

College Area Community Planning Board

P.O. Box 15723, San Diego, CA 92175

<http://www.collegearea.org/cacc/>
info@collegearea.org

2018-2019 Annual Report of the College Area Community Planning Board

Introduction

The College Area Community Planning Board (CACPB) is comprised of 20 members, 17 elected and one appointee from San Diego State University, one appointee from the Associated Students at San Diego State University and one appointee from the College Area Business Improvement District. Our bylaws require that 10 of the elected seats be held by resident property-owners. In the 2018-19 year, 15 of those seats were held by resident property-owners and two by non-resident property owners. The chair for the year was Jose Reynoso. The vice-chair was Jim Jennings. The treasurer position was held by John Putman and the secretary position by Ann Cottrell.

Administrative Issues

The board held ten regular meetings during the year and one special meeting in May 2018 as an annual retreat of the board to finalize committee assignments, and the annual budget for 2018-19. In addition the board discussed the roles of the planning board and the community council. The CACPB shares the same geographic boundaries and board as the College Area Community Council (CACC) which acts as a forum for community generated issues and concerns. All items on the shared agenda were differentiated between the two entities with planning board items noted with an asterisk and managed in compliance with all requirements of the Brown Act and Council Policy 600-24 as appropriate. Given the city-driven agenda of the planning board and the community-driven agenda of the community council, the board voted to split the agenda items into two separate meetings, with the planning board meeting held first, adjourned and the community council meeting convened after that. The split has worked well and has been made permanent

Special Projects

In 2016 the Projects and Beautification committee of the CACC had undertaken a visioning project to solicit community input for an anticipated community plan update. In light of the information that was gathered, in 2018 the board determined that there is community support to move forward with a proposal to create a community-generated, community plan update to be presented to the city. The update would incorporate all mandates and goals set by the city, including higher density in appropriate areas, consistent with the stated goals of its Climate Action Plan. The focus would be on three primary

nodes at the intersections of the major arteries within the community and on the main corridors as well. In order to provide a diversity of housing, including student-oriented, multi-family housing adjacent to San Diego State with some mixed-use development around College Ave. and Montezuma Rd.; Mixed-use development along El Cajon Blvd. with some having a live-work focus, possibly targeting young professionals/recent SDSU graduates, around Montezuma and El Cajon and additional mixed use development along El Cajon toward College and 54th St. geared toward families. The goal is to maintain single-family housing within the major corridors. Additional goals are to reduce traffic speeds by narrowing some roads, increasing setbacks for parkways and shade trees and adding designated bike lanes to improve walkability and bike-ability and promote more economically dynamic neighborhoods. We have enlisted the support and collaboration of urban planning and other professionals within and without the community, SDSU as well as engaged all stakeholders, including SDSU admin, the Associated Students, residents, the business community, developers and mobility experts. The goal is that of a collaborative effort with the planning department with shared resources that will result is a community plan update that is accepted by both the city and the community. A seven-member Community Plan Update (CPU) Steering Committee was formed. The chair of the committee will report on the status, meetings and actions at each CACPB meeting.

Project Review

During the year the Project Review Committee reviewed or approved the following projects:

Review and Approval of 6195 Montezuma Student Apartments.

This project was approved by the committee. The committee voted 10-0-0 for approval.

The committee would like it be noted that, during the review process, the developer worked with the community and with the committee. The developer listened and took notes of community and committee concerns and was able to mitigate those concerns. The applicant agreed to required landscaping including trees instead of palms.

Review of Campanile & Montezuma Students Apartments:

This project was submitted as an information item only with a vote of the committee at the June 2019 meeting. It should be noted that the sorority house that will be demolished for the construction of these Apartments had a letter writing campaign to voice objection to the project and the letters were sent to the committee.

Review and Approval of SFR at 5605 Toyon Rd.:

The committee reviewed and approved a proposed single-family residence located at 5605 Toyon Rd.

Other Projects

The board reviewed and approved the following projects:

-Approved the Substantial Performance Review for project, College-IO #21003732, after-the-fact emergency work to remove vegetation and sediment from a concrete-lined storm water channel on Reservoir Dr. CACC sub-community, Mesa Colony Community Group had been pressuring the city for palm and debris removal, which was finally completed before the channel failed.

-Approved a discretionary Site Development Permit for Alvarado Trunk Sewer Phase IV.

-Approved a survey to assess community position to eliminate parking on both sides of Montezuma Rd. between 55th St. and Campanile Way as a precursor for street improvements and add dedicated bike lanes.

-Approved a Neighborhood Use Permit for a secondary kitchen at the SDSU house/president's residence on Yerba Santa Dr.

Approved the rezone of 6253, 6263 and 6273 Montezuma Rd. from RM1-1 to Rm3-9 to accommodate a proposed student-oriented multi-family development.

-Reviewed as an information item, the acquisition and redevelopment of Wesley Terrace at 5343 Monroe Ave.; a senior, residential facility.

Finally, the board discussed and voted to oppose a proposed land development code proposal to eliminate the requirement that private dormitories must be recognized by a college or university to be recognized as such, which would exempt them from having to pay DIFs. Given the proximity to SDSU the concern is that many developers would change their designated description to avoid the fees which are sorely needed for infrastructure that is seriously lacking in our community. This item will be ongoing into 2019.

Planning Group objectives

To continue preparations for a community plan update, with formal community outreach efforts beginning in the fall of 2019, after data currently being collected by SDSU graduate-level urban planning classes is compiled and sorted.

Jose Reynoso
Chair