69th & Mohawk Pumping Station:

John Storh, City of San Diego introduced the proposed new pumping
station at 69th and Mohawk to replace the existing 40 year old station.

John Harris, PE and VP Water Resources at RBF Consulting, Anney
Rosenthal-Hall, AIA and the landscape architect advised the facility is 60%
designed with an expected cost of 18 million; construction is scheduled
for mid 2016 and completion mid 2017.

Review of Proposal for Student Apartments at 5030 College Ave:

(Request for Planned Development Permit, Site Development Permit, and Neighborhood
Development Permit to build 95 units, approx. 374 beds)

College Area resident Kevin Oliver expressed community concerns and City of SD planner
Marlin Pangilinan responded to questions about the project's height, stating that the project
exceeded City height guidelines for this area, but the developer had attempted to reduce the
appearance of the height through design features.

Montana moved and Kuhlman seconded a motion that the board adopt the subcommittees'
recommendation for denial SINCE THE BOARD CAN NOT MAKE FINDINGS REQUIRED
BY MUNICIPAL CODE SECTIONS 126.0404, 126.0504, and 126.0604. SPECIFICALLY:

- The proposed development will adversely affect the applicable land use plan, by removing the opportunity for open space and park area in a location where it was called for it in the College Area Community Plan.
- The proposed development will be detrimental to the public welfare, by offering grossly inadequate parking, thereby causing cars to spill out onto adjacent Cresita Drive.
- The proposed deviations for tandem parking are not appropriate for this location, and will not result in a more desirable project than would be achieved in strict conformance with the development regulations of the applicable zone.
- The site is not physically suitable for the design and siting of the proposed development, due to drainage issues and the resulting site lines for residents of Tierra Baja Drive.

Further: The proposed project will result in significant and unmitigated impacts to Land Use because it does not comply with the necessary findings for compatibility with the surrounding single-family residential uses. And, the proposed project will result in significant and unmitigated impacts to Traffic, especially in the cumulative setting because the intersection of College Avenue and Montezuma Road have already been found to fail to serve the needs of City Residents due to new construction on San Diego State University Foundation property at that location.

Other points to be considered include:

The applicant originally proposed 102 units with 368 beds. The current and newly revised proposal is for 95 units with 366 beds. This results in 7% fewer units but only ½ of one percent fewer beds. By reducing the number of units, the applicant reduces the number of required parking spaces by almost seven percent (from 252 to 235), reduces the amount of required on-site open space, and reduces the required development impact fees by almost \$100,000, with no significant reduction in residents or impact.

Finally, it was noted that a far less intrusive dormitory project was previously approved for this site, but was never built. This fact further indicates that the current project is too intensive for the site.

M/S/C: yeas 15 (Amerling, Beauparlant, Byrd, Campbell, Cottrell, Hoeger, Hopps-Tatum, Jones, Kuhlman, MacMaster, Montana, Murphree, Rios); nays 4 (Henderson, Reynoso, Riley, Schneider); abstain 0

Subsequently, Montana moved to amend the motion in order to consider SD Municipal Code 141.0304 regarding dormitories since the project, although presented as a multifamily apartment development, is in fact a dormitory, as set forth in SD Municipal Code section 141.0304. That is, it is a facility designed for use as a residence for students enrolled at an institution of higher learning, and is officially recognized by San Diego State University, as evidenced by these facts:

1. On SDSU Foundation land which will revert to San Diego State Foundation in 50 years, or when purchased by SDSU.
2. Existence of a contract with option to purchase by SDSU after 10 years.

3. Policed by SDSU Police Department
4. SDSU student resident manager on premises
5. Run in accordance with SDSU dormitory standards and policies

Despite evidence that this is in fact a dormitory, the project is not being built to dormitory standards, which require:

1. One parking space per student, or
2. A parking agreement between the college or university with which the facility is affiliated and the applicant, which will allow the applicant to use college or university parking facilities to meet the parking requirement.

Therefore, since the project is in fact a dormitory as set forth in 141.0304, the project should either be reduced to 237 beds, or should increase the amount of parking to accommodate the 366 projected residents.

M/S/C: yeas 15 (Amerling, Beauparlant, Byrd, Campbell, Cottrell, Hoeger, Hopps-Tatum, Jones, Kuhlman, MacMaster, Montana, Murphree, Rios); nays 4 (Henderson, Reynoso, Riley, Schneider); abstain 0

Code Enforcement and Nuisance Rental Property Committee, Name Change (information item). Reynoso announced that the name of this committee has been changed to Code Violation Committee, effective immediately.

Approval of Revised Draft Language for Rooming House Ordinance:

Cottrell moved and Beauparlant seconded to approve the revised language of the ordinance as approved by CENRP, the City Attorney, and community groups.

Doug Case appeared and spoke in opposition to the ordinance as currently proposed, because it drops the language prohibiting renting by the room, and is therefore unenforceable. Cottrell and Beauparlant disagreed based upon many hours of meetings with the city.

After discussion, Kuhlman moved and Montana seconded a motion to amend the motion to also ASK IF IT WOULD BE POSSIBLE to insert language prohibiting renting by the room, without starting the approval process all over again. If not, we should proceed with the current language.

M/S/C yeas 19 nays 0 abstain 1(Pollock)

Discussion of Possible Recommendation for property at 6650 Montezuma Rd (College Lutheran Church) - Tabled

Montana moved and Jones seconded to adjourn the meeting at 9:15 PM.

