

College Area Community Planning Board (CACPB)
 Minutes from the Regular Meeting: January 13, 2025, at 6:30 pm
 College Rolando Library, 6600 Montezuma Rd.

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

TOTAL BOARD MEMBERS: 20 (momentarily 15) P= present L= Late A– Absent (1),(2),(3) = 1st, 2nd, 3rd absence prior to current meeting. 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 to put new business ahead of representatives' reports: Montana, S: Silva *Unanimous

II. Approval of minutes of October 14, 2024

M approval: Jenkins, S: Reynoso,
 Y:9, N:0, A:4 (Cook, Higdon, Montana, Schneider-absent) *Carried

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

- A. Statement regarding serious health concerns due to poor air quality.
- B. Comments regarding lack of adequate Library parking.
 - 1. Montezuma Rd. apartment manager expressed concern about the negative impact of time-limited parking on Reservoir Dr. will have on apartment residents.
 - 2. Most attendees had to park at Ralphs as there was none left at the library. This would be hard for many who are not strong walkers.

IV. New Business

A. *Nathen Causman, Senior Planner, San Diego Planning Department: Update on status of College Area Community Plan Update.(CPU) (information only)*

1. Presentation

a. Background & vision

- 2019-2020: CACPB created 7 Visions Report
- 2020: Community Plan Update (CPU) process began.
- In addition to general goals (sustainability, environmental health etc) plan aims for housing near SDSU, transit & jobs, a vibrant business district, improved mobility, expanded parks & open space, SDSU as anchor institution

- b. Presentation:
 - Presentation slides summarized all the topics in the CPU 1st draft, available online.
- c. Next steps & 2025 timeline
 - Spring: collecting feedback on this 1st draft & asking CACPB for comments after March meeting
 - Planning Commission will make recommendations for 2nd draft 2/27/25
 - Summer: Prepare 2nd draft & environmental document. CACPB will vote on it in June or July.
 - Fall: Public hearings & recommendations from bodies such as Planning Commission, Parks & Rec board etc.
 - Late Fall: City Council adoption.
- 2. Discussion: Over 70 members of the public attended & many spoke. Most comments or questions centered on the following topics:
 - Some members commented that the proposed Land Use Plan is closest to the 7 Visions Plan goals.
 - The Community approved 7 Visions plan does not appear in the report. CACC/CACPB have requested this & some believe the city promised to include it.
 - The residential ranges are too high.
 - A great many units can be built above the number indicated in the plan, due to using special density bonuses -- Complete Communities, ADUs, extra density bonuses. Because so many potential units are possible using these special density plans these must be included in the plan. The report's dwelling units table is misleading because it does not include those numbers.
 - Additional comments/questions
 - Will the existing agreement between KenTal & College Area to move the community boundary along Colwood be included in the updated Plan?
 - The definition of parks must be rectified because the park value assigned now is not up to date.
 - Neighbors for a Better San Diego provided a written statement regarding the CPU; it is attached.

B. Moshe Krafchow, TreeCulture of San Diego: Silviculture as a solution to wildfire risk in San Diego (action item)

1. Presentation was limited due to time constraints, His written narrative of the presentation is attached.
2. Move table to next meeting: Montana, S: Nystrom
Y:11, N: 0, A:2 (Jenkins, Richardson insufficient information)

V. Representative updates

A. Nguyen for Elo-Rivera, CD 9

Homeowners are responsible for repairing sidewalks in front their property. If damage is due to city, e.g., sewer, public tree, repair responsibility can be contested.

B. ????? for Mayor Gloria

Safe sidewalk law took effect this month. No one is allowed to park within 20' of a street corner. Due to lack of staff not all curbs have been painted red so now violators

get a warning.

C. *Schneider, College Area Business District*

We're doing fun things such as Bingo nights at local businesses. The next is January 23.

VI. Delegate reports:

A. *Richardson, Colina del Sol Park Board.*

1. Because sales tax (Measure E) failed, Park & Recreation budget will be reduced 20%.
2. Changing name of Clay Park to Pendleton Park has been adopted.

VII. Adjournment to February 10, 2025 7:45 p.m.

Minutes by Ann Cottrell, secretary



**COLLEGE AREA COMMUNITY PLAN UPDATE – FIRST DRAFT
SIGNIFICANT TOPLINE ISSUES – 1/13/25**

- College Area Community Plan Update targets are sky-high and unjustified by SANDAG projections
 - College Area population targets exceed anticipated growth for entire City of San Diego by 2050
 - College Area housing targets are ¼ of what entire City is projected to need by 2050
- College Area Plan doesn't include density bonus programs
 - 70% of building permits 2021-2023 were for bonus programs (only underlying base units counted)
 - 20% ADUs
 - 23% Complete Communities
 - 27% Affordable Bonus Density Program
- Proposed Residential Low 4 exceeds the Complete Communities eligibility threshold (20 du/ac). The resulting densities will 450-660 du/acre which will:
 - Pull high density housing into the single-family neighborhoods
 - Take dense development away from the transit corridors, where it belongs
 - Eliminate/compromise transition zones
 - Produce less affordable housing
- Purchase of Alvarado Hospital by UCSD Medical Campus may increase much of the College Area to Complete Communities Tier 2
 - Eligible for 8.0 to 9.5 floor area ratio (FAR) bonus
- Proposed plan provides no commitment for much needed supportive infrastructure. College Area:
 - Has current 91% park points deficit or more
 - Lacks
 - Recreation Center
 - Library Parking
 - Fire Station
 - Adequate Police Coverage, etc.

TREE CULTURE

Area Resources Management

1/13/2025

College Area Community Planning Board meeting:

1 – High volatility is the condition where a small amount of energy goes in, and a large amount of energy comes out. Wet material will absorb energy until it dries out and then it will emit energy adding to the volatility.

2 – With dry volatile material under, and mixed throughout, it becomes explosive.

3 – We at TreeCulture address the problem at the source. We use material to create a forest floor that has retains water. This will drastically lower the volatility and improve the environment.

4 – A proper grazing plan will maintain a healthier and safer environment.

5 – College Area Community Planning Group jurisdiction includes Montezuma fire area.

6 – The College area has a network of canyons that are currently in a highly volatile state.

7 – It's the canyon volatility that projects the risk onto the surrounding neighborhoods, classifying them as Very High Fire Hazard.

8 – Here is a picture from the Montezuma fire area. Although there was just a fire there, you can see in this picture how remaining branches are set catch and hold debris, and the grasses will grow and the short palm fronds will droop to the grass and the taller palm fronds will droop to the shorter ones, and in 3 to five years the fire ladder and volatility will return.

9 – Here are pictures from just outside the Montezuma fire area showing unmitigated volatility and heavy fuel loads.

10 – Here are pictures of Fairmount Ave and Aldine Dr where the Talmage fire burned six years ago. The volatility returned and you can clearly see the fire ladder in the palms.

11 – Here are pictures from Adobe Falls Rd where the Adobe Falls fire burned seven years ago.

12 – After the Adobe Falls fire palms were removed for mitigation at a cost of about \$1.5 million. For about \$3 million TreeCulture can clean up the entire College area canyon network outlined in red, about 400 acres. That is enough area to operate a year-round rotating grazing plan for continuous maintenance at about \$400,000/yr for the first three years. After that we can reduce the price based on productivity, with the goal of reducing the cost to zero by ten years.

13 – After the clean-up and with a maintenance plan in place, we can have the red removed from this map. We are in an ongoing emergency, let's end it. THE ASK – CACPG endorse this plan.