

**College Area Community Planning Board (CACPB) and College Area Community Council (CACC)  
Minutes from the Regular Meetings: March 11, 2020, 7:00 pm  
Held in: Faith Presbyterian Church 5075 Campanile Dr. San Diego, CA 92115**

P	Jose Reynoso	President	P	Robert Higdon
P(A1)	Jim Jennings	Vice President	P(A1)	Jean Hoeger
P	Ann Cottrell	Secretary	P(A3)	Robert Montana
P(A3)	John Putman	Treasurer	P	Ja'Mar Montgomery
P(A2)	Rachel Gregg	SDSU Appointee	P(A1)	Troy Murphree
P(A3)	David Gamble	SDSU AS Appointee	P(A2)	Jerry Pollock
P(A1)	Jim Schneider	BID Representative	P	Tom Silva
P(A2)	Saul Amerling			open
P	Ellen Bevier			Open
P(A2)	David Cook			Open

TOTAL BOARD MEMBERS: 20

P= present L= Late A – Absent (1),(2),(3) = 1st, 2nd 3rd absence

CP 600-24, Art. IV, Sec 1: “A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April May)

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.

**COLLEGE AREA COMMUNITY PLANNING BOARD**

**I. Call to order/pledge of allegiance:** 7:00 p.m.

**II. Agenda approval**

*Reynoso:* We need to change the order of presentations; SDG&E will be first.

Move as amended: *Cottrell S: Pollock*

Y:17, N:0, A:0 \*Carried

**III. Approval of CACPB minutes for Wednesday, February 12, 2020**

M: *Putman S: Schneider*

Y:17, N:0, A:0 \*Carried

**IV. Public Comments on non-agenda CACC items**

*Diana Fuentes.* The all-important redistricting, redrawing City Council district boundaries, occurs after each census. Any registered voter in city of San Diego can apply to be on the redistricting commission. Application period is May 1 – June 30, 2020. Get application at [www.sandiego.gov/city-clerk](http://www.sandiego.gov/city-clerk).

**V. Law Enforcement & Other Representatives' Reports**

A. *John Steffen SDPD.*

- 30 day statistics: 5 violent crimes (4 domestic), 23 property crimes (most car break-ins), 41 moving violations, 28 arrests, 17 First Response Notices, 1 new CAPP house.
- C Squad was disbanded due to not having any direct supervision. They were being supervised by the other Patrol Sergeants. The was done in order to comply with the 2015 PERF report. C squad officers, put back into regular patrol squads, will be working 2nd & 3 watch hours. In order to bring

C Squad back they will need to get a PCN number. These are obtained through City Council to establish a paid position. This is a long process so completion date is uncertain. Our Captain is working to get a number for Eastern Division. It will be difficult as the Mayor told SDPD to cut our budget by 10%.

3. Introduced Lt. Janet de los Reyes, the new area lieutenant for 320 (Eastern) service area,.

*B. Melissa Link. SDSU PD:*

1. SDSU PD has a new on-line program "citizen RIMS" for information on SDSU-PD activity on campus: types of radio calls responded to, the people arrested & reason for arrest on campus. It is found at <https://sdsu.crimegraphics.com/2013/default.aspx?InitialTab=14>

## **VI. New business**

*A. Approval of method for seating candidates for election to 1-1 year term, 1-2 year term & 5- 3 year terms, Reynoso:* We have 8 applications for 7 seats. Hilanto & Mello have not been to 2 meetings so could be appointed when eligible. Nystrom missed candidate filing deadline so he can be a write-in candidate. Move candidate with fewest votes gets 2 year term, the rest get 3 year terms & person appointed in future will fill 1 year term: *Reynoso, S: Hoeger* Y:17 N:0 A:0 \*Carried

*B. Call for write-in candidates.* B.J. Nystrom will be write-in candidate

*C. Candidate speeches.* Amerling, Cook, Gade, Luna, Nystrom & Silva spoke.  
(Candidate biographies attached at end of minutes.)

*D. Call for collection of Ballots.*

*E. Update & Overview of process regarding upcoming Franchise Agreement renewal with City of San Diego which will sunset in January 2021: Vanessa Garcia, SDG&E*

- City of San Diego is in process of renegotiating a SDG&E franchise agreement signed in 1971 & expiring in Jan. 2021. This will be for leasing right of way to put infrastructure above & below ground.
- SDGE has held this franchise for 50 years. The city is putting it out for competitive bid, & is currently doing outreach to communities & preparing a draft agreement. In May or June it will issue an Invitation to Bid for the franchise; SDG&E will compete with other bidders. City Council will vote to select franchisee in September. The new franchise will be for a shorter time period.
- *Garcia* gave a history of the current franchise & explained franchise fee on user's bills. It is paid to the city & goes to the general fund & to environmental growth funds. An additional surcharge pays for undergrounding SDG&E lines.
- Report on how SDG&E has been doing & goals
  - 74% of San Diego lines are underground, an increase from 6 miles a year to 20-30 miles a year.
  - San Diego, under SDG&E, is a leader in solar energy development (currently 45% renewable energy, city's goal is 100 % by 2035).
  - SDG&E has an award winning safety & reliability record.
  - SDG&E has a strong relationship with labor.
  - SDG&E supports Joint Powers Authority aggregation model & need to modernize grid to meet new demands. With outstanding track record feel SDG&E in best position to continue & seeks new franchise agreement of 25-30 years.

*F. Community plan update process & approval of appointments to Community Plan Update Committee: Nathan Causman from San Diego Planning Dept.*

1. Process for Updating 1989 College Area Community Plan

- Community plan updates address: regional growth, community quality of life, infrastructure demands, & environmental action. They must be consistent with City General Plan & Environmental Action Plan.
- Timeline: Tonight - establish CACPB Community Plan Update Planning committee, May or June 2020 community open house for plan update launch, Fall 2023 draft plan presentation, Spring 2023 EIR presentation. Summer 2023 is the goal for adopting new College Area Community Plan.
- Community input: CACPB proposed plan will be a guide. (Find Community Plan update & related material on [www.collegearea.org](http://www.collegearea.org), Community Plan Update.) There will be open houses &

- community workshops, regular meetings with CACPB Plan Update committee, online surveys,
  - Baseline & needs documents will be created to assess existing conditions, infrastructure needs etc.
  - Comments. *Gamble*: I would like to have student input. *Hamilton*: we need to know the number of beds in the College Area, not the number of units which significantly underestimates the area's student population.
2. Community Plan Update Committee
- A. Current & proposed Members of Plan Update Steering committee: *Reynoso*
1. 10 Current members: Saul Amerling, Howard Blackson, Linda Godoy (chair of Eastern Planning Board), Rachel Gregg, Julie Hamilton, Robert Higdon, Mike Jenkins, Josh Mello, Jose Reynoso, Jim Schneider,
  2. I can appoint anyone to the committee; CACPB board must approve. I want to appoint current steering committee plus AS student representative & Tom Silva (for planning expertise).
- B. Discussion of Committee Membership
1. *Gamble*: (Associated Student's representative) A.S. member should not be voting member as it to attend regularly. This can be changed later.
  2. Additional individuals who wish to be on the committee.
    - CACPB Board members Murphree & Montana asked to be on committee.
    - Realtor Keith Henderson asked to be on committee to represent non-resident property owners. *Schneider* pointed out that he represents many non-resident business owners on the committee.
  3. Committee size & membership.
    - Adding all mentioned means 15 members; ideal size is 6-9, limit is 9-10. Anyone not formally on the committee is welcome to attend meetings open to the public & to contribute. (5:30 p.m., 4<sup>th</sup> Wednesday of the month at College Area business District office, 4704 College Ave.)
    - Gregg, Hamilton & Jenkins volunteered to withdraw.
    - *Montana & Schneider* recommend removing Blackson & Godoy as they have no ties to College Area.
  4. Procedural comments
    - *Montana* objected to lack of attention to process details, need for written documents, records.
    - *Hamilton*: a majority of ad hoc standing committee members must be on CACPB board.
  5. Decision. Move to create an 8 member Plan Update Committee comprised of Amerling, Higdon, Mello, Montana, Murphree, Reynoso, Schneider, Silva: *Montana* S: *Hoeger*  
Y:17 N:0 A:0 \* Carried

G. Review & consideration of Topaz mixed-use student housing, NDP/CUP, project # 651736, a proposed 7 story, 52 unit apartment building with 4 retail spaces, leasing office and parking located at 5824 & 5838 Montezuma Rd.: *Jennings* Project Review Committee approved this unanimously.

Move to approve this project: *Jennings, S: Pollock* Y:16 N:0 A:1 (Gamble lack information) \*Carried

H. Review & Consideration of College View Apartments project # 64697. Proposed 6 story 90 unit apartment building at 5420 55<sup>th</sup>: *Jennings*

1. Project Review Committee has no recommendation. It voted 5 approve, 4 not approve, 2 abstained.

2. Height.

- *Hoeger*: I submit a request from College View Estates residents to deny approval due to violation of height limits. This letter should be included with minutes. (attached below)
- *Jenkins, Putman*: height is not a concern.

3. Pool & deck

- *Hamilton*: object to this because it violates community plan policy on preserving steep hillsides & creates noise.
- *Montana*: advise redesign pulling back from hillside.
- *Jenkins*: pool is inadvisable & not necessary given university pool minutes away.
- *Cook*: put pool in court yard.

4. Traffic

- *Jenkins*: Project Review Committee had many excellent comments about traffic concerns which must be addressed. *Cottrell*: this is an issues of concern to College View Estates residents
- 5. Response to concerns: *Neil Singer, representing project developer Pierce Education Properties*
  - Reducing height would remove about 40% of project.
  - Community Plan doesn't define steep hillside & it is not steep according to city definition.
  - Community Plan says such elements should be cantilevered instead of grading a flat building pad.
  - We are increasing sensitive habitat area. We remove a small part from the MHPA (multi-habitat planning area) but by adding 17,000 sf we increase MHPA total by 12,500 sf
  - The "deck" provides 11 parking spaces, about 20% of total proposed.
  - Lease has strong language about behavior & pool will have 5' glass wall to mitigate noise. On-site management & staff ensure rules (e.g. noise) are followed or lease is terminated.
  - Pool cannot be in courtyard because there is no sun.
- 5. This is not ready for decision.
  - *Hamilton*: No need to hurry, project hasn't gone through first cycle.
  - *Montana*: We've not seen written responses to staff issues, city hasn't determined appropriate level CEQA review requires yet.
- 6. Move to send proposal back to developer encourage redesign of deck: Jennings
 

Yes: (10) Amerling, Bevier, Cook, Cottrell, Hoeger, Jennings, Montana, Murphree, Pollock, Silva.  
 No: (6) Gregg, Higdon, Montgomery, Putman, Reynoso, Schneider  
 Abstain: (1) Gamble, insufficient information  
 \* Carried, neither approve nor deny; return to developer.

I. *Presentation by the Climate Action Campaign with information on the Franchise Agreement.*  
 Climate Action Campaign representative agreed to return in April due to time limitation.

## VII. Delegate Reports:

A. *Community Planners Committee (CPC), Reynoso*. All items put on hold.

## VII. Announcement of Election Results: *Gregg*

1<sup>st</sup> place tie: Cook & Silva, 3<sup>rd</sup> Gade, 4<sup>th</sup> Amerling, 5<sup>th</sup> Luna - all 3 year terms. 6<sup>th</sup> Nystrom - 2 year term.

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## COLLEGE AREA COMMUNITY COUNCIL MEETING

**I. Call to Order:** 9:00

**II. Approval of Agenda:** Approved in CACPB meeting

**III. Approval of CACC Wed. Jan. 8, 2020 minutes:** Approved in CACPB meeting

**IV. Public Comments on Non-agenda items within CACC Jurisdiction:** None

## V. Local elected officials , business district, AS & SDSU reports

A. *Sanna Loando, Council District 9.*

- Distributed Councilmember & President Gomez's newsletter
- San Diego's office of Independent Budget Analyst is offering 2 crash courses on the budget in March.

B. *Rachel Gregg, SDSU*

- All classes, except those that must be in person (labs, performance) will be on line after spring break, residence halls & some dining will remain open,

C. *Jim Schneider, College Area Business District*

- BID hosted international women's day celebration & fund raiser
- Announced 4 new businesses & March Make it Market March 28.

## VI. President's Report *Reynoso*

A. *Need to purchase time limit reminder,*

Our system for reminding speakers time is up isn't working.

M we buy an automated time countdown system for up to \$100: *Reynoso, S: Hoeger*

*B. Presentation of award to Jean Hoeger for service to CACC-PB on leaving the board*

**VII. New Business:** none

**VIII. Treasurers' reports**

*A. CACC-PB report: Putman*

All new membership income was deposited in new College Area Coalition Account. \$733.50 in membership expenses. February balance: \$16,442.61.

*B. College Area Community Coalition report: Cook*

Account was opened with \$1,500 loan from College Area Community Council which will be repaid. Income \$2,300, is from membership donations. February Balance: \$4,490.47

Move to accept: coalition board members (Bevier, Cook, Jennings, Murphree, Putman, Reynoso, Nystrom) unanimous support.

**IX. Committee Reports**

*A. Community Outreach: Amerling*

1. Membership Drive completed
2. We're looking for someone to start a College Area Theater Group & negotiate with Moxie Theater for group ticket discounts.

**X. Delegate Reports**

*A. CARPUS (Community Public Safety): Hoeger* No meeting.

Hoeger will continue to take minutes as representative of CACC.

**XI. Adjournment:** 9:20

Minutes submitted by Ann Cottrell, Secretary

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**ATTACHMENTS**

**I. CACP/B/CACC Board candidates' biographical statements**

**Saul Amerling** is a Resident Property Owner who lives on Catoctin Drive. He is a retired school psychologist. He has lived in the College Area for 20 years and has been a member of the CAPB/CACC for 18. Saul is the chair of the Outreach Committee and the Steering Committee. Additionally Saul organized the Triangle Community Group and started the Catoctin Area Neighbors, which later merged with the Saranac Mohawk Group into the Mesa Colony Community Group. Saul would like to see the CACC/CAPB move forward with the Community Plan update. He would also like to see closer interaction with SDSU and other community groups.

**David Cook** is a Non-Resident Property Owner. He is a real estate investor whose business includes property management and property development. David has owned property in the College Area for eight years and has been a member of the CACC/CAPB for three years. He sits on the Project Review Committee. He also serves as the Treasurer for the College Area Community Coalition. David would like the CACC/CAPB to continue to work on positive relationships with both the community and SDSU. He would also like to see the continued development of mixed-use real estate in the corridors of SDSU along Montezuma Road and College Avenue.

**Andrew Gade** is a Resident Property Owner who lives on Baja Drive. He is self-employed. He has lived in the College Area for 15 years and has been a member of the CACC for one year. Andrew is also involved with community groups in Rolando, El Cerrito, and Kensington. He is interested in economic development in the area and would like to see the Community Plan update move forward. Andrew would also like to see more residents get involved.

**Chris Luna** is an Area Businessperson. He owns iGeeks iPhone Repair and has been in business in the College Area for four years. Chris has been a member of the CACC for about seven months. One of the issues Chris

would like to see the CACC/CAPB address is trash in the neighborhood. He is also interested in helping establish a bike lane down Montezuma and identifying streets that need stop signs. He would like to collaborate with other businesses in the neighborhood.

**Tom Silva** is an Area Businessperson. He is a retired school administrator who now owns a facilities consulting business, Tom Silva Consulting. He has lived and/or operated a business in the College Area for 34 years and has been a member of the CACC for seven months and has served on the CAPB board. Tom also served on the CAPD subcommittee for City Council Proposed Changes. Additionally, Tom is a board member of the El Cerrito Community Council and of the Eastern Area Community Planning Board as well as a member of the Finance Committee at Blessed Sacrament Catholic Church and a member of the Blessed Sacrament Advisory School Board. He would like to see increased activities such as Makers Space and other innovative economic ideas. He would like to see the CACC/CAPB move forward with the Community Plans update. He would also like to see continued zone and general plan changes to support mixed-use and economic development.

## **II. Letter to CACPB board Regarding proposed apartments at 5420 55<sup>th</sup> from College View Estates Residents.**

March 8, 2020

To: The College Area Community Planning Board (CACPB)

We want to thank the CACPB for all the work it does on behalf of the College Area community, and for the time and effort board members devoted to the community plan update. The College Area is truly a great place to work and live.

We are writing to urge the CACPB to vote against granting a height waiver to the project located at 5420 55<sup>th</sup> Street. We urge the CACPB to vote no for the following reasons:

- The College Area Community Plan does not call for the area along 55<sup>th</sup> street to exceed the current height limit and to allow for buildings six stories or greater.
- San Diego voters sent a clear message that they want SDSU to create an expanded campus with student housing at the old Qualcomm Stadium site. The CACPB should not encourage height waivers and high-density development in areas not designed for it when significant additional student housing will become available at SDSU-West.
- If approval is given to this project to exceed the current height limit for this area, other property owners will want the same approval.
- If the property owner believes the height limit for this area should be increased, they should go through the proper planning channels to have it changed. This will ensure other infrastructure needs are considered.
- The City and CACC should be encouraging high-density projects be built immediately adjacent to the SDSU trolley station on Hardy Ave, Lindo Paseo and along College Ave. and Montezuma Rd. Taller buildings should be discouraged moving away from the campus core and on canyons.
- The project should not be allowed to have a cantilevered deck extending over the canyon where it can create excessive noise and impact the canyon.
- The intersection adjacent to and in front of the project is very dangerous for pedestrians, bicyclists, and drivers. This project will add hundreds of more people to the area, if granted the height waiver. The City is currently promoting its Vision 0 Initiative, which is designed to eliminate pedestrian fatalities. There is nothing being proposed with this project to enhance safety in the area. By approving this project as it stands, the CACPB would be helping to exacerbate infrastructure overload without any remedies.
- By approving a height waiver, the CACPB would be allowing the developer to make more money on their investment without having to make any significant improvements to the area in return.

We College View Estates residents appreciate your time and urge CACPB not to grant a height waiver for this project.

Bixel Dr	Dave Rowley, Jody Rowley, Kate Willis, George Willis	Lisa Vickers
College Gardens Ct	Lisa Vickers, James Vickers Lyndy Cuevas, JP Cuevas, Prashant Bharadwaj	
Dorman Dr.	Christy Goodman, Terri Scott	
Drover Dr.	Susan Munson, Patrick Hanson, Jim Corrigan, Sara Ellis, Cindy Gilbertson	
	Katie Fisher, Kent Fisher	

Hewlett Dr.	Richard McClintock, Jane McClintock, Susan Richardson, Dino Richardson Tom Santos, Nancy Santos
Manhasset Dr	`Daniel Wallis
Redding Rd.	Ben Wah, Megan Way, Nicole Synder, Billy Synder, Tom Buettner Tawny Buettner, Niels King, Terri King, Pat Piro, Olga Piro, Jean Hoeger, Kurt Hoeger, Tyrone Goodwin, Linda Goodwin, Vicky Kortlang, John Kortlang Paul Quill, Dori Quill
Remington Rd.	Rene Kaprielian, MariaLuisa Vilchis, Eleanor Lynch, Patrick Harrison,
Saxon St.	Bob Schlesinger, Anna Marshall, Sean Marshall, Rosemary Hagan
Walsh Way	Rafael Alvarez, Josette Alvarez, Thomas McKenzie, Randi McKenzie
Yerba Anita Way	Karen Jorgenson, Kevin Jorgenson