

February 13, 2024

The Honorable Mayor Todd Gloria  
City of San Diego  
City Administration Building  
202 C Street, 11<sup>th</sup> Floor  
San Diego, CA 92101

**Subject:** 2023 Annual Report For the College Area Community Planning Board

Dear Mayor Gloria,

I am the Chairperson of the College Area Community Planning Board (CACPB), and I am pleased to present you with this 2023 Annual Report. The document is a requirement of both City Council Policy 600-24 and the adopted College Area Community Planning Board Bylaws.

On February 12, 2024 the CACPB board reviewed and adopted this document and directed that it be forwarded to you.

2023 was a successful year for the CACPB. The board met monthly between January through November. All meeting and sub-committee meeting agendas were publicly advertised as required by the by-laws and the Brown Act.

As is the tradition of this board, the December meeting was waived to allow board members travel time to be with families and loved ones during the holidays.

Board member participation in the meetings was very good. There was also very active community participation at meetings. All development projects brought before the board were approved. I feel that this is worth mentioning because there have been allegations in previous discussions with outside parties that local Community Planning Groups have been averse to new development and adversarial to growth.

That is not the case with the College Area Community Planning Board. The CACPB carefully reviews development proposals to determine their conformity with the existing Community Plan and with concepts contained in the proposed Community Plan Update. It also reviews proposed zoning ordinance and land use code revisions.

Although the planning board had many items on its agendas, the following specific issues stood out:

- The completion and submission of the Community Planning Group Recognition Application.
- The College Area Community Plan Update
- Proposed high density residential and mixed use development

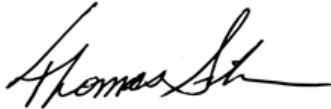
- The parking issue at the College Rolando Library
- The HAP 2.0 and Senate Bill 10 language that was proposed in HAP 2.0

The annual report is structured in such a way that it introduces the reader to the College Area Community; it addresses the purpose of the Community Planning Group; it identifies the planning board membership and provides a demographic snapshot of the board; and it ends with the progress made during the monthly meetings.

An extensive Appendix is added to the end of the report to demonstrate the transparency of College Area Community Planning Board activities.

I ask that you accept this annual report. Please feel free to contact me at the address noted in the header of this cover letter, or you can email me at [thomasjerome.ts@gmail.com](mailto:thomasjerome.ts@gmail.com) if you have any questions, comments, or concerns.

Sincerely,

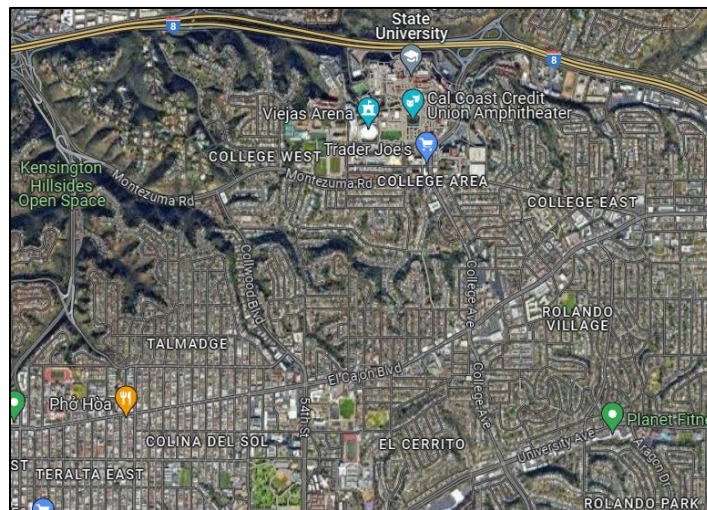


Thomas Silva  
Chair – College Area Community Planning Board  
619-261-8233

TITLE PAGE

# COLLEGE AREA ANNUAL REPORT

JANUARY 2023 TO DECEMBER 2023



# TRANSMITTAL LETTER TO THE CITY

*Tom Silva*  
*Chair – College Area Community Planning Board*  
*4254 View Place, San Diego, CA 92115*

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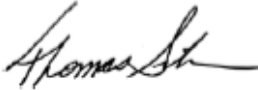
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- The HAP 2.0 and Senate Bill 10 language that was proposed in HAP 2.0

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Thomas Silva  
Chair – College Area Community Planning Board  
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## EXECUTIVE SUMMARY

In 2023, the College Area Community Planning Board (CACPB) was very active and effective. Meetings were held every 2<sup>nd</sup> Monday of the month from January through November.

Board member participation ranged from 64% to 93%. Depending on the issues on the agendas, attendance by members of the public ranged from an average of 5 people to up to 50 people.

Issues related to the 1) College Area Community Plan Update, 2) Shared Parking at the College-Rolando Library, 3) proposed high density residential development, and 4) Senate Bill 10 language included in the proposed HAP 2.0 ordinance were specific topics that resulted in increased public attendance at CACPB meetings.

All proposed residential development projects that were presented to the CACPB were approved. As stated in the preceding paragraph the proposed Community Plan Update was, and continues to be, the primary focus of the board and the community. Other *High Interest* topics included the proliferation of high density residential development undertaken within the College Area, the opposition to the proposed parking and development plans that are impacting the College-Rolando public library, and the preparation and submittal of the Community Planning Group (CPG) Application to the City of San Diego.

Another significant action taken by the CACPB in 2023 is the separation of the College Area Community Council (CACC) and the CACPB. Before this split, the CACPB and the CACC shared the same board members and met on the same date creating confusion for the public. After the split, the CACPB continues as the recognized planning group, while the CACC as a 501 (c) (3) non-profit corporation. The CACC focuses on quality of life issues and activities within the College Area. There is overlap of board membership between the two boards.

## PURPOSE OF COMMUNITY PLANNING GROUPS

The San Diego City Council adopted policies in the 1960s and 1970s that established and recognized community planning groups as formal mechanisms for community input in the land use decision-making processes. Community planning groups (CPG) provide citizens with an opportunity for involvement in advising the City Council, the Planning Commission, and other decision-makers on development projects, general or community plan amendments, rezonings and public facilities. The recommendations of the planning groups are integral components of the planning process, and are highly regarded by the City Council and by staff. (Source: City of San Diego Website: <https://www.sandiego.gov/planning/community-plans/cpg>)

## CACPB GOVERNANCE STRUCTURE

### College Area Community Board Membership

In accordance with San Diego City Council Policy 600-24 and the CACPB adopted Bylaws there are 20 positions for the board. Seventeen (17) positions are elected and three (3) are appointed. At least ten (10) of the seventeen (17) elected seats are filled by resident property owners. Currently there are fourteen (14) people on the board and six (6) vacant positions.

To be an eligible board member an individual must be at least eighteen (18) years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, who is an individual whose primary address of residence is an address in the community planning area, or
- (3) local businessperson, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the CACPB at one time.

The CACPB Board meets the criteria identified in paragraphs above. This table identifies the CACPB Board and positions

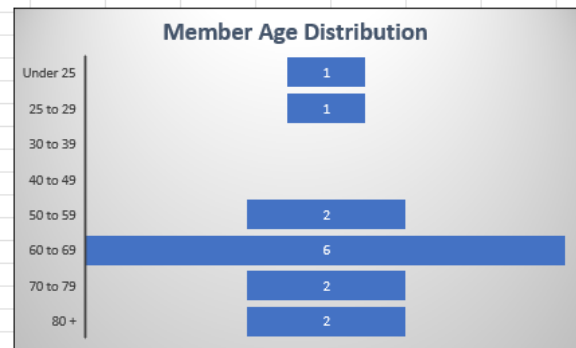
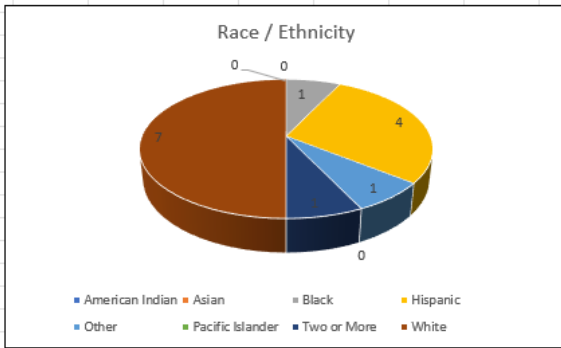
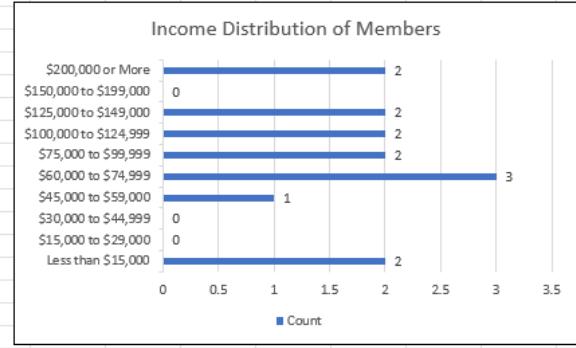
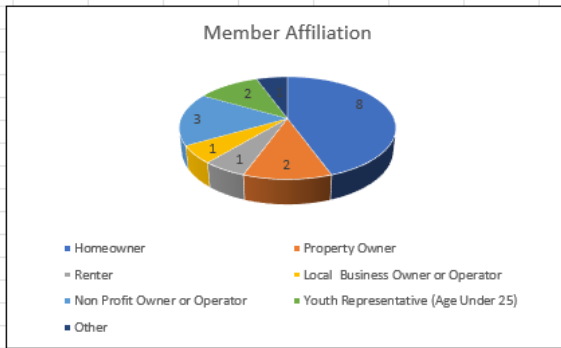
<i><b>NAME</b></i>	<i><b>POSITION ON THE BOARD</b></i>
Tom Silva	Chairperson - Community Non-Profit Representative
B.J. Nystrom	Vice- Chairperson - ECCC North Representative
Ann Cottrell	Secretary - Member
David Cook	Treasurer - Member (Non Resident Property Owner)
Robert Higdon	Member
Mike Jenkins	Member
Diana Lara	San Diego State University (Staff Rep)
Robert Montana	Member - Chair Comm. Pln Update
Roie Moyal	Member
Troy Murphree	Member
Jose Reynoso	Member - Alvarado Estates Representative
Susan Richardson	Member - Parks & Rec. Rep
Melvin Ridley III	A.S. (SDSU) Vice President of External. Relations
Jim Schneider	College Area Business District

### Member Demographics

The new council policy 600-24, and the applications for Community Planning Group Recognition, emphasize that the community planning group reflect the community in which it serves. The CACPB is reflective of the College Area community which it serves. The following is the present CACPB demographic profile:



**College Area Community Planning Board (College Area)**  
**Summary of Member Demographics**  
 CPG Recognition Process: December 13, 2023



Every effort is made to fill the vacant positions, and the CACPB continues to reach out to the community as well as to other groups such as the College Area Community Council, the local Business Community, and San Diego State University. Elections are held each March, and when necessary, as a new vacancy arises.

## COLLEGE AREA COMMUNITY

The College Area is in the central part of the City of San Diego. It is located south of the Interstate 8 and west of the City of La Mesa. College Area is 3.1 square miles (1,987 acres) in size. The community lies along the southern rim of Mission Valley and is approximately 8 miles northeast of downtown San Diego. The community shares boundaries with the designated community plan areas of Navajo and Mission Valley to the north, Kensington-Talmadge to the west, and Eastern Area to the south.

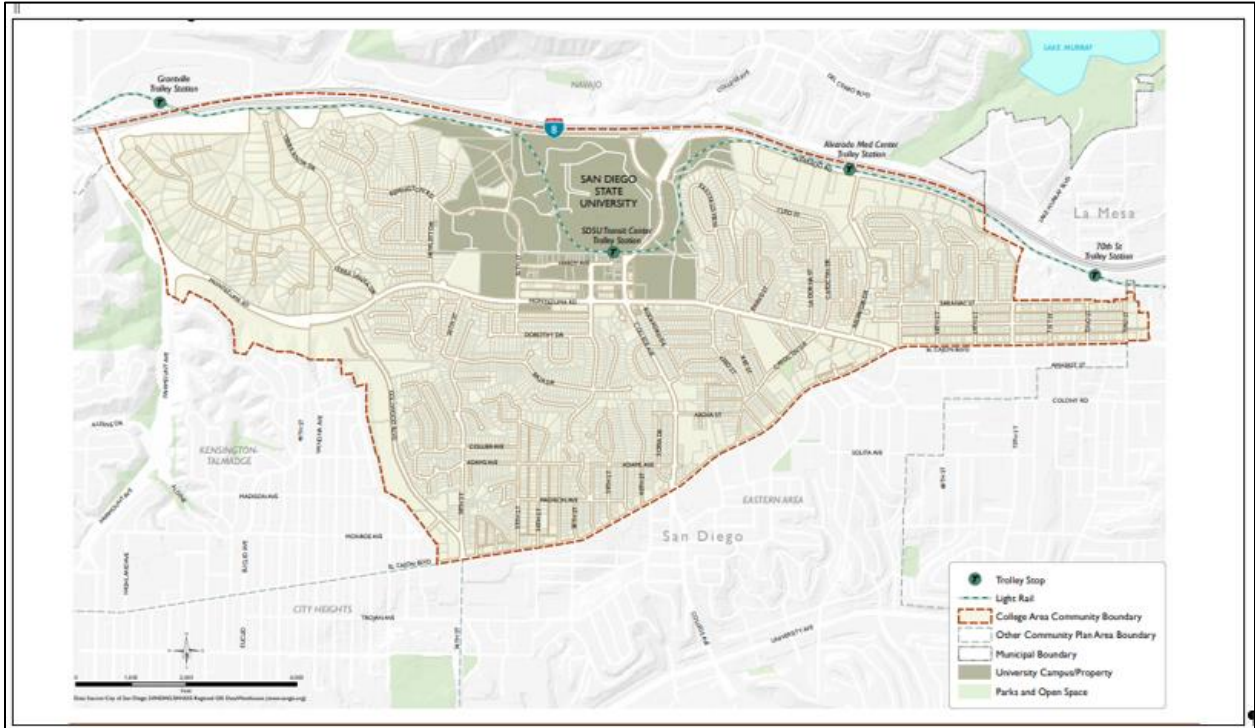
College Area is made up of several geologic mesas intersected by canyons, connected by two arterials (Fairmount Avenue/Montezuma Road and College Avenue), and is adjacent to Interstate 8.

Within the community, there are three major streets that provide internal connections and collect most of the community's circulation:

- El Cajon Boulevard (Serving east & west through traffic)
- Montezuma Road (Serving east & west through traffic)
- College Avenue (serving north and south through traffic)

The SDSU Transit Center and Trolley Station is located on the San Diego State University Campus; it is a significant transportation hub for the College Area and the City of San Diego.

This Figure shows the boundaries of the College Area. San Diego State University is a prominent feature in the community and a vibrant asset.



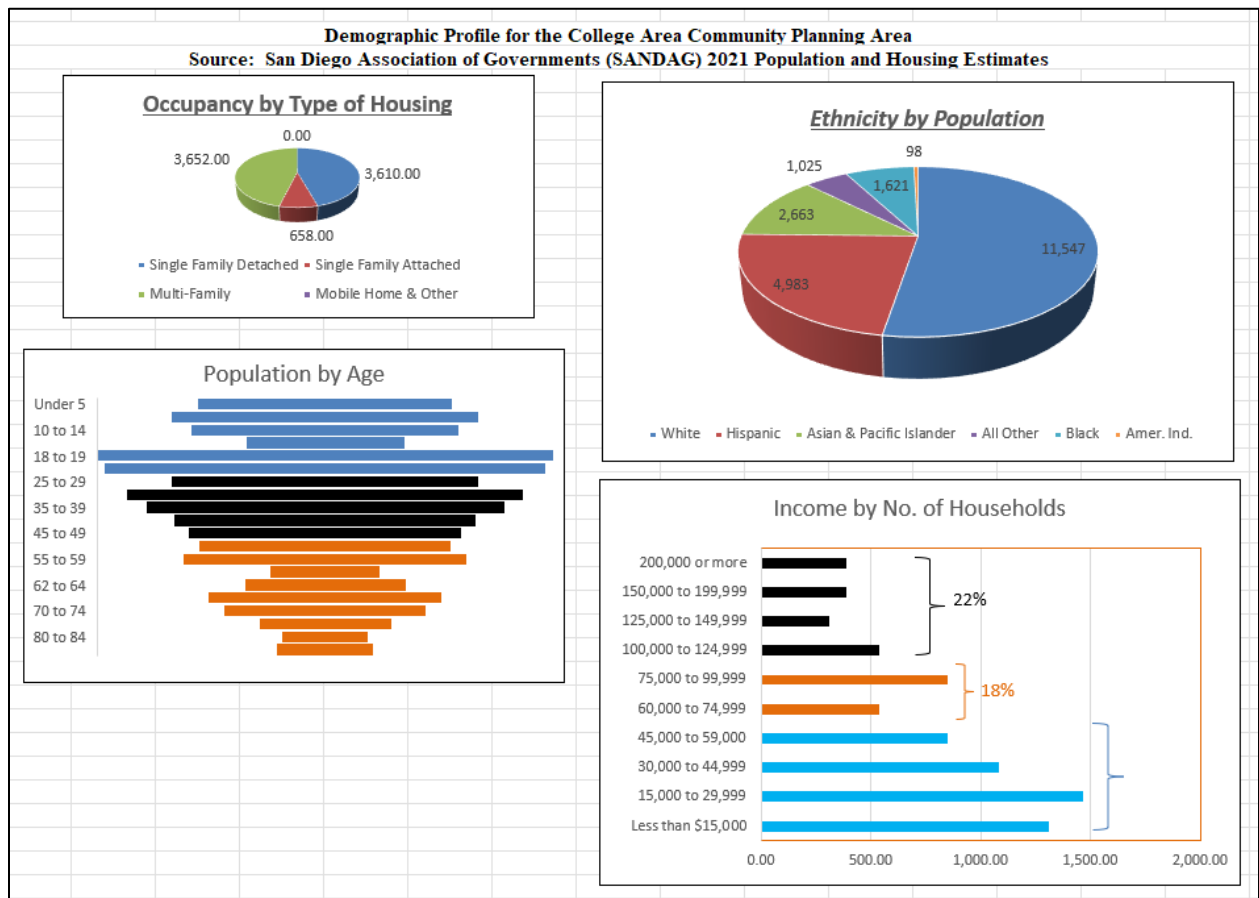
## COLLEGE AREA DEMOGRAPHIC COMPOSITION

22,937 people are estimated to live in the College Area. The predominate ethnicity is White which is followed by Hispanic. 53% identify as White, 23% as Hispanic, 12% as Asian & Pacific Islander, 7% as Black, and 5% as Other.

The College Area has a young population. The median age range is between ages 30 to 34 years old. Two thirds of the population is less than 50 years old. 6,720 people are over 50 years of age.

The community has just under 8,000 housing units. Of that number 46% are single family homes, 46% are multifamily homes (apartments), and 8% are single family attached (also known as condominiums).

The community is not wealthy. 60% of the population is estimated to earn an annual household income of \$60,000 or less. 18% of households fall within the \$60,000 to \$99,000 income range. The remaining 22% earn \$100,000 or more annually. The following figure illustrates the community demographic profile.



Source: SANDAG Population and Housing Estimates for College Community Planning Area v. 2021

Appendix 2 includes the raw data as presented in the Community Planning Group Recognition application link.

## CACPB HISTORY

Community planning efforts began in 1965 with the adoption of the San Diego State College Area Community Plan. It was updated in 1974 to address concerns over traffic & circulation and maintaining the focus of the community as being primarily a single family neighborhood. At that time, the plan name was shortened to the State University Area Plan.

The 1974 plan recommended high-density housing adjacent to the university (SDSU) and emphasized the need to maintain existing single-family neighborhoods in other parts of the community.

In 1983, the plan was amended to designate specific areas in the community for fraternity and sorority houses in order to accommodate the growth of fraternal organizations at the university and to prevent these uses from adversely impacting single-family neighborhoods.

In November 1987, the *Mid-City Communities Planned District* was approved by the City of San Diego. The College Area, including State University and all multifamily development east of Reservoir Drive north of El Cajon Boulevard, was included in the Mid-City Plan.

In 1989, the newly adopted *College Area Community Plan* changes the name of the Mid City Plan as it applies to the **College Area**, and it expanded the boundaries of the planning area to reflect the present boundaries. The College Area Community Planning Board was established at this time. Prior to the establishment of the CACPB, the College Area Community Council was the primary local entity addressing land uses and community issues.

## 2023 CACPB ACTIVITY

The planning board held eleven (11) regularly scheduled meetings in 2023. Other ad-hoc meetings regarding the Community Plan Update were held, but those are not identified in this report. The CACPB meets on the 2<sup>nd</sup> Tuesday of each month, and meetings are held at the College Area Rolando Library Community Room. The following identifies the regularly scheduled meetings and the level of participation by the public and board members.

- Monday, January 9, 2023: Quorum Achieved; 9 of 14 members present; Public participation not counted
- Monday, February 13, 2023: Quorum Achieved; 10 of 14 members present; Public participation not counted (Mike J.)
- Monday, March 13, 2023: Quorum Achieved; 11 of 14 members present; Public participation not counted (mike J)
- Monday, April 10, 2023: Quorum Achieved; 13 of 14 members present; Public participation not counted, but an estimated 50 or more people attended.
- Monday, May 8, 2023: Quorum Achieved; 13 of 14 members present; 25 public attendees
- Monday, June 12, 2023: Quorum Achieved; 11 of 14 members present; 7 public attendees
- Monday, July 10, 2023: Quorum Achieved; 12 of 14 members present; 5 public attendees
- Monday, August 13, 2023: Quorum Achieved; 11 of 14 members present; 30 public attendees
- Monday, September 11, 2023: Quorum Achieved; 11 of 14 members present; 7 public attendees
- Monday, October 9, 2023: Quorum Achieved; 12 of 14 members present; 5 public attendees
- Monday, November 13, 2023: Quorum Achieved; 9 of 14 members present; 4 public attendees

The participation of board members continues to be very strong. The lowest attendance rate is 64%, and the highest board member participation rate is 93%. On average an 80% attendance rate by board members was achieved throughout the year. The public attendance and participation rate has been steady. On average between 5 and 7 members of the public consistently attend. On High Interest items, 25 to 50 members of the public attended meetings.

## BROWN ACT COMPLIANCE

The CACPB Bylaws, as well as City Policy 600-24, mandate that the board complies with the Open Meeting Act known as *The Brown Act*. In addition to requiring that a quorum of board members be present at any meeting, *The Brown Act* requires the posting of the meeting notice at least 72 hours before each meeting. The CACPB has complied with, and continues to comply with, the Brown Act. Meeting notices are posted 72 hours before each meeting at 1) the meeting location (College-Rolando Library Community Room), 2) on the NEXT DOOR social media website, and 3) on the City of San Diego Community Planning Group web site.

NEXT DOOR has proven to be a valuable place to post meeting notices. Between 800 and 900 people have opened and viewed the meeting notice and agenda each month.

During meetings, Roberts Rules of Order are followed to ensure that meetings are run effectively and without disruptive behavior from the board or members of the public.

## HIGH INTEREST ITEMS

All items brought to the CACPB for review and approval are important. But there are specific issues of high interest to the board and community. They are:

1. The separation of the CACC and the CACPB meeting times and the creation of individual boards,
2. The Community Plan Update,
3. The proliferation of high density residential development (both infill and new buildings)
4. Park renovation plans by the City of San Diego

The current community plan is 34 years old and is outdated. Since, 2019 the CACPB has worked with the City on an updated community plan. The City has been actively striving to achieve the Regional Housing Need Allocation (RHNA), and in doing so has stressed the proposed designation of high density and extremely high density residential housing projects in the College Area. The City has identified a need to add 108,000 additional units to the region.

The College Area, being a strong transportation rich hub, is an attractive community to encourage high density residential development. In addition to the RHNA need, state law has changed to allow for higher development in Single Family Residentially zoned areas. The College Area is experiencing several new Accessory Dwelling Unit projects throughout the community. These are typically administratively approved by the City and not brought to the CACPB for review and comment. This increased densification of the community has made these very hot topics. College Area is deficient in Community Parks. As a result, when the City proposes park upgrades, the community is very interested and actively involved.

## ADMINISTRATIVE ACTIONS OF THE CACPB

The following highlights 2023 CACPB Board actions by month.

- **January:**
  - Approved a proposed permit for a high density residential development at 6650 Montezuma Road
- **February:**
  - Approved a wireless dish project for 5343 Monroe Avenue
  - Supported a 324 unit project for the conversion of the Howard Johnson property. This was an information item.
- **March:**
  - Approved the Water Pipe Replacement project proposed for Redlands Drive
  - Held CACPB Elections and elected 4 people to CACPB positions
  - Supported the Friends of the Library position of opposing the city's position on the 6650 Montezuma proposed rezoning and community plan amendment.
- **April:**
  - Approved the extension of a project application for 7290 Mohawk Drive
  - Heard an information item presented by Council person Whitburn regarding his proposed homeless ordinance
  - Heard an information item presented by Vice-Chair Silva on the Housing Action Plan 2.0 and the Community Planners Committee discussion of the same topic.
  - Held a discussion on the City's proposed Land Use Plan for the College Area Community Plan dated 10/26/2022.
- **May:**
  - Took a formal action to support the 7 Visions Land Use Plan and oppose the City's proposed 10/26/22 Land Use Plan. Over 25 members of the public attended this meeting.
- **June:**
  - Heard an information item about a "By Right" Residential project on 73<sup>rd</sup> Street and Mohawk Drive. This was the former Social Security Office Complex and is slated for high density residential. Although it was an information item, the board expressed support for the project.
  - Chairperson Jim Jennings stepped down from the CACPB, and Vice-Chair Tom Silva assumed the Acting Chair position on an interim basis until the board could act on the vacancy.
- **July:**
  - Voted Tom Silva as chair, BJ Nystrom as Vice Chair
  - Voted to oppose the City of San Diego's position on the SB 10 portion of the HAP 2.0 proposed ordinance change.
  - Voted to form an Ad-Hoc committee to review and initiate the CPG Recognition application that will be due by the end of December 2023.

- Voted to form an Ad-Hoc committee to review the proposed Blueprint San Diego proposed by the City and make a recommendation to the CACPB and the CPC.
- Heard an information update from the Friends of the Library
- Heard an information update on the City's Capital Improvement Program
  
- **August:**
  - Took Action to support the Friends of the Library's position and directed the Chair to prepare and submit a formal letter to the City of San Diego
  
- **September:**
  - Chairperson Silva presented an information item on the CPG Recognition Application and submitted the proposed calendar of events to complete the task
  
- **October:**
  - No development proposals on the agenda
  - Took action to approve the contents prepared for the CPG Recognition Application
  
- **November:**
  - Approved the *Mystic Network Solutions* wireless dish network project for 5343 Monroe Avenue.
  - Reviewed and approved the final draft of the CPG Recognition Application documents and directed the Chair to submit the application to the City of San Diego before December 31<sup>st</sup>. The application was completed and uploaded to the City's portal on December 13, 2023. The City's confirmation of receipt of the applications and supporting documents was provided.
  - The Chair and the Vice Chair met with three (3) SDSU Students and discussed the purpose of the CACPB and related land use and operational issues. The students posed the questions and the Chair and Vice Chair responded.
  
- **December:**
  - No Meeting. In November, the board voted to "go dark" in December.
    - December 13, 2023; the chair uploaded the CPG Recognition Application and supporting documents to the City of San Diego web portal.



## UPCOMING OBJECTIVES

In 2024 and 2025, the CACPB will focus on accomplishing the following objectives

- To complete the College Area Community Plan Update
- To develop and implement a Community Art component in the Community Plan
- To fill, as much as possible, the vacancies on the board
- To encourage people from ages 18 to 40 to become board members
- To promote the College Area as **A Place to Go To** rather than a **Place To Go Through**
- To strengthen the linkage between the College Area Community Council and the College Area Community Planning Board
- To foster good and effective working relations with the City of San Diego City Council, Planning Commission, Planning Department, and the Development Services Division

## APPENDIX – LISTING OF DOCUMENTATION

1. 7 Visions Plan adopted by the board and community
2. Demographic Source Data
3. Meeting Matrix
4. All approved CACPB Minutes

# College Area Community Plan Update “7 Visions” Proposal

Adopted by College Area Community Planning Group

September 14, 2022

## Recent Planning Process

- July 27
  - Planning Department summarized June 29 Open House
  - Community was advised by the Planning Department to submit their own plan for consideration in the community update process
- August 23
  - Public meeting at College Rolando Library to define framework for a community-driven plan consistent with the 2020 “7 Visions” planning document
  - Proposed target planning areas and densities
  - Directive to develop specific, enumerated plan based on proposed targets
- September 14
  - Meeting of College Area Community Planning Group
  - Subcommittee and full planning group
  - Consideration of options (location and density) for added housing capacity
  - Adoption of plan to present to the city for inclusion in the CPU process alongside Planning Department proposals

## “7 Visions” (2020 CACC Report)

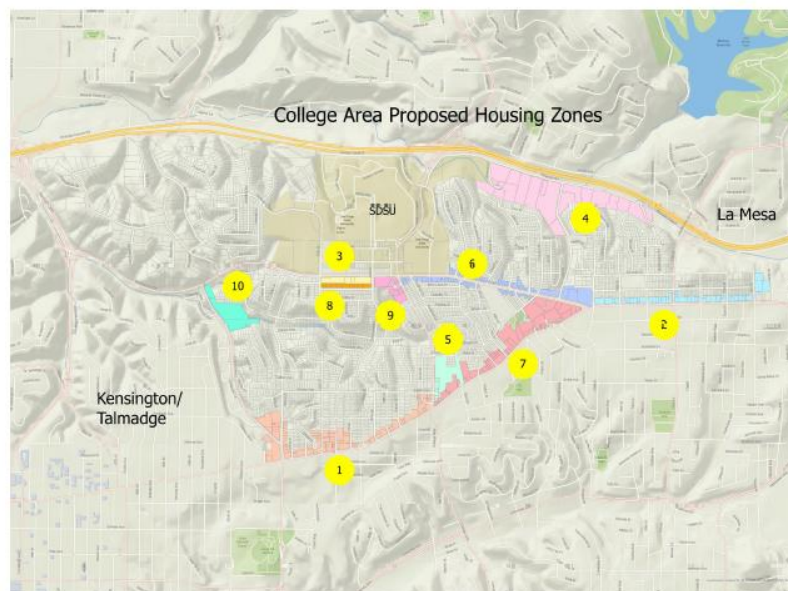
1. To meet the community’s future housing needs by adding residential and mixed-use density along the community’s major corridors and at the three main intersections (nodes).
2. To reduce traffic congestion and improve local mobility.
3. To encourage development of a “campus town” on Montezuma Road on the southern edge of SDSU.
4. To convert Montezuma Road east of College Avenue into a linear park and an extension of the “campus town.”
5. To create a sense of identity and place.
6. To establish connections between the community and SDSU.
7. To protect the integrity of the community’s single-family neighborhoods.

[https://www.sandiego.gov/sites/default/files/community\\_plan\\_update\\_report\\_final.pdf](https://www.sandiego.gov/sites/default/files/community_plan_update_report_final.pdf)

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## Planning Zones

1,2,7	El Cajon Blvd (54th to 73 <sup>rd</sup> , north side only)
4	Alvarado Road (College to 70 <sup>th</sup> , south side only)
3,8	Montezuma/Mary Lane (55th to Campanile, north side of Mary Lane only)
6	Montezuma East (College to ECB, north and south sides)
5	College Ave (ECB to Mesita, east side only)
9	College and Montezuma (southwest corner)
10	Collwood and Montezuma (southeast corner)



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## Planning Assumptions

- Satisfy projected housing need according to SANDAG Series 14 – minimum 4,294 new additional housing units built by 2050
  - Capacity uptake – 50% (=> minimum additional zoned capacity = 8,588 units)
  - Includes projections for ADUs/SB9
- Create capacity for at least 10,000 units to satisfy LEAP grant
- Create buffer for Regional Housing Needs Assessment (RHNA)
- No down-zoning
- Protect single-family neighborhoods

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## Minimum Housing Capacity Estimate

SANDAG Series 14 baseline forecast	4,755 housing units (13,402 projected minus 8,647* existing units)
SDSU housing underway since 2020	329 units
10% SF Uptake ADUs and SB9 (minus 7% already built out)	3% x SF Homes 2020 @ 4400 = 132 units
Housing need	$4,755 - 329 - 132 = 4,294$ units
Required zoning capacity (assume 50% uptake per Planning Department directive)	$2 \times 4,294 = 8,588$ units

\*From SANDAG Series 14 SCS

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# 7 Visions Plan

Description (see slide 4 for details)	Zones	Existing Dwelling Units*	Size* (Acres)	Proposed Density (DU/acre)	Proposed Total Capacity (Dwelling Units)	Net Added Capacity (Dwelling Units)
El Cajon Blvd (Collwood to 73rd)	1,7,2	1549	83.3	75	6247	4698
Alvarado Road (College to 70th)	4	835	58.3	75	4370	3535
Montezuma/Mary Lane (55th to Campanile)	3,8	379	7.1	75, 45	494	115
Montezuma East (College to ECB)	6	221	19.9	45	894	673
College Ave (ECB to Mesita)	5	8	10.4	45	467	459
College and Montezuma	9	109	6.2	75	465	356
Collwood and Montezuma	10	262	12.7	75	950	812
<b>TOTAL</b>		<b>3,363</b>	<b>197.9</b>		<b>13,887</b>	<b>10,524</b>

Proposed housing capacity is 2.5x Series 14 2050 housing need (4,294) and exceeds minimum 2x capacity Planning Department benchmark

\*Source: SanGIS SANDAG GIS Data Warehouse

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## Density Visualization



15 Dwelling units (DU) per acre  
(2 stories)



45 DU/acre  
(3 stories)

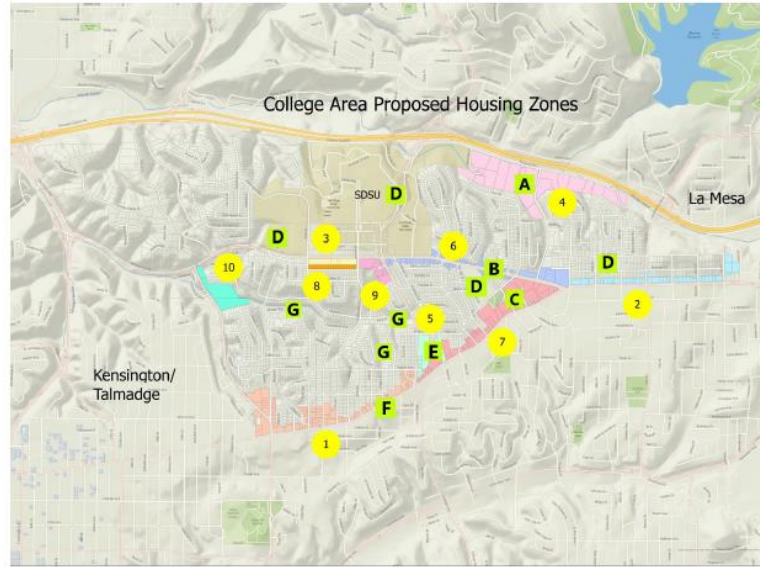


75 DU/acre  
(5-7 stories)

8

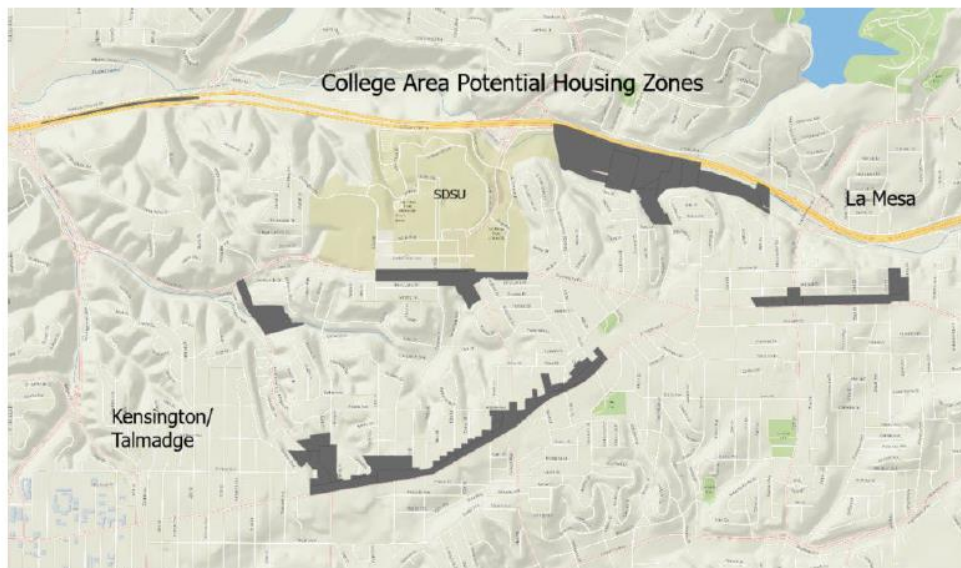
# Park Opportunities

A	Park associated with redevelopment of Alvarado Road
B	Linear park along Montezuma Road
C	Expansion of Montezuma Park
D	Join use with Harriet Tubman, Language Academy, Hardy Elementary, and SDSU
E	Park associated with redevelopment of east side of College Avenue
F	Pocket parks associated with redevelopment of El Cajon Blvd in El Cerrito
G	Open space trails



9

# Parcels Already Eligible for Upzoning under Complete Communities



10

## College Area Complete Communities Housing Estimates

Total Area (College Area)	8,822,539 sf (202.5 acres)
Floor Area Ratio (FAR) Tier 3	6.5
Reduction for Building Infrastructure	25%
Average Unit Size	700 sf
Total Available Dwelling Unit Capacity	61,443
Existing Dwelling Units	2,387
Net Available Dwelling Unit Capacity	<b>59,056</b>

*Needed Additional Housing (Series 14)* **4,294**

**TAKEAWAY:** Under Complete Communities, the College Area already has the capacity for 14 times the 2050 projected housing unit need. There is no need to rush the CPU to meet artificial grant deadlines.

11

END Of 7 Visions Plan (Appendix 1)

# APPENDIX 2: DEMOGRAPHIC SOURCE DATA

## POPULATION AND HOUSING ESTIMATES FROM SANDAG

### Population and Housing Estimates College Area Community Planning Area



Jan 1, 2021

<b>Total Population</b>	<b>21,937</b>
Household Population	19,524
Group Quarters Population	2,413
<b>Persons Per Household</b>	<b>2.53</b>

#### Housing and Occupancy

Structure Type	Total		Vacancy Rate
	Units	Households	
<b>Structure Type</b>	<b>7,920</b>	<b>7,720</b>	<b>2.5%</b>
Single Family - Detached	3,610	3,530	2.2%
Single Family - Attached	658	639	2.9%
Multi-Family	3,652	3,551	2.8%
Mobile Home and Other	0	0	--

#### Household Income

Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000 - \$29,999	\$30,000 - \$44,999	\$45,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$124,999	\$125,000 - \$149,999	\$150,000 - \$199,999	\$200,000 or more
% of Total	17%	19%	14%	11%	7%	11%	7%	4%	5%	6%

#### Median Household Income 2021

Adjusted for inflation (2010 \$)	\$45,376
Not adjusted for inflation (current 2020 \$)	\$56,184



#### DATA SOURCES AND IMPORTANT ADVISORY:

SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units Inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

Source: SANDAG, Population and Housing Estimates, v2021  
SANDAG  
www.sandag.org

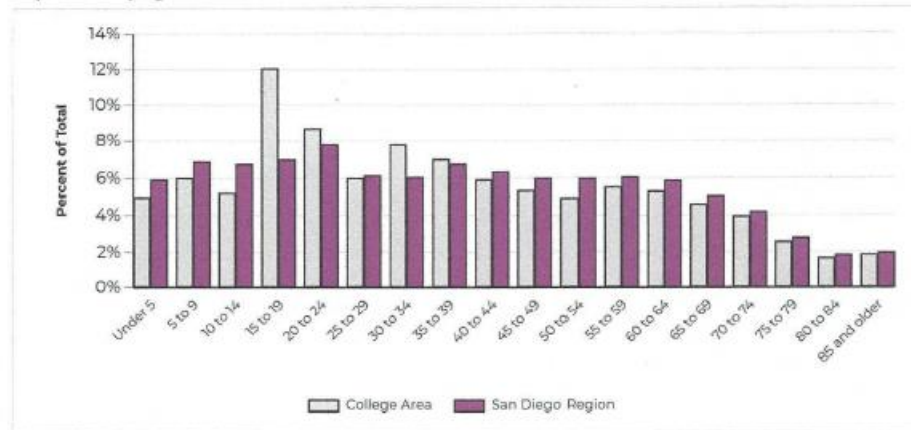
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### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>21,937</b>	<b>10,945</b>	<b>10,992</b>	<b>50%</b>
Under 5	1,099	552	547	50%
5 to 9	1,328	695	633	48%
10 to 14	1,153	590	563	49%
15 to 17	687	371	316	46%
18 and 19	1,967	846	1,121	57%
20 to 24	1,907	965	942	49%
25 to 29	1,328	677	651	49%
30 to 34	1,716	930	786	46%
35 to 39	1,547	852	695	45%
40 to 44	1,307	650	657	50%
45 to 49	1,178	608	570	48%
50 to 54	1,087	547	540	50%
55 to 59	1,221	604	617	51%
60 and 61	474	228	246	52%
62 to 64	698	317	381	55%
65 to 69	1,006	477	529	53%
70 to 74	870	420	450	52%
75 to 79	574	273	301	52%
80 to 84	374	178	196	52%
85 and older	416	165	251	60%
Under 18	4,267	2,208	2,059	48%
65 and older	3,240	1,513	1,727	53%
Median Age	34.4	34.2	34.6	N/A

### Population by Age



Source: SANDAG, Population and Housing Estimates, v2021  
 SANDAG  
[www.sandag.org](http://www.sandag.org)

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 College Area  
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**Population by Race, Ethnicity and Age**

	Non-Hispanic					
	Hispanic	White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>4,983</b>	<b>11,547</b>	<b>1,621</b>	<b>98</b>	<b>2,663</b>	<b>1,025</b>
Under 5	341	502	86	10	104	56
5 to 9	450	580	90	5	125	78
10 to 14	351	521	72	9	109	91
15 to 17	218	295	46	1	82	45
18 and 19	356	1,093	99	5	322	92
20 to 24	470	919	108	8	246	156
25 to 29	396	585	128	8	138	73
30 to 34	400	897	123	2	205	89
35 to 39	342	788	127	2	215	73
40 to 44	303	653	110	6	155	80
45 to 49	294	550	116	6	169	43
50 to 54	240	550	98	12	154	33
55 to 59	253	685	100	6	150	27
60 and 61	71	299	40	2	54	8
62 to 64	113	411	67	2	79	26
65 to 69	139	652	75	4	120	16
70 to 74	109	595	52	6	91	17
75 to 79	63	397	42	1	60	11
80 to 84	35	268	23	2	41	5
85 and older	39	307	19	1	44	6
Under 18	1,360	1,898	294	25	420	270
65 and older	385	2,219	211	14	356	55
Median Age	28.9	37.4	37.3	37.5	35.0	24.8

Source: SANDAG, Population and Housing Estimates, v2021  
 SANDAG  
[www.sandag.org](http://www.sandag.org)

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END Of SANDAG Demographic Profile (Appendix 2)

# APPENDIX 3: CACPB 2023 ACTIVITY REPORT

College Area Community Planning Group 2023 Review Of Projects and Action Taken 14 Members on the CACPB; Quorum = 8 Members							
CACPB Detailed Listing of Activities by Month and Date							
	<u>Title</u>	<u>Description</u>	<u>Review Type</u>	<u>Approved</u>	<u>Denied</u>	<u>Member Attendance</u>	<u>Public Attendance</u>
<b>January 2023</b>	1/9/2023 permit for 6650 Montezuma	HI Density Proposed Development (Old Church Property)	Action	X		9 (Quorum Achieved)	Not Recorded
<b>February 2023</b>	2/13/2023 6440 El Cajon Blvd	324 Unit Apt Complex; Old Howard Johnson	Information	NA	NA	10 (Quorum Achieved)	Not Recorded
	2/13/2023 5343 Monroe	Dish Wireless Antennae Project	Action	X			
<b>March 2023</b>	3/13/2023 B23015/23016	Water Pipes Replacement on Redlands Drive (City of S.D.)	Action	X	NA	11 (Quorum Achieved)	Not Recorded
	3/13/2023 Friends of the Library	Opposition to Proposed Development at 6650 Montezuma Road	Information	NA	NA		
	3/13/2023 CACPB Elections	Adamski, Richardson, and Silva (3 year terms); Cook has a 1 year term	Action	X	NA		
<b>April 2023</b>	4/10/2023 PRJ-1082838 7290 Mohawk	Extension of a project previously approved by the CACPB	Action	X	NA	13 (Quorum Achieved)	Not Recorded
	4/10/2023 Proposed Homeless Ordinance	Council Person Stephen Whitburn introduced his Homeless Ordinance	Information	NA	NA		
	4/10/2023 Housing Action Package 2.0	VP Silva presented the CPC meeting discussion and action on HAP 2.0	Information	NA	NA		
	4/18/2023 Community Plan Update Mtg	Discussion of City's Draft Land Use Plan dated 10/26/2022	Information	NA	NA		
<b>May 2023</b>	5/8/2023 Support for 7-Visions Land Use	Comm. Pln. Update Supporting 7 Visions Plan; Repudiate all others	Action	X		13 (Quorum Achieved)	25 People
<b>June 2023</b>	6/12/2023 73rd & Mohawk - New Dev/p	A new affordable housing project; allowed by right	Information	NA	NA	11 (Quorum Achieved)	7 People
	6/12/2023	President Jim Jennings' stepped down due to health; Tom Silva will step in as Acting President. CACPB Voted to Affirm Tom Silva as new president (no longer Acting), and for B.J. Nystrom to be the new Vice President	Action	X	NA		
<b>July 2023</b>	7/10/2023 College-Rolando Library	Update on library access and parking; proposed development	Information	NA	NA	12 (Quorum Achieved)	5 People
	7/10/2023 Planning Group Recognition	Proposal to form a subcommittee for development of 600-24 changes	Action	X	NA		
	7/10/2023 Blueprint San Diego	Proposal to form a subcommittee to review BP San Diego and report	Action	X	NA		
	7/10/2023 Public Input-Infrastructure	City new survey program to obtain neighborhood input on CIP desires	Information	NA	NA		
	7/10/2023 Opposition to SB-10	CACPB Opposition to SB-10 clause in the Housing Action Package 2.0	Action	X	NA		
<b>August 2023</b>	8/14/2023 College-Rolando Library	Support Friends of the Library position on library access and parking	Action	X	NA	11 (Quorum Achieved)	30 People
		Motion to support the Friends of the Library Approved: 8(y),0(N),3 (abs) Members of the public - Over 24 people. Unanimous approval.					
<b>September 2023</b>	9/11/2023 College-Rolando Library	Re-vote for Support Friends of the Library - Possible Brown Act issue on 8/14/23 due to city not timely posting the agenda on its web page.	Action	X	NA	11 (Quorum Achieved)	7 People
	9/11/2023 CPG Recognition	Presented overview, the proposed calendar, the demographics & application proposed by the City	Information	NA	NA		
	9/11/2023 ADU on 54th (S. Vocal)	This item was pulled by the applicant and not reviewed; did have a public comment on it regarding an allegation of city not listening to the fire marshal's concerns.	Pulled	NA	NA		
<b>October 2023</b>	10/9/2023 Friends of Library	Public Comment regarding status of F.O.L. eEfforts for parking	Public Comment	NA	NA	12 (Quorum Achieved)	5 People
	10/9/2023 CPG Recognition	CACPB took action to formally approve submitting the recognition application to the City before Dec. 32, 2023.	Action	X	NA		
<b>November 2023</b>	11/13/2023 DISH Project on Monroe St.	The Maztic Network Solutions Dish Wireless Project at 5343 Monroe Avenue was approved by the CACPB. (PRJ-107810); Tom filed a completed IB 620 form with the City on Nov. 14, 2023.	Action	X	NA	9 (Quorum Achieved)	4 People
	11/13/2023 CPG Recognition	The CACPB reviewed each of the attachments that will be submitted with the On-Line CPG Recognition Application in separate motions, and they were approved subject to minor changes.	Action	X	NA		
	11/13/2023 Community Participation	After the meeting the President and Vice President met with three (3) SDSU students and answered questions they had regarding the planning group and related community and housing issues. (1/2 meeting)	Information	NA	NA		
<b>December 2023</b>	12/11/2023 No Meeting	At the November Meeting, the CACPB approved "going dark" in Dec. 2023	NA	NA	NA	NA	NA

END Of Activity Matrix (Appendix 3)

## APPENDIX 4: APPROVED MEETING MINUTES JAN. TO NOV. 2023

**College Area Community Planning Board (CACPB)**  
 Minutes from the Regular Meetings: January 9, 2023 at 6:00 pm  
 Held At College Rolando Library 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
A (A1)	Tom Silva	Vice President	A (A5)	Chris Luna
P	Ann Cottrell	Secretary	A (A3)	Robert Montana
A (A4)	David Cook	Treasurer	P (A1)	Roie Moyal
P	Diana Lara	SDSU Appointee	P	Troy Murphree
A (A1)	??	SDSU AS Appointee	P (A2)	B.J. Nystrom
P	Jim Schneider	BID Representative	P (A1)	Jose Reynoso
A	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 15)

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

**Call to Order:** 6:00 p.m.

**I. Approval of Agenda:**

M add permit for 6650 Montezuma to New Business: Jenkins, S: Reynoso

\*Approval unanimous

M approve amended agenda: Reynoso, S: Nystrom

\*Approval unanimous

**II. Approval of Amended Minutes from Regular Meeting of November 9, 2022:**

M approve amended minutes: Reynoso, S: Jenkins, Y:8, N:0, A:1(absent) Nystrom \*  
 Carried

**III. Public Comments on Non-Agenda Items within CACPB Jurisdiction**

*A. Jefferey Nguyen, C.D. 9*

Announced: work on homeless & renters' protection, City Council Committee changes, State of District presentation.

*B. Lucero Maganda, Mayor's Office*

1. State of City Presentation
2. Streetlight repairs are a big issue; We are making repairs by district, targeting high traffic areas, especially near schools. C.D. 9 is scheduled for repairs this month.

*C. Christopher Gris, Assembly District 78 (Ward)*

1. Ward has been elected Assembly Speaker Pro-Tempore.
2. College Area is now in 78<sup>th</sup> Assembly district. Adjacent Rolando is still in 79<sup>th</sup>.

**V. New Business**

*A. Jennings:* Diana Lara is replacing Rachel Gregg as SDSU representative. Welcome Lara.

*B. Presentation for Apartment complex, 6640 El Cajon Blvd., postponed to February.*

*C. Report on 6650 Montezuma Project & Library*

1. Permit Applications

a. Current Permit applications:

- *Jennings:* Project application for building permit has been filed with city, according to email from Misty Jones, head of San Diego Library system. It is for 182 units (125 hotel, 57 residential) & 150 parking spaces. She wants to know our thoughts as there are fewer residential units than anticipated.
- *Jenkins:* We've been anticipating this, as a grading permit has been applied for, for what was described as a residential project. Now, a building permit has been applied for and paid for. This is a big step; it means they have actual plans & drawings that they've paid for plus the permit fees.
- *Givori Accela Building Permit application (PRJ 1079343)* says requested processing time is express. It says there will be affordable units which lets them increase density, but I don't think this would be possible with a hotel, only with residential.
- *Schneider:* hotel would be commercial element in mixed use project.
- *Hintzman:* This is a big concern. Since November, when we heard about grading permit for this 5 story "apartment building," we've asked how you can get a grading permit for a project not yet permitted. No answer yet. We need to ask DSD what requirements, what rights owner has with grading permit when project is not allowed by zoning.

b. Pertinent Permit Application History

- 12/19/2019 building permit for 4 story hotel created (openDSD 2381694)

- 10/06/2022 grading, water sewer for 5 story apartments, removing 2 & building 2 new drives, water, fire, storm drain opened (Accela PRJ1073277)
- 12/05/2022 grading right of way opened (Accela PMT-3183720)
- 12/14/2022 5 story multi-family 182 units including affordable units, express Building construction permit, in review. (Accela PRJ 1079343)
- 01/13/2023 (12/16/2022) 5 story multi-family 182 units Plumbing, mechanical, electrical permits & building permit opened (Accela PMT 3193841)

2. Zoning: *Jenkins*

- a. The base layer was low density residential. Developer requested & received a community plan amendment to do a hotel & to change zoning to commercial. This was done, resulting in the current overlay zone prohibiting residential use. It looks like he is trying to get in by having a mainly commercial project with some residential.
- b. Is the City in a position to even offer a permit? Should it be moving ahead for a project with a reviewer assigned to the plan application? But if you start with a building permit the project approval is ministerial which requires no discretionary review.

3. Impact on Library

- a. The current Joint Use Agreement (JUA) stipulates that developer can close Montezuma entrance for the duration of construction.

b. Parking

- *Hintzman*: The City consistently states that the existing JUA for shared parking will remain in place. Is that true if the project is so different?
- *Jennings*: how many parking spots are totally private & how many public spots? They propose 150 parking spaces. Does that include the 31 we currently use, or do they want 150 in addition to those?
- *Hintzman*: Library currently uses 59 spaces: 28 on city property, 31 on private property. Under the current JUA Library has 53 spaces: 25 private + 28 city-owned; 6650 has 125 spaces, 25 shared with library. We don't know what arrangements will be with the new project which proposes 150 parking spaces.

4. Next Steps

a. Meeting/s

- *Schneider*: Given our lack of clear information, we should invite a developer representative to meet with us to clarify so we avoid rumors spreading. Might ask them to bring the Mayor as well.
- *Jennings*: Marcela Escobar-Eck (Atlantis group) is their consultant; I've asked her to come to CACPB and can invite her to a special meeting.
- *Givot*: We need to meet with owner. Representatives don't always have correct information; maybe ask both owner & Escobar-Eck.
- *Jennings*: If we ask them to a special meeting, they may already have the permit by then.

b. Needed information

- *Hintzman*: We need to hear from the city & our representatives. What is their position? The City's official public representation has always supported the owner's intent to up-zone the property. It feels like there is no citizen representation in discussions with the developer. We've had no response from the City; all requests by Friends of CR Library have been met with "the city has no power until the project has been filed"; now it has been. Elo-Rivera says he can't take sides on a matter he will have to vote on. Mayor Gloria needs to tell us his position.
- *Maganda, Mayor's office*: I can help but it will require research; there are so many departments involved.
- Others mentioned as able to provide information/tell us where to go: Jefferey Nguyen, C.D. 9 & Elyse Lowe, DSD Director, who was on Councilmember stage of the College Rolando Library. Jennings will contact Lowe regarding the proposal

*D.Jennings: Nominations, March board election*

1. 8 seats are open, including Cook, Luna, Silva, Cook & Silva are eligible for reelection.
2. Nystrom remains the only person on the election committee. Lara will replace Gregg on the committee; Gregg will help.
3. In response to criticism that CACPB "doesn't want diverse board": We do, but it is hard to attract applicants, especially young. Attendance at 2 meetings is still required to run. We should advertise openings & our wish for more diverse board, e.g. - *College Times Courier*, reach out to students on campus.

**VI. Delegate Reports**

*A plan update: Jennings*

1. November Planning Commission meeting was not good. We did a good presentation, but Commissioners didn't hear or appreciate what we said.
2. *Givot*: They are still using wrong population projections. Among other things they assume a lot of families with young children; Series 14 projection lowers that demographic. Causman is supposed to get a new evaluation report from London Moeder Advisors in January updating the College Area Market & Feasibility Study from September 2021 based on the Series 14 data. Also SDSU is at capacity so student population will not grow that much.
3. No future meeting is on Planning Commission calendar. Suggestion: we show up at meetings & speak up during public comments.

**VII. Adjournment 7:10**

*A. Adjourn to January 2023*

Move to Adjourn: Schneider, S: Cottrell \*approved by consensus

Minutes by Ann Cottrell, Secretary

**College Area Community Planning Board (CACPB)**

Minutes from the Regular Meetings: February 13, 2023 at 6:00 pm

Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
P (A2)	Tom Silva	Vice President	A (A6)	Chris Luna
P	Ann Cottrell	Secretary	P (A4)	Robert Montana
P (A5)	David Cook	Treasurer	P (A1)	Roie Moyal
A	Diana Lara	SDSU Appointee	P	Troy Murphree
P (A1)	??	SDSU AS Appointee	A (A3)	B J. Nystrom
P	Jim Schneider	BID Representative	P (A1)	Jose Reynoso
A	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 15)

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

**Call to Order:** 6:00 p.m

**I. Approval of Agenda:**

A. Move to add Friends of Library as 4D: Silva, S: Cook Y:10 N:0 A:1(Schneider, the process)

\*carried

B. Move accept amended agenda: Reynoso, S: Cottrell

\*carried by consensus

**II. Approval of Amended Minutes from Regular Meeting of November 9, 2022:**

Move to approve: Reynoso, S: Jenkins

\*carried by consensus

**III. Public Comments on Non-Agenda Items within CACPB Jurisdiction**

A. *Colina del Sol Community Recreation Group Vote on Montezuma Park*

February 16 the CRG will vote on Montezuma Park proposals. If anyone wants to have a say this is the last opportunity, as College Area had no representation or voice in original plan development.

**IV. New Business**



*A. Presentation of concept for apartment complex at 6440 El Cajon Blvd., former Howard Johnson site. Jose Santana & Sergio Sandoval representing the developer; Impact Housing*

1. Our model is:
  - a. Inexpensively built apartments using repurposed shipping containers for low to moderate income households, between 50 & 120 percent of area median income. This is not subsidized housing & not a student housing project.
  - b. It is built, by right, under Complete Communities plan.
  - c. We pay our fair share of DIF fees.
2. The proposed project on El Cajon Blvd. is:
  - a. The first of 4 such projects planned in San Diego.
  - b. 6 stories, 5 residential floors over parking & lobby; no public areas other than wide sidewalk
  - c. 324 units: studio, 1, 2, 3 bedroom & 52 parking spaces which is more than required.
  - d. Scheduled for completion Fall 2023.

*B. Dish wireless at 5343 Monroe: Carolina Corrales*

1. This site is planned for Dish Wireless Antenna. It will have little visual impact; antenna will be covered. It is similar to the one you approved at Ralphs.
2. Move to approve Dish Wireless Antenna: Jenkins S: Silva Y:10 N:0 A:1(Schneider) \* Carried

*C. Nomination for board election at March meeting: Jennings*

1. 8 seats are open for 3, 2, & 1 year terms. Three are the expired terms of Cook, Silva, Luna; 5 are currently open.
2. Officers needed to be nominated. We need a treasurer.

*D. Friends of College Rolando Library: Hintzman*

1. New Information: In December & early January we learned that 6650 Montezuma project is no longer considered discretionary by the city, as it has been since March 2021, but is now ministerial. This is a cause of great concern.
2. Two letters have been sent to the city on our behalf, 1 from Danna Givot, 1 from Julie Hamilton which asks the city to explain the change to ministerial as the rules have not changed. Hamilton argues that the city is not proceeding legally given the lack of rules change.
3. The city needs to provide explanations & answers:
  - a. We feel CACPB is the appropriate place & ask to have this put on the March agenda. We could send a letter to Elyse Lowe, head of DSD, asking her to come.
  - b. *Jennings:* As chair, I will just invite her to come. The topic will be on the agenda. I will also put working with Rolando Community Council on the agenda to bring the Mayor to a session on the Library & 6650. They have not answered any questions.

**V. Delegate Reports**

*A. Plan Update Committee: Montana*

1. Meetings: The last activity was meeting of Planning Commission. We were ignored, got no response to questions. No Plan Update Subcommittee meeting was scheduled for December. The planned January meeting did not happen & there is no explanation, no communication from Causman, or planners. The next meeting is scheduled February 22, via zoom.
2. *Silva:* Report from informal group (Amerling, Jenkins, Reynoso, Silva, all members of the Plan Update Subcommittee) who met with Heidi Vonblum, (Planning Director), Christopher

Ackerman-Avila (Mayor Gloria's policy advisor on housing & planning) & Jefferey Nguyen (Council President Elo Rivera's representative). It went well.

a. Purpose: The group met to bridge communication gap between planning board, community groups, city because communication has been combative, without progress. We made clear we are a subgroup of CACPB & the Plan Update Subcommittee. We also made clear that Neighbors for a Better San Diego (NFBSD), while effectively communicating many College Area concerns, does not represent CACPB or the College Plan Update Subcommittee. That had not been clear to them.

b. Discussion:

- The City officials shared the land use map they are currently using, an amalgam of different maps we've seen earlier, e.g. Nodes, Walkable neighborhoods; it has not been released. They acknowledged that maps shown a year ago were part of working through the process, but not their latest. This one is close to our 7 Visions Plan, increasing density on 3 main corridors, tapering down to residential neighborhoods.
- We studied it to see how it compares to 7 Visions. While their plan focuses density on the corridors, it also increases density in single family neighborhoods. We made clear this is unacceptable to many in our community, because a major component of 7 Visions is preserving "single family" neighborhoods. To do this we propose more density on main corridors than the city does, with step downs to single family neighborhoods. We accept our higher density as long as developer provides some amenities in return, e.g., parks; Montezuma Linear Park must be designated in the plan.

c. City explanations, responses.

- Protecting Single Family neighborhoods: City officials said that because San Diego is suffering from a critical housing shortage, our plan must provide every opportunity to provide more housing. After discussion, they agreed with the goal of providing a diversity of housing opportunities.
- Lack of meetings, communication: One reason there haven't been meetings recently is that the Planning Department is spending so much time responding to questions, in particular generated from NFBSD. We are free to meet on our own, but the city staff does not want to take time for meetings unless there is something new to show, which there isn't at this point.
- Demographic data: In response to the charge that the city is using outdated demographic data, they explained that the city uses data that is officially available at the time. They will use the latest data, the data we want, once it has been adopted and is official.
- Final takeaway: Vonblum emphasized that the process is still at the beginning. They need more community input. It appears that the final plan may not be what we call it, but tangible results will effectively be what we want. She said that ultimately the plan will boil down to analyzing infrastructure, utilities. That will drive final decisions. She says she will follow up.
- Additional comments: *Jenkins, Montana*  
In reality there is little we can do to protect single family neighborhoods given the current San Diego ADU ordinance. We must work to get better local ADU rules. Developers prefer to buy residential property for high density because it is much less expensive than commercial property. The city serves the interest of property developers not residential owners. We need to incentive residential development in commercial areas.

*C. Community Planners Committee: Silva*

1. There was a big discussion regarding return to live meetings. CPC wants to keep the zoom option & go to a hybrid model as many other community groups are doing.

**VI. Adjournment:**

*A. Next meeting:* given that library will now be available after hours can we change the meeting date? After some discussion Jennings agreed to put it on agenda for March. Doing a doodle survey ahead of that regarding everyone's meeting availability was suggested.

B. M to adjourn: Schneider, S: Reynoso

\* Carried unanimously

Adjourned at 7:15 p.m.

Minutes by: Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)

Minutes from the Regular Meetings: March 13, 2023 at 6:00 pm

Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
P	Tom Silva	Vice President	P	Robert Montana
P	Ann Cottrell	Secretary	A	Roie Moyal
P	David Cook	Treasurer	P	Troy Murphree
P	Diana Lara	SDSU Appointee	P	B.J. Nystrom
P	Robson Winter	SDSU AS Appointee	P	Jose Reynoso
A	Jim Schneider	BID Representative		
P	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 14)

P= present L= LateA= 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)

Call to Order: 6:00 p.m

**I. Approval of Agenda:**

A. Specify election of officers will be at April meeting, not today: Jenkins

B. Move to approve amended agenda: Nystrom, S: Reynoso

\*Carried by consensus

**II. Approval of Minutes from Regular Meeting of February 13, 2023:**

Move to approve minutes: Reynoso, S: Nystrom

\*Carried by consensus

**III. Public Comments on Non-Agenda Items within CACPB Jurisdiction**

None

**IV. New Business**

**A. CACPB Meeting Schedule: Cottrell**

Results of Board Poll: Monday is the only day all can attend. 5 each prefer 6:00 & 7:00. Vote on time will be at April meeting.

**B. B23015/B23016 Redland Improvements: Jonard Talamayan for Roberto Valadez, Engineering & Capital Projects Dept.**

Water pipes will be replaced on Redland Drive & Redland Place beginning in April & finishing end of summer 2024. Streets will be repaved.

*C. Friends of the Library: Jan Hintzman.*

1. History of 6650 Montezuma project & library parking reviewed. Library service area is one of the largest in the city; more than College & Rolando, it includes Colina del Sol & parts of Talmadge.
2. Current situation
  - a. Plans for a new hotel/residential project were submitted in Spring 2022 & are currently under review for:
    - 300,000 sf building, 4.5 times the size of the original hotel, occupying virtually the entire property; 6 stories over parking with 2 entrances at back.
    - The hotel part is described as an extended stay hotel; with 2-3 bedroom suites typical of student apartments.
  - b. In its early 2022 preliminary review of the project, the City questioned if the project would qualify for ministerial review, calling attention to issues like the Neighborhood Development permit does not allow residential development. However, the project is being ministerially processed at this time, despite their earlier positions.
  - c. Discussion
    - Project is being processed ministerially, apparently under affordable housing waivers & incentives.
    - If this is approved ministerially, our only option is to sue. In the interim, we should inundate Mayor & Elyse Lowe, Development Services Director, with personal (not form) letters making clear how this negatively impacts you personally and impacts our underserved community.

*D. Nominations/Elections. (Action): Jennings*

1. 3 open seats for 3 year terms, 5 open seats for 1 year term. Candidates are Mike Adamski, David Cook, Susan Richardson, Tom Silva
2. Results: Adamski, Richardson, Silva will each have 3 year terms, Cook has a 1 year term

**V. Delegate Reports**

*A. Plan Update Committee: Montana*

1. Current status
  - a. The Planning Department has put our plan update on hold for 6 months while they consider Blueprint SD. The next Plan Update meeting will probably be in September at earliest.
  - b. Reynoso, Silva, Jenkins & Amerling met with city staff (Mayor's office, CD9, Development Services Department) as reported at CACPB's February meeting.
2. Discussion of this meeting
  - a. Participants' summary of the meeting
    - We initiated the meeting in effort to improve communication between the city & community, which has deteriorated to head butting, & to reinforce 7 Visions plan focusing on nodes & corridors. We made clear we are concerned individuals, not representing CACPB or the Plan Update Committee .
    - The City presented the group a draft land use plan that it was working on and asked the group to review it and give our opinion. The City made it clear that this new draft plan is not the final proposed land use plan. The City also made it clear that it needs to perform a lot more analysis regarding public services, adequacy of utilities and parks is required by the City
  - b. Responses from CACPB & community members
    - Considerable concern that neither Chair of Plan Update Committee nor CACPB President was informed about the meeting or invited to join.

- The 4 could be seen as representing the Update committee or CACPB board which they are on & because they presented documents labeled consensus of community & sub-committee.
- What they presented is not what community adopted as 7 Visions. It does not recognize impact of Complete Communities on any area zoned for over 20 du/ac. This is a critical issue because it opens areas identified for 29du/ac to very high- density development, a significant proportion of College Area. This must be fixed.

c. Next Steps

Montana proposed a Plan Update committee meeting March 22 to review what was submitted & consider what steps to take. We can prepare a written response to the city's map & bring it back to the Committee in early April to validate or undo what the group discussed with the city.

*B. Community Planners Committee: Silva*

1. The CPC reviewed proposed changes to the Community Planning Group Bylaws, Assembly Bill 2449, & proposed changes to the Street Preservation Ordinance. All these items were information issues and did not require any formal action. However, the discussion on the bylaws & AB 2449 (Virtual meetings and the Brown Act) generated very heated discussions.
2. Regarding the CPG Bylaws, the City will develop workshops and training starting in April & continue thru the year.
3. Regarding AB 2449, if the CPG decides to host virtual meetings 2/3s of CPG Board must participate in person; and the board is limited to only 2 virtual mtgs. In addition, those board members participating virtually must have an allowable cause to be absent.

**VI. Adjournment: 7:55**

M to adjourn: Lara, S: Cook

\* Carried unanimously

Minutes by: Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meetings: April 10, 2023 at 6:00 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
P	Tom Silva	Vice President	P	Robert Montana
P	Ann Cottrell	Secretary	P (A1)	Roie Moyal
P	David Cook	Treasurer	P	Troy Murphree
P	Diana Lara	SDSU Appointee	P	B.J. Nystrom
P	Robson Winter	SDSU AS Appointee	P	Jose Reynoso
P (A1)	Jim Schneider	BID Representative	P	Susan Richardson
A	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 14) P= present L= LateA= 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)

Call to Order: 6:00 p.m

**I. Approval of Agenda:**

M: Cottrell, S: Reynoso

\*Carried by consensus

**II. Approval of Minutes from Regular Meeting of March 13, 2023:**

M: Reynoso, S: Nystrom Y:14, N:0, A:2 (Moyal, Schneider absent)

\*Carried

**III. Public Comments on Non-Agenda Items within CACP Board Jurisdiction None**

**A. CD 9: Nguyen,**

**1. Proposed tenant protection law.**

This will close loopholes in current law to provide stricter guides on eviction for those abiding by lease, e.g. protection will begin first day, instead of current 2 years, from start of lease.

There will still be legitimate ways to evict tenants. Elo-Rivera is working with both tenants & landlords.

**2. Jennings. CAPP**

This proposed ordinance currently says nothing about applying CAPP to new rentals, holding landlords accountable. Elo-Rivera & I agree it would be great to include CAPP in new ordinance so why did he not include it?

**B. Stephen Whitburn, C.D 3: Proposed Homeless Ordinance**

Ordinance would make it illegal to camp in or on any public property if shelter beds are available.

Camping would be illegal (available beds or not) in highly sensitive areas, e.g. schools; open spaces/waterways: Balboa, Mission Bay, Presidio, & Shoreline Parks, & transit & shelter facilities

where no camping signs posted. Please support the ordinance at Land Use & Housing meeting Thursday.

**IV. New Business**

A. *PRJ -1082838 – 7290 MOHAWK ST. (action)* extension of item previously approved  
M to approve: Schneider, S: Jenkins \*Carried by consensus

B. *Change CACPB meeting time (action)*  
Majority can meet @ 6:30 2<sup>nd</sup> Monday. \*Carried by consensus

C. *Board officer Elections (action)*  
Nominees: President: Jennings, Vice President: Silva, Treasurer: Cook, Secretary: Cottrell  
M to elect: Richardson, S: Montana \*Carried by consensus

**V. Delegate Reports**

A. *Plan Update Report: Montana*  
Committee will meet here Tuesday April 18 to discuss environmental justice issues and the map the city created & was shown to group that met with them in February.  
*Givot*: there is a new environmental justice toolkit ([ejtoolkit.com](http://ejtoolkit.com)) which is helpful in framing letters to elected officials re: inequalities in College Area. Enter your address and will get information on demographics, environment etc. for your area.

B. *Community Planners Committee: Silva*  
1. City's new Housing Action Package 2.0 (HAP), now on city's website.  
(<https://www.sandiego.gov/planning/work/housing-action-package>), It encourages new homes in all areas of San Diego. It identifies 10 areas of incentives/legislation.  
2. CPC created an Ad Hoc subcommittee (including Silva) to review these materials (124 pages).  
The City will present the plan to the April 25 CPC meeting leaving little or no time for community planning groups to study proposed code changes & formulate comments.

VI. **Adjournment: 7:15**  
M: Nystrom, S: Montana \*Carried by consensus

Minutes by: Ann Cottrell, Secretary



College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meetings: May 8, 2023 at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P (A1)	Robert Higdon
P	Tom Silva	Vice President	P	Mike Jenkins
P	Ann Cottrell	Secretary	P	Robert Montana
A	David Cook	Treasurer	A (A1)	Roie Moyal
P	Diana Lara	SDSU Appointee	P	Troy Murphree
P	Melvin Ridley	SDSU AS Appointee	P	B.J. Nystrom
P (A1)	Jim Schneider	BID Representative	P	Jose Reynoso
			P	Susan Richardson

TOTAL BOARD MEMBERS: 20 (momentarily 15) P= present L= Late A= Absent (1),(2),(3) = 1st, 2-, 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)

**Call to Order:** 6:35 p.m.

**I. Approval of Agenda**

Move approval: Cottrell, S: Nystrom

Move add B new business, CACPB position on SB10: Montana, S: Nystrom \*Carried unanimously

**II. Approval of Minutes of April 10, 2023 meeting**

Move approval: Reynoso, S: Schneider Y:11 N:0 A:2 (Higdon, Ridley absent) \*Carried

**III. Public Comment**

A. *Chris Arthur, Affordable Housing to be built at 73<sup>rd</sup> & Mohawk*

This is informational, I'm happy to return and do a presentation of the project.

**IV. New Business**

A. *Adopt College Area Update Committee recommendation to clarify planning board's position supporting Vision 7 Plan adopted by board on September 14, 2022, and repudiate any presentation of alternative plans that represent to be from the subcommittee: Jennings (Action)*

1. M support: Montana, S: Nystrom

2. Discussion

Nystrom: Suggest substitute *disavow* for *repudiate* in letter Montana sent us.

Givot: Include statement that 7 Visions plan be included in EIR.

Montana: a new paragraph will say "Also CACPB urges the Planning Department to include the 7 Visions plan in the EIR for plan update as a possible alternative to a city proposal."

3. Move that Montana amend letter to include these changes, send it to Jennings & to board. If there are no objections Jennings will send it to Planning Director, Mayor's representative, Elo-

Rivera's representative: Jennings, S: Montana  
Y:11, N:0, A:2 (Richardson, Ridley new to board)

\*carried

*B. CACPB Position on SB 10:* included in CPC report

#### V. Delegate Reports

*A. Plan Update Committee: Montana* nothing in addition to above.

*B. Community Planners Committee (CPC): Silva*

1. CPC voted to oppose inclusion of SB 10 in Housing Action Plan (HAP) 2.0
  - a. I recommend CACPB support that position & write a strong letter of opposition to SB 10
  - b. Move Silva write letter from CACPB supporting CPC opposition to SB 10, send it to Jennings for their signatures: Montana, S: Reynoso
  - c. Discussion:  
Jenkins: this is right move but we also need someone at Planning Commission meeting as voice of the board; at a minimum sending in comments in advance so it is on record. The reason for this is if we ever need to litigate this in the EIR phase it is limited to information submitted in advance.
  - d. Call question in favor of letter: Y:11, N:0, A:2 (Richardson, Ridley new to issue) \*Carried
2. CPC voted that if other HAP 2.0 elements are approved, the affordability target be more descriptive than 30% affordability. CPC recommends specifying 15% for very low & low income & 15% moderate income households.
3. CPC voted against the motion that Complete Community Housing Solutions Amendments be accepted as specified in the Land Development Code.

*C. Camino del Sol Recreation Group: Richardson*

1. The board is looking at Clay Park renovation. You are encouraged to attend meeting May 17 because, although it is not in the College Area, it is our closest larger park.

#### VI. Adjournment 7:05

Move to adjourn: Montana, S: Silva

\*Carried unanimously

Minutes by Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meetings: June 12, 2023, at 6:00 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	Acting President	A (A1)	Robert Higdon
		Vice President	P	Mike Jenkins
P	Ann Cottrell	Secretary	A	Robert Montana
P(A1)	David Cook	Treasurer	P (A2)	Roie Moyal
P	Diana Lara	SDSU Appointee	A	Troy Murphree
P	Melvin Ridley III	SDSU AS Appointee	P	B.J. Nystrom
P (A1)	Jim Schneider	BID Representative	P	Jose Reynoso
			P	Susan Richardson

TOTAL BOARD MEMBERS: 20 (momentarily 14) 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)

**Call to Order:** 6:02 p.m.

**I. Approval of Agenda**

M approval: Nystrom S: Reynoso \*carried unanimously

**II. Approval of Minutes of May 8, 2023 meeting**

M approval: Jenkins S: Schneider Y: 9, N: 0, A: 2 (Cook, Moyal absent) \*carried

**III. Public Comment**

*A. Silva: CACPB meeting time*

Next meeting will be at 6:30, not 6. We voted to start at 6:30 but City website & library schedule still say 6. I have contacted both to make that change.

*B. Nguyen, representing CD 9.*

1. Council passed renter protection ordinance
2. Street light repair strategy is to concentrate repairs in a district, cycling through them every 2-3 weeks. CD9, College Area will be in July. Major thoroughfares & intersections will probably get priority. They will use Get-It-Done reports to identify repairs. It is important to report each individual light rather than a string of lights to facilitate tracking.

*C. Samantha Brown, representing Senator Atkins*

Report on State Budget process.

**IV. New Business**

*A. Nomination & Election of Vice Chair (Action)*

1. Background: Jim Jennings informed the board that, for health reasons, he has resigned from the CACPB. Jim was the Board Chair; Tom Silva is the Vice-Chair. According to the Bylaws, in the event of a vacancy in the Chair Position, the Vice-Chair automatically becomes

the Chair, leaving a vacancy in the Vice-Chair position.

2. M to affirm Silva as Chair: Jenkins, S: Reynoso Y:10 N:0 A:1 (Silva) \* Carried
3. Election of Vice- Chair
  - a. Nominate Richardson: Reynoso S: Jenkins  
Nominate Nystrom: Silva S: Richardson
  - b. Nystrom 7 votes, Richardson 4 votes. Nystrom is elected Vice-Chair

**B. Vote to fill vacant 3 year CACPB term with David Cook. (Action)**

1. Background: Mike Adamski was elected to a 3 year term at the March 2023 meeting & David Cook was elected to a 1 year term. In April Adamski informed Jennings he was withdrawing from the board. If Adamski had not been a candidate Cook would have been elected to the 3 year term.
2. M Cook fill the 3 year term: Nystrom, S: Schneider \* Carried unanimously

**C. 73<sup>rd</sup> Street Apartments at 73<sup>rd</sup> & Mohawk: Chris Arthur, Eden Housing**

1. Background: Arthur introduced this project during Public Comments May 8, 2023, promising to present the project in June. The project is allowed by right, but Arthur is willing to listen to concerns or support from Board members.
2. The 5 story building will have 120 units 100% affordable & income restricted. It will have 1, 2, & 3 bedroom units, covered parking, community spaces & some services for at-risk-of-homelessness. This is not designed as student housing, but students could live there.

**D. Community Planning Group (CPG) training: Silva**

Section 7.4 of Council Policy 600-24 states that CPGs will require voting members to complete training each year within 60 days of initial election or appointment to the Board, & no later than June 1<sup>st</sup> of each succeeding year for as long as the voting member is serving or re-elected. At the May 2023 CPC meeting City Staff reported that updated training will be available this June, the tentative date for first in-person training is June 12, 2023. Additional training will be provided both in-person & on-line.

**E. Parks & Recreation update: Richardson**

1. Background: A report on Colina del Sol Community & Recreation Group's meetings May 17 & 31. There is no update on Montezuma Park renovations.
2. May 17 meeting was for renovation of Clay Park in Rolando under proposed new master plan.
3. May 31<sup>st</sup> meeting was for a small park with playground on Federal Blvd. as part of Chollas Creek Master Plan.
4. City-wide Park Board is working on plans to increase the number of pickleball courts, e.g. striping tennis courts for tennis or pickleball.

**V. Future CACPB Agenda Items: Silva**

This will be an opportunity to request items to be considered for future CACPB meetings. Care should be taken that the items are within the purview of CACPB & not an item more appropriate for the College Area Community Council. For example, CACPB letters to the city should be on the agenda.

**VI. Delegate Reports**

- A. Plan Update Committee:** no report.  
*Silva:* related issues.

1. I have talked to the city. They are really focusing on Complete Communities. We haven't been dropped by the city; they are focused on trying to coordinate things & how they relate to community plans.
2. I sent a letter June 5 to the Planning director, Vonblum, & copied you, about comments 4 College Area residents made regarding an October city plan they were shown; the letter clarified the board's rejection of those comments & continued support for our 7 visions plan.

*B. Community Planners Committee (CPC): Silva*

1. Cannabis Social Equity & Economic Development Program: regulation & proposed actions to reduce illegal cannabis operators & remove inherent biases for potential cannabis operators. The city recommends reducing minimum distance of pot shop from school to 600 feet.
2. Equity Forward Initiative changes the priority process of the Capital Improvements Program. CPC members expressed concern that, although it states Planning Groups will have an opportunity to provide their CIP project priorities, groups will have little time to review the priorities & meet with their planning groups to vote on priorities.

**VII. Adjournment 7:05**

Move to adjourn, next meeting 6:30 July 10, 2023

\*Carried unanimously

Minutes by Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meetings: July 10, 2023, at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	P (A2)	Roie Moyal
P	B.J. Nystrom	Vice President	P (A1)	Troy Murphree
P	Ann Cottrell	Secretary	P	Jose Reynoso
A(A1)	David Cook	Treasurer	P	Susan Richardson
P	Diana Lara	SDSU Appointee		Open
A	Melvin Ridley III	SDSU AS Appointee		Open
P (A1)	Jim Schneider	BID Representative		Open
P (A2)	Robert Higdon			Open
P	Mike Jenkins			Open
P (A1)	Robert Montana			Open

TOTAL BOARD MEMBERS: 20 (momentarily 14) 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)

**Call to Order:** 6:30 p.m.

**I. Approval of Agenda**

*Riebeau:* Add as an action item, a board vote on against SB10, & sending decision to Planning Commission.

M approve adding discussion of SB10 to new business: Nystrom, S: Montana

Y: 9 N: 1 (Jenkins) A:2 (Lara, Murphree)

\*carried

M approve amended agenda: Schneider, S: Nystrom Y: 11 N: 0 A: 1 (Higdon)

\*carried

**II. Approval of Minutes of June 12, 2023 meeting**

M approval: Nystrom S: Reynoso

Y:9 I, N: 0, A: 3 (Higdon, Montana, Murphree absent)

\*carried

**III. Public Comment on non-agenda items within the jurisdiction of CACPB.**

*A. Hintzman: College Rolando Library*

1. We are 1 of 3 libraries hosting a free lunch program with activities, 5 days a week.
2. Library will be open to pick up reserved books until 9 p.m. Wednesdays & Thursdays

**IV. Representative Updates**

*A: CD 9: Nguyen*

1. Today Council passed street preservation ordinance. Often streets are not fully paved after digging, e.g. for utilities. This holds businesses accountable for completely repaving to edge of street.
2. B Parking Permits expire August 31. To be sure a replacement arrives in time should apply now.
3. In partnership with CACC we are holding a clean-up August 5, 8a.m.-11a.m.

4. *Cottrell*: Can you help us get information onto the city website for CACPB? Meeting time & president have not been changed; May minutes, sent twice, are still not posted.

*B. College Business District: Schneider*

There was a big turnout of people to help paint a mural on Little Flowers shop at 56<sup>th</sup> St. & El Cajon Blvd. This was done with storefront improvement program with lots of other help, e.g. CACC, city, county, College area businesses.

*C. SDSU: Lara*

A permanent source of power has been found for the left turn light from Montezuma onto Zura way. The light should be functioning by the end of December.

**V. New Business**

*A. Library access & parking: Hintzman*

1. We've seen a new proposal for the apartment/hotel at 6650 Montezuma. The new plan is **significantly** larger than the original. The building now extends virtually to north, east & south property lines, requiring use of city property to the north for full car circulation; there is no turn around for parking.
2. Ministerial review does not address fact the project depends on use of public land which should require an easement. We ask that if City grants the developer an easement, the City should demand an easement on the private property for library parking.
3. We are asking for letters to the mayor encouraging support for discussion of easements & to Elo-Rivera asking him to support such an easement.

*B. Planning Group Recognition: Silva (Action Item)*

1. City has amended Council policy 600-24 to require specific changes to Community Planning Groups (CPGs) bylaws & require collection of demographic information for the board. CPGs have until end of December 2023 to make bylaw changes & apply for recognition as the designated CPG to the city. It is possible that another proposed planning group will also apply for recognition & be selected as the new official planning group representing College Area.
2. M to form subcommittee to report recommendations & timeline at September meeting: Jenkins  
S: Nystrom. \*Approved unanimously
3. Committee members: Cottrell, Moyal, Nystrom, Reynoso, Silva

*C. Blueprint San Diego: Silva (Action Item)*

1. Blueprint SD is a proactive effort to create an equitable & sustainable framework for growth to support current & future San Diegans. It proposes to use the best available data to identify areas for more homes & jobs that are connected to convenient & affordable options to walk, bike, & ride transit to meet daily needs, such as going to work, school, or the grocery store. Link is: <https://www.sandiego.gov/blueprint-sd>.
2. The city has halted all community plan updates until this is in place so plans can be compared to Blueprint SD. We need to see how our plan update fits with this. There is a tentative November deadline.
3. M Plan Update committee evaluate Blueprint SD & make recommendation: Schneider  
S: Lara \*Approved unanimously

*D. Public Input on Neighborhood Infrastructure Projects*

1. The San Diego City Council adopted updates to Council Policies 800-14 & 000-32 in December. These policies set the guidelines for how Capital Improvements Program (CIP) projects are prioritized & funded, & how engagement with community members occurs. This is the web link for more information on the issue:

<https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>.

2. The city's web link is open so we can, as board or individuals, indicate our priority projects. The city will go back to look at early recommendations, & will forward them for this year. We should look at those we have made & resubmit them if we still support them.

*E. August Meeting (Action Item)*

1. M we have a short meeting August 14 at 6:30: Nystrom, S: Jenkins. \*Approved unanimously

*F. Board's position on SB10, relative to letter on this we sent June 7, 2023*

1. This is part of the Housing Action Plan 2.0 going to Planning Commission August 3. Comments made at the first meeting are a matter of record, but we need to have all comments submitted again to be seen at this session. It will take 2/3 of City Council to adopt it. It is dangerous because, unlike other legislation, once adopted this can never be rescinded or changed.
2. M Montana & Silva send the previous letter with a new date be uploaded to public comment for the Planning Commission meeting: Jenkins, S: Montana Y: 11 N: 0 A: 1 (Lara) \*carried

**VI. Future CACPB Agenda Items: Silva**

*We've talked about branding the College Area; 1 way is through public art. We need to look at the community plan update & add an art dimension to it. The plan should include creative arts. Some ideas:*

- Creative City San Diego: <https://www.sandiego.gov/creative-city>.
- Community Tool Kit: <https://www.sandiego.gov/sites/default/files/community-conversations-toolkit-en.pdf>.
- CACC should be involved; it has money & can apply for grants

**VII. Adjournment 8:00**

M to adjourn: Montana, S: Nystrom

\*approved unanimously

Minutes by Ann Cottrell, Secretary



College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meeting: August 14, 2023, at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	P (A2)	Roie Moyal
P	B.J. Nystrom	Vice President	P (A1)	Troy Murphree
P	Ann Cottrell	Secretary	A	Jose Reynoso
A(A2)	David Cook	Treasurer	P	Susan Richardson
P	Diana Lara	SDSU Appointee		Open
A(A1)	Melvin Ridley III	SDSU AS Appointee		Open
P (A1)	Jim Schneider	BID Representative		Open
P (A2)	Robert Higdon			Open
P	Mike Jenkins			Open
P (A1)	Robert Montana			Open

TOTAL BOARD MEMBERS: 20 (momentarily 14) P= present L= Late A= Absent (1),(2),(3) = 1st, 2-, 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)

Call to Order: 6:30 p.m.

**I. Approval of Agenda**

*A. Discussion*

1. *Silva*: Question – can we vote on action item given that our agenda was not posted on city website 72 hours ahead of meeting? I submitted our agenda to the city in plenty of time to post 72 hours in advance, required by Brown act. I also posted it at library, on Next Door, & sent it to the board. The city did not post it until this afternoon. State code says agenda must be on city website, but City now says we are city recognized independent board & as such no longer have access to their resources. We can send agenda, & minutes; they might post them as a courtesy only, which is what today's email with agenda said. As we've done everything required tonight's board consensus is we can vote on the library action item today.

*B. M* approval of agenda as distributed: Montana, S: Cottrell. Y:11, N:0, A: 0 \*carried

**II. Approval of Minutes of July 10, 2023 meeting**

M approval: Jenkins, S: Richardson Y:11, N:0, A: 0 \*carried

**III. Public Comment on non-agenda items within the jurisdiction of CACPB.**

None

**IV. Representative Updates**

*A: CD 9: Nguyen*

1. Regarding street lighting on Montezuma, we have identified those out & sent addresses to Transportation staff. Crews addressed many College Area lights in July; in August 2 streets were on the maintenance list, Remington & Collwood. CD 9 has prioritized street lighting, but it is not our place to order repairs; we refer them.

2. Streetlight division very short staffed. Even if we had the budget there would be big street light backlog. City electricians are underpaid compared to other cities so many leave. City is trying different solutions. One is renegotiating pay & benefits with the current union in charge of lights so now we can contract out to non-city electricians to chip away at the backlog.

C. *SDSU: Lara*

Fall move-in is this week; classes start Aug. 21. There will be extra police patrols this weekend.

V. *New Business: Library access & parking: Hintzman (Action item)*

- A. Background: This item was presented at the June meeting as an information item, & CACPB wished to take a position on it. At issue is the proposed apartment/hotel at 6650 Montezuma & the Friends of the Library's request for a letter to the mayor encouraging support for discussion of easements & to Elo-Rivera asking him to support such an easement.
- B. M to support Friends of College-Rolando Library's request: Montana, S: Higdon
- C. Reasons for request
  1. Current 125 room hotel project is based on 2019 agreement with city. It involved a zoning change that prohibits residential building & includes a 20 year joint use agreement giving library shared use of drive from Montezuma & 25 parking spaces all on 6650 property.
  2. New project proposal:
    - a. Increased size from 67,000 sf to a 300,000 sf 5 story building with 125 hotel units, 57 residential units & only 25 surface parking spaces in addition to 150 interior spaces.
    - b. 1 of 2 property entrances would be through city property, not covered in the existing joint use agreement
    - c. Problems with current joint use agreement:
      - it stipulates parking to be shared & a project this size is likely to use all available parking leaving none for library patrons.
      - There is no assurance owner will renew agreement when it expires in 20 years leaving just 28 library parking spaces on city property.
    - d. Instead of applying for zone upgrade to permit residential use, owner has applied for waivers & incentives to build residential housing.
    - e. New proposal is under ministerial review in DSD; public has no information on review & no input.
- D. Friends of College-Rolando Library wants CACPB to join them in asking city to negotiate reciprocal easements (project's use of public road & library parking on private property) that designates exclusive parking for library patrons & make that a condition for review of new project proposal.
- E. Board discussion
  1. *Montana*: letter we are asked to support is not specific enough. It should say "in exchange for easement to use public property for access to their site, negotiate a reciprocal easement that designates exclusive parking for library patrons on private property." This needs to demand a quid pro quo providing perpetual library parking with no payment by city. Even current parking agreement is sub-par. Library standard requires 80 spaces & under joint use agreement we will have 53 (28 on city land & 25 on 6650 property).
  2. *Jenkins*: What would be status of applicants' acquisition of property if developer doesn't negotiate easement for public road use? It would be encroachment on public property. Could city terminate encroachment at will? I believe creating an easement is a property process requiring City Council approval; it might have to go to Planning Commission then Council.

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meeting: September 11, 2023, at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	P (A2)	Roie Moyal
A	B.J. Nystrom	Vice President	P (A1)	Troy Murphree
P	Ann Cottrell	Secretary	P (A1)	Jose Reynoso
P(A3)	David Cook	Treasurer	P	Susan Richardson
A	Diana Lara	SDSU Appointee		Open
P(A2)	Melvin Ridley III	SDSU AS Appointee		Open
P (A1)	Jim Schneider	BID Representative		Open
P (A2)	Robert Higdon			Open
A	Mike Jenkins			Open
P (A1)	Robert Montana			Open

TOTAL BOARD MEMBERS: 20 (momentarily 14) P= present L= LateA= 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)

Call to Order: 6:30 p.m.

**I. Approval of Agenda**

M approval of agenda: Richardson, S: Reynoso. Y:11, N:0, A: 0 \*carried

**II. Approval of Minutes of August 14, 2023 meeting**

M approval: Schneider, S: Richardson, Y:8, N:0, A:3 (Cook, Reynoso, Ridley III absent) \*carried

**III. Public Comment on non-agenda items within the jurisdiction of CACPB.**

*A. Justin Ruthenbeck, Developer of Property on Mohawk*

1. We are dividing the parcel into 3 parcels & building townhomes on the back 2.
2. We were unanimously approved by CACPB a couple of years ago & got an extension of time. I don't know if we need to be here, but can come back if necessary.

*B. Jan Hintzman, Friends of College Rolando Library*

I've been working with SD Library to get our needs recognized in the new Library Master plan 2040. It is available & we are slated for maintenance funding, but there is nothing about our parking needs. This is typical, our community is continually overlooked; we need to be more active & visible.

**IV. Representative Updates**

*A. For Congresswoman Jacobs, Michaela Castagnola*

Reviewed activities in San Diego during Congressional August break.

*B. For Council Representative Elo-Rivera: Nguyen*

1. Streetlight update. The city repaired 28 streetlights on Dorothy west of College, & inspected lights on the east end of Dorothy.

2. 2025 Budget. The budget process is beginning. All are encouraged to fill out the survey on budget recommendations by Sept. 22.
3. Community comments/questions:
  - a. *Silva*: College Area definitely wants library & park improvements in the budget.  
*Nguyen*: Council members are hearing of interest in land acquisition for parks. Elo-Rivera is more interested in land acquisition for parks but it is hard in College Area. Mention land acquisition for parks in budget survey, it will help us approach the mayor.
  - b. *Higdon, Ribeau*. Concerned about lack of safe cross walks, e.g. El Cajon Blvd & 58<sup>th</sup>, Montezuma & Cactoctin.

C. *SDSU: Ridley III*

1. Given recent reports of women assaulted when taking Uber/Lyft rides, we are putting together safety initiative posts; we want students to be aware of services we offer.

V. **New Business:**

A. *Laws regarding noticing of meetings: Silva*

AB2257, effective in 2019, says any community group must post meetings on city or jurisdictional webpage 72 hours in advance. There is confusion because San Diego now says this is a courtesy, but law is clear. I will bring this up at CPC to get city to give formal position.

B. *CACPB position on Library access & parking (Action item): Silva*

1. Background:

This issue was an action item on the August 14, 2023 agenda. The City of San Diego did not post the meeting notice & agenda on its website 72 hours prior to the meeting; therefore, it did not meet the Brown Act. All actions taken that evening were null & void. The CACPB is asked to take action on the same item tonight.

2. M to support Friends of the Library in its position on the proposed development at 6650 Montezuma Rd. & authorize the CACPB chair to send the city a letter of support: Montana S: Reynoso, Y:8, N:0, A:3 (Ridley III- AS representative is neutral, Moyal - don't know enough, Schneider, can see both sides) \*carried
3. Silva will send letter of support expressing support for Friends of Library letter, to appropriate parties.

C. *Proposed By-Laws Amendment – CPG Recognition: Silva.*

1. Planning Boards need to rewrite by-laws to fit new city template, approve some city documents & provide board demographics. If we don't file this information, we run risk of not being recognized as College Area planning group.
2. Each board member must provide basic demographics which will be given city as anonymous report so they can compare board to SANDAG data for our area. Please give me your anonymous data at next meeting.
3. City has a general timeline for this, to be completed by December; I propose the following CACPB schedule for our meetings:
  - Sept. – Demographic survey
  - Oct. – prepare terms & conditions for recognition, organizational procedures, ethical standards, community participation plan & community map
  - Nov. – final review & approval of proposed terms & conditions & exhibits A (procedures) & B (map), any additional input, determine form for submitting board demographics.
  - Dec. – target to submit CACPB application to be College Area planning group; Silva to file all necessary materials.
  - Dec. 31 – 5:00 p.m. deadline to submit electronic application to City.

**VI. Delegate Reports**

*A. Parks & Recreation Update: Richardson*  
No report, meeting is next week.

*B. College Area Community Plan Update*

The city's participation in all community plan updates is on hold until Blueprint SD is adopted & implemented. A program Environmental Impact Report will be prepared for Blueprint SD; all community plan update EIRs will have to conform to the BPSD programmatic EIR.

**VII. Adjournment 7:35**

M to adjourn: Montana, S: Cottrell

\*approved unanimously

Minutes by Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meeting: Oct. 9, 2023, at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	A (A3)	Roie Moyal
P(A1)	B.J. Nystrom	Vice President	A (A2)	Troy Murphree
P	Ann Cottrell	Secretary	P (A1)	Jose Reynoso
P(A3)	David Cook	Treasurer	P	Susan Richardson
P(A1)	Diana Lara	SDSU Appointee		Open
P(A2)	Melvin Ridley III	SDSU AS Appointee		Open
P (A1)	Jim Schneider	BID Representative		Open
P (A2)	Robert Higdon			Open
P(A1)	Mike Jenkins			Open
A(A2)	Robert Montana			Open

TOTAL BOARD MEMBERS: 20 (momentarily 14) P= present L= LateA= 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)

**Call to Order:** 6:30 p.m.

**I. Approval of Agenda**

A. *Jenkins*: Ask that 6A, Recognition of CACPB, become an action item.

B. M approve amended agenda: Nystrom, S: Reynoso Y: unanimous \*Carried

**II. Approval of Minutes of September 11, 2023 meeting**

M approval: Richardson, S: Cook, Y:8, N:0, A:3 (Jenkins, Lara, Nystrom absent) \*Carried

**III. Public Comment on non-agenda items within the jurisdiction of CACPB.**

A. *Yvonne Jones El Cerrito*

1. Friends of College-Rolando Library has sent a letter from land use attorney, Julie Hamilton, to the City Attorney requesting the parking situation be resolved in our favor.
2. Request CACPB support Del Cerro-Navajo in objection to Planning Commission approval of plans to build mega-church on property at Del Cerro Blvd. & College Ave. We will also be affected by its increased traffic.

**IV. Representative Updates**

A. *Jim Schneider, College Area Business District*  
 Announced Halloween event at Luau.

B. *Christopher Ward, 78<sup>th</sup> District Assembly Member*

1. Reported Assembly Committees he serves on & issues he is currently working on.
2. Questions, comments: Ward indicated support/concern for each issue & described legislative efforts or difficulties for each.
  - a. College Area is extremely short on parks; please work on funding for that
  - b. Does mental health funding include K-12, college students?
  - c. Does state provide rental subsidies as a way of combatting homelessness?

- d. How are you continuing to support College students, especially with rising tuition?
- e. State's efforts to reduce costs in building houses, but reducing costs by cutting developer's fees hurts communities like ours, deficient in parks, road upgrades etc. We don't get fees for what we need; there needs to be an offset so we can afford a park. Our new community plan includes a linear park, but there is no money for it.
- f. Regarding SDG&E charges varying according to user's income, where is the data from & isn't it a breach of confidentiality?
- g. What is the state doing about increasing home insurance which hurts so many.

*C. Jeffercy Nguyen, representing Elo-Rivera CD 9*

- 1. Last week we submitted first round of budget priorities; the following pertain to College Area
  - a. 7 water & sewer projects. The main one is Alvarado trunk sewer & water pipe. We're asking all be fully funded. We're pushing to get these done so we can repave streets.
  - b. Question: is there anything in the budget to purchase property? JN: No.

*D. Melvin Ridley III, Associated Students*

- Our big activity now is *Aztecs Rock Hunger*, with big outreach into first week of November. It raises funds for local food bank, food pantry on campus etc.

*E. Diana Lara, SDSU*

Halloween plans: Aztec Nights, big events to keep students on campus, will be the weekend before Halloween & Halloween Tuesday. SDPD & SDSUPD will have increased patrols for Halloween.

**New Business:**

1. *CPG recognition process, proposed by-laws amendment & Demographics: Silva*

A. Recognition Process Timeline

Application is due in December, announcement will be in Spring. My goal is to have everything ready to submit 3<sup>rd</sup> week in December. Timeline is in handout.

B. Terms & Conditions (exhibit to Council Policy 600-24)

There are 8 items in application. It is pretty scripted; city recommended language is online.

C. Guidelines for Ethical Standards, also fairly scripted.

D. Community Participation. We need to show we are representative of the College Area according to SANDAG demographic data.

E. A subcommittee (Cottrell, Nystrom, Reynoso, Silva) will prepare recommendations for the application, including necessary changes to our by-laws, to present at the November CACPB meeting for discussion and approval.

2. M proceed with application process, committee report to board for vote in November: Jenkins

S: Nystrom \*unanimous, carried

3. Be sure, Silva has your demographic information; it will be not be reported individually.

**VI. Delegate Reports**

*A. Parks & Recreation Update: Richardson*

There was a workshop on Sunshine Beradini field, Federal Blvd.  
I got a copy of Clay Park current concept plan.

**VII. Adjournment 7:55**

Consensus to adjourn

Minutes by Ann Cottrell, Secretary

College Area Community Planning Board (CACPB)  
 Minutes from the Regular Meeting: Nov. 13, 2023, at 6:30 pm  
 Held At College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	P (A3)	Roie Moyal
P(A1)	B.J. Nystrom	Vice President	P(A2)	Troy Murphree
P	Ann Cottrell	Secretary	P (A1)	Jose Reynoso
P(A3)	David Cook	Treasurer	A	Susan Richardson
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 CP 600-24, Art. IV, Sec 1: "A vacancy exists upon the 3<sup>rd</sup> consecutive absence or 4<sup>th</sup> absence in 12 months (April-May)

**Call to Order:** 6:30 p.m.

**Clarification of meeting status:** *Silva*

Ignore today's message that we could not have official meeting because city did not post our agenda until this morning. The city clarified this today; the Brown Act noticing rule applies City decision making bodies. We are a city recognized board, not a city board; therefore, we must post agenda 72 hours in advance but it does not need to be posted on city website.

**I. Approval of Agenda**

M approval: Jenkins, S Nystrom Unanimous \*Carried

**II. Approval of Minutes of October 9, 2023 meeting**

M approval: Reynoso, S: Nystrom, Y:9, N:0, A:2 (Murphree, Moyal absent) \*Carried

**III. Public Comment on non-agenda items within the jurisdiction of CACP. None**

**IV. Representative Updates**

**A. Lara: SDSU**

Good support for Aztecs Rock Hunger food drive

Neighborhood clean-up: about 60 students collected Halloween trash in the area. We plan a bigger event next year.

**V. New Business:**

**A. Mastec Network Solutions Dish Wireless Project at 5343 Monroe Av.: Silva**

1. Dish Wireless is seeking a recommendation of approval for a proposed stealth antenna



facility installed at the roof line of Wesley Terrace at 5343 Monroe Avenue, to provide cellular wireless service to local customers. The 3 panel antennas will be hidden from public view by 3 fiberglass reinforced plastic enclosures attached to the side of two existing penthouse structures for the building at an elevation of 96 feet.

2. Slide presentation made clear that antennae will be virtually invisible.
3. M to approve project: Montana, S: Reynoso Y: 10 N: 0 A: 1 (Silva, presenting)

*B. Proposed CPG Recognition Documents, required for submission for CPG recognition: Silva*

These documents have been reviewed & modified to reflect the College Area Community Planning Board Composition. On approval they will be submitted to the City of San Diego on, or prior to, December 31, 2023

1. Terms & Conditions (also called Operating Procedures)

a. We already do these procedures including annual report & annual training.

b. *Jenkins*: 4.2.1 Minimum age: this point includes statement that a representative of SDSU Associated Students is a voting member of the board. It then adds that representative of SDSU administration is also a voting member. Add that representative of College Area Business District is also a voting board member.

c. M approve Terms & Conditions as amended: Reynoso, S: Nystrom unanimous \*carried

2. Ethical Standards

M to approve: Montana, S: Cook unanimous \*carried

3. Community Representation and Participation Plan

M to approve: Reynoso, S: Cook unanimous \*carried

4. Community Map

M to approve: Montana, S: Nystrom unanimous \*carried

*C. December 11, 2023 CACPB meeting: Silva*

1. Traditionally the Board does not meet in December. Shall we go dark for 12/11/23 meeting?

2. M to not meet December 11: Cottrell, S: Lara unanimous \*carried

**VI. Delegate Reports**

*A. Community Planners Committee: Silva*

The main decision was to approve a letter to the city saying it is important to work with planning groups.

**VII. Adjournment 7:30**

M to adjourn, next meeting January 8, 2024: Montana, S: Nystrom Consensus

Minutes by Ann Cottrell, Secretary

No Meeting in December 2023

Therefore, No Minutes to Post

END Of 7 Meeting Minutes (Appendix 4)

## END OF COLLEGE AREA 2023 ANNUAL REPORT

Approved by the CACPB on February 12, 2024

### CACPB OFFICERS:

Tom Silva, Chairperson  
BJ Nystrom, Vice Chairperson  
Ann Cotrell, Secretary  
David Cook, Treasurer