

# College Area Community Planning Board (CACPB)

Minutes from the Regular Meetings: March 9, 2022 at 7:00 pm

Held At Faith Presbyterian Church, 5075 Campanile D. & via Zoom Conference Call

P	Jim Jennings	President	P	Jean Hoeger
A	Tom Silva	Vice President	P(A3)	Chris Luna
P	Ann Cottrell	Secretary	P	Robert Montana
A(A2)	David Cook	Treasurer	A(A4)	Ja'Mar Montgomery
A	Rachel Gregg	SDSU Appointee	P	Troy Murphree
A	Shawki Moore	SDSU AS Appointee	P(A2)	B.J. Nystrom
P(A1)	Jim Schneider	BID Representative	P (??)	Jerry Pollock
P	Ellen Bevier		P(A3)	Eva Yakutis
A(A6)	Andrew Gade			
P	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 18)

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

## COLLEGE AREA COMMUNITY PLANNING BOARD MEETING

I. Call to Order/ Agenda approval: 7:05 p.m.

Move approval: Nystrom, S: Murphree

\*Carried by consensus

II. Approve Minutes of February 23, 2022

Move to approve: Schneider, S: Hoeger

\*Carried by consensus

III. Public Comments on Non-Agenda Items in Jurisdiction of CACPB:

*A. Hintzman:* No library report. Rolando we will have the street fair this year, March 20.

*B. Hamilton:* Boo Parade will resume next year, October 2023. We're looking for people to work on the committee & donations are welcome.

IV. New Business

*A. CACPB elections:*

1. 12 open seats; B.J. Nystrom is a write in candidate.

2. Results: *(Announced after counting)*

3 year seats: Cottrell, Higdon, Jenkins, Jennings, Nystrom

2 year seat: Montana

Write in names: Amerling (declined), Reynoso (considering), Spoulos (absent)

## V. Committee reports: *Community Plan Update: Montana*

### A. History

- 2018: Committee created to develop a vision for College Area Plan Update. This group worked hard, with community input, to develop a proposal to serve as basis for Planning Department's official plan. Community Plan Update Committee's proposal finalized December 2019.
- April 2020: City Planning Department initiated College Area Plan update process. CACPB committee has met with them monthly.
- June 10, 2022: Planning Commission workshop; we presented our work & gave input. See this workshop at [plancollegearea.org](http://plancollegearea.org) (community documents & presentation - 38 minutes in).

### B. Planning Department Draft Plan will be presented soon, in Spring 2022.

#### 1. City's draft proposals

Two proposals were presented Feb. 23. That meeting with all information will be available on [plancollegearea.org](http://plancollegearea.org); it is not posted yet.

- a. Grand Boulevard informed by, but different from, our proposal, i.e. most density on College, El Cajon, Montezuma, intersection nodes & around Alvarado trolley stop.
  - b. 15 Minute Neighborhood, this entirely staff proposal has greater density in residential areas, especially "the triangle" which is nearly all single family. Their rationale (my interpretation) is that state has eliminated single unit zones with ADU & SB9 legislation, so it is better to have planned, orderly increase in density instead of uncoordinated parcel by parcel.
2. This is an early draft. EIR will take a year plus; final plan will not go to Planning & City Council until late 2023. We need to provide feedback at all those points & before.

### C. Discussion points (edited to consolidate)

#### 1. Plan assumptions are often contradictory, unrealistic, wrong. We must challenge projections.

- Oct. 27 presentation posits 71-78% increased households. SANDAG has projected (2013 data) 70% College Area population increase
- Oct. 27 presentation cites SANDAG assuming CA population increase 107% 2019 to 2050.
- California Department of Finance projects 10.6% statewide population increase over 40 years thus College Area will account for 6% if the entire state population growth. How can that be?
- ??? says San Diego needs 108,000 units. The College Area, 27,000 population, is about 1.6% of city, thus should only be required to add 1,000 units.
- Density will be highest in transit priority areas (TPA), defined as one half mile from transit stop as crow flies. NW College Area is in Grantville trolley stop TPA. But it is across a freeway with no direct bridge & would take minimum 45 minutes to walk to the trolley.
- Assumptions, goals for housing needs fail to consider student housing at SDSU Mission Valley, or the number of rooms already added in large ADUs.

#### 2. Plans do not honor basic goals in our proposal, most importantly preservation of current residential areas as 1-2 story housing. Even the Boulevard proposal they say is basically our proposal... it is not because of infill in residential neighborhoods. We have protested this to the planners.

#### 3. Survey about the plan will be released shortly; it is important for everyone to take it. Questions

- Survey will be limited to 2 proposals (above); they don't reflect plan we proposed. It pushes refer to those 2 plans. It's not necessary to answer all questions, use comments freely.
- Proposals & survey are developed by outside professionals the city hires.

#### 4. Outreach.

- Community. It's important to inform community about new plan. This has not been very successful in the past. We need to learn all the ways people get information & use all.
- Decision Makers. In addition to taking the survey many people need to share feelings & concerns with Elo Rivera, Mayor Gloria, Planning Department Management, newspapers. Big response is critical.

VI. Delegate Reports; none

VII. Adjournment: 9:05

Move to adjourn: Nystrom S: Cottrell

\* Carried by consensus

Minutes by Ann Cottrell, Secretary