

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

Minutes From the Regular Meetings: January 9, 2019, 7:00 pm

Held in: College Rolando Library, 6600 Montezuma Road San Diego, CA 92115

P	Jose Reynoso	President	P (A2)	David Cook
P	Jim Jennings	Vice President	A (2)	Michael D’Ambrosia
P(A1)	Ann Cottrell	Secretary	P (A2)	Keith Henderson
P(A1)	John Putman	Treasurer	P	Robert Higdon
P (A1)	Rachel Gregg	SDSU Appointee	P	Jean Hoeger
P(A1)	Mike Wiafe	SDSU AS Appointee	P(A2)	Robert Montana
P	Jim Schneider	BID Representative	P(A2)	Troy Murphree
A(1)	Saul Amerling		P (A2)	B.J. Nystrom
P	Ellen Bevier		P(A1)	Jerry Pollock
P	Christina Boyd		A (4)	Jason Wills

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 MEETING**

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

**II. Agenda approval**

M: Gregg S: Putman Yes 17, No 0 Abstain 0 \*Carried

**III Approval of amended minutes November 14, 2018**

*Reynoso:* Propose minutes for both meetings be voted on just once, at CACPB meeting. One objection, no vote taken

M approval of minutes as amended: Nystrom S: Putman

Yes: 15 No: 0 Abstain: 2 Troy & Wiafe (absent) \*Carried

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

A. Information on SANDAG Planning Grant: Elizabeth Ocampo, City Planner

SANDAG has awarded \$500,000 Smart Growth Incentive Program Funds for College Area Smart Growth Study. Grant is for two years with extension of one to three years possible. It will cover planning, mobility, outreach but not EIR. It is likely to start in June; I am likely project manager. We hire consultants from pre-approved list. Community involvement especially with outreach and other collaboration is welcome.

**V. New Business**

A. Letter to CPC/city regarding possible amendment in 12<sup>th</sup> Update to Land Development Code pertaining to recognizing projects as dormitories and their impact on developer impact fees.

One item eliminates the requirement that a private dormitory be recognized by a university to be considered a dormitory. The problem is that either eliminates or greatly reduces development impact fees because a dorm does not have to pay development impact fees. It would really hurt College Area if city passes this without also removing code that relieves private dormitories of paying development impact fees. I sent you letter to CPC which will discuss all proposed changes.

Move to approve letter: Reynoso S: Hoeger

Yes 15, No 0, Abstain 2: Henderson (would affect my projects) Montana (haven't read)

\* carried

*Julie Hamilton:* The private dorm proposal goes to City Council at 2 p.m. Monday (1/14). It is important for a board member to attend to explain why the issue of private dorms is important to us. Dormitories do not pay development impact fees. This project has requested a code change, but has agreed to pay the developer fee.

B. Information on Parking situation at College-Rolando Library

*Jeannette Temple,* Atlantis Land Use Consultants for developer of "Montezuma Hotel" 6650 Montezuma Rd.

There is no existing requirement for access & parking at the library. We currently have an interim parking & access agreement for the library; it can be ended with 30 day notice. With city we settled on CV-1-1 zone; it is commercial visitor, allows a hotel. It is the same density as your group talked about, 1 unit/1500 sq. ft. of lot area, thus no increased density over the previously discussed zone change. Planning department has asked, & we've agreed, to redesignate the whole site to general commercial low - medium density. This permits future development consistent with CV-1-1 & allows a hotel. We also agreed to conditions providing access to Montezuma plus 25 shared parking spaces like now. City has prepared a negative declaration (per CEQA), saying the project has no potential impact. Public comment on that ended with only 1 comment letter. No planning commission hearing date is set. A reminder, permits can be approved on this site for at least 27 four-bedroom units, with no required library access or parking. We agreed to the condition of library access & parking before getting the permit. This is the best solution for everyone.

*Julie Hamilton.* I support this project. My concern is with rezoning community plan change because things change. If hotel is not built the rezone community plan amendment allows twice the height & twice the density with no commitment to provide library access or parking. Looking at the mitigated negative declaration we need to consider possible ultimate building allowed under this zoning, 54 dwelling units. That would impact public services. There is nexus to require shared parking & access as condition of zone change. We need an agreement that library parking & access are included in the rezone plan. Only then we're protected for whatever happens.

Discussion

*Background.* There was no easement on church property, only an agreement to permit shared use of parking, to cease on sale of property. The current property owner has agreed to an easement for which the city is paying. It is not a cross-easement. It is an agreement, the city

would have to approve a cross easement.

*Robert Montana.* Can there be a permanent condition that prior to issuance of any building permit on this property there must be agreement to share parking with the library?

*Temple:* No, by law it is tied to neighborhood development permit.

*Hamilton:* That's what I suggest, ask if the developer would be willing to tie the agreement for shared parking to the rezone plan amendment.

*Temple:* We are willing to do what is legally required by the city & the law. The city has said there is no negative impact, not mitigated negative impact. You could ask for more if we were impacting but we are not impacting.

*Hamilton:* The city's determination of Negative Declaration states that the proposed project has no negative impact on the community. City did not compare ultimate build out against vacant land. The increase in density & height will significantly impact public services. That is why a mitigated negative declaration is required. A mitigating measure could be that prior to issuing any permit on this property there must be a shared parking agreement.

*Jan Hintzman, Rolando.* I've understood the community wants a permanent access agreement prior to zoning change. Once zoning is changed community has lost influence. We're nervous.

C. March Board Elections. *Reynoso*

Five board member terms expire in March. It was six each election but now BID has an appointed position. Bevier, D'Ambrosia, Henderson, Jennings, Troy must apply again.

**VI. Delegate reports:** None

**VII. Adjournment:** 7:50

---

**COLLEGE AREA COMMUNITY COUNCIL MEETING**

**I. Approval of Agenda**

M: Putman, S: Montana. Yes – 17, No- 0 Abstain-0 \*Carried

**II Approval of CACC amended minutes of November 14, 2018**

M: Nystrom, S: Boyd. Yes 15, No 0 Abstain 2 (Troy & Wiafe, absent) \*Carried

**III. Public comments on non-agenda items within CACC jurisdiction.** None

**IV. Local, state, federal elected officials, law enforcement, SDSU Liaisons**

A. SDSUPD: *Mark Peterson*

- During break SDSUPD officers work with social worker to address homeless population.
- Hoeger. SDPD was unable to respond to call on huge December party. They did not pass caller information to SDSUPD which did respond but was unable to issue First Response Notice due to lack of caller information. Do you know what is being done to correct this?  
Peterson: No. If you see SDSUPD car call SDSUPD with information

B. Council District 9: *Roberto Torres*

- Gomez is Council President, State of District January 23.
- 6213 Montezuma, private dormitory proposal to be heard by council 1-14-19.

Gomez is aware of concerns about developer impact fees. They are paying \$1million in DIF, more than they would if an apartment.

- Gomez is pushing to have impact fees calculated per unit rather than square foot. This would give communities a fairer share of DIF.

C. Congress member Susan Davis: Jonathan Clark – legislative update

D. Assembly member Todd Gloria: Javier Gomez – legislative update,

E. College Area Bid: Jim Schneider – announced new business & email marketing workshop

F. SDSU: Rachel Gregg

- We' re preparing negotiations with city on Mission Valley; we hope to break ground 2020. There is new website for SDSU West
- We are planning to update the AS Good Neighbor Brochure

#### **IV. President's report: Reynoso**

I've asked Hoeger be follow up if someone supposed to do something, make sure things get done.

#### **V. New Business.**

Discussion & update on the status of the community-generated community plan including funding and other elements. *Reynoso*

- Steering Committee (Blackson, D'Ambrosia, Hamilton, Reynoso, Schneider) met with key city staff. Our plans mirror the SANDAG grant application so we should be able to collaborate well on planning grant activities.
- We've contacted three SDSU faculty known for expertise in urban planning, mobility etc., Sherry Ryan, Bruce Appleyard, Larry Herzog. All are interested in involving their graduate students in putting together deliverables for grant goals.
- Outreach will drive the process & planning within outline of city goals.
- This is focused on corridors, El Cajon, College, Montezuma, but will impact rest of area as well.
- *Mike Jenkins*. In effort to increase community participation we've looked atPol.is, new software using mobile communication & A.I. for complex deliberations. We're considering their services, \$5,000/month or \$48,000/year. We want to assure getting inclusive opinions including SDSU students, faculty & staff. Can CACC/PB find funds for this?
- SDSU representatives: Advisory board-Tom McCarren, SDSU CFO & AS rep; Steering committee - Rachel Gregg.
- Read our 1989 College Area plan on our website. Much of current thinking is in that plan.

#### **VI. Treasurer's Report: Putman**

- Membership dues are coming in. Paypal & PO box problems have been resolved.
- Account balance (1-3-19) is \$23,670.46 in checking, savings & CD. DPT Fund has \$776,719.92.

#### **VII. Committee Reports:**

A. Outreach: Henderson. Meet next week. New members are encouraged we have many plans.

B. NEAC Nystrom. Meeting 4<sup>th</sup> Wed., Jan 23

#### **VIII. Delegate Reports None**

#### **IX. Adjournment 8:55**

Minutes by Ann Cottrell, Secretary