

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

**Minutes From the Regular Meetings: July 10, 2019, 7:00 pm**

**Held in: Faith Presbyterian Church 5075 Campanile Dr. San Diego, CA 92115**

P	Jose Reynoso	President	A(A2)	David Cook
P	Jim Jennings	Vice President	P	Robert Higdon
P	Ann Cottrell	Secretary	P	Jean Hoeger
P(A2)	John Putman	Treasurer	A	Robert Montana
A	Rachel Gregg	SDSU Appointee	P	Troy Murphree
A	Angie Espinosa	SDSU AS Appointee	P(A1)	B.J. Nystrom
P(A1)	Jim Schneider	BID Representative	P	Tom Silva
P(A1)	Saul Amerling			open
P	Ellen Bevier			open
P(A1)	Christina Boyd			Open

TOTAL BOARD MEMBERS: 20

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

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

M/S/C = Moved/Seconded/Carried

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

**COLLEGE AREA COMMUNITY PLANNING BOARD MEETING**

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

**II. Agenda approval**

M approve agenda: Cottrell, S: Nystrom Y :13, N:-0, A:0 \*Carried

**III. Approval of CACPB minutes for Wednesday, May 8, 2019**

M approve minutes: Schneider S: Amerling Y-13 N-0 A-0 \*Carried

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

*A. Mike Schaefer:* Concerned about detached “apartments” planned near his house.

*Jennings:* It hasn’t come to project review committee yet, come to that meeting.

*B. Dave Smith, Chair Navajo Planning Board.* Navajo wants to collaborate with CACPB & Ken-Tal PB in supporting Fairmount Ave Interchange with I-8 as a CIP priority.

**V. Law Enforcement Reports**

*SDSUPD: Mark Peterson*

1. New Student Orientation runs from Friday to end of August. Prepare for traffic.
2. Active Shooter drills next week, don’t be alarmed by law enforcement, noise.
3. CARPUS meets next Tuesday, July 16, 4 p.m. at College Ave. Baptist Church

## VI. New Business

### A. Election by board to fill vacancy for seat expiring in 2020:

Tom Silva is candidate

M to appoint Silva: Reynoso S: Nystrom Y:13 N:0 A:0 \*Elected

### B. Review and consideration of a proposed lot split at the corner of 70th St. & Saranac St., (APN 468-112-34-00 & 468-112-36-00): Jennings

Project Review Committee approved lot splits on 70th lots with 1200sf single family single story house & 400sf Companion Unit proposed for each.

*Neighbor:* Expressed objections to splits & building proposals adjacent to his lot.

*Putman:* Split is consistent with zoning & City Plan so no decision is needed.

M to approve lot splits: Jennings S: Nystrom

Y:10 N:3 (Higdon, Hoeger, Murphree) A:0 \*Carried

### C. Discussion of pending state housing legislation, SB 330 & SB 592:

*Javier Gomez (Assembly Member Gloria's office)*

1. 592 is NOT like SB 50. It updates California Housing Accountability Act by streamlining additional housing; ADUs will now be under this act & will be treated like any other housing project when consistent with zoning & community plan. Text is on line.
2. These bills will come up for vote in September. I am getting community feedback for Gloria who is on Housing Committee.
3. Concerns from board members & audience
  - a. It appears this will make it easier to build ADUs. *JG:* yes
  - b. College Area is different. Institutional investors are adding ADUs, not resident owners, so these are all rental properties. We don't oppose ADUs if there is accountability of an owner to living on the property.
  - c. In College Area many are inconsistent with neighborhood design, being large 2 story back yard buildings
  - d. Legislation making ADUs easier & cheaper to build is meant to increase affordable housing. This has not been demonstrated. We need to see research, facts. Affordability must be a requirement, bill must include criteria for affordability. In College Area, for example, ADUs can rent for \$700/bed. That is not affordable
  - e. There is no provision for improved infrastructure to serve additional population.
  - f. It appears there will be no CEQA review for ADUs

#### 4. *Reynoso:*

- a. ADUs have been approved by state. At most we will get tweaks if state is willing to change, e.g. set back rules. City has no authority over setbacks, established by the state. City can require an owner occupied house with ADU, but chose not to, in part because City Heights opposes such a regulation.
- b. Community Planners Committee was told SB 592 & 330 do not supersede local zoning as SB 50 would do.

#### 5. Move to table vote until September so we can get more information: Nystrom

S: Putman

Y: 13 N:0 A: 0 \*Carried

*D. Consideration of proposal to cancel August 2019 CACPB & CACC meetings*

M: Hoeger S: Amerling Y:13 N:0 A: 0 \*Carried

*E. Notice of Board vacancy for seat expiring in 2021: Reynoso*

Pollock's seat is vacant due to absences. Pollock has applied for this seat

M Pollock join Planning Committee as community member: Jennings S: Amerling

Y: 13 N:0 A: 0 \*Carried

**VII. Delegate Reports**

*A. Community Planners Committee: Reynoso*

1. SB 330 & 592 discussed; most abstained on vote due to lack of information.
2. Pushcart ordinance repealed, pushcart sales can be anywhere

**VIII. President's report: Reynoso**

Thanks to SDSU CFO Tom McCarron for having two benches installed on Montezuma between East Campus Dr. and College Ave. so residents have a place to rest while walking to and from campus.

**IX. Adjournment** 7:55 p.m.

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**COLLEGE AREA COMMUNITY COUNCIL MEETING**

**I. Approval of agenda**

*Reynoso: Add D in New Business – coordinator for 501 (c) 3 process.*

M approve amended agenda: Reynoso S: Cottrell Y: 13 N:0 A: 0 \*Carried

**II. Approval of Minutes of CACC meeting June 12, 2019**

M: Schneider S: Murphree Y: 13 N:0 A: 0 \*Carried

**III. Public Comments on non-agenda items under CACC jurisdiction.**

*A. Reports on 1989 College Area Plan: Murphree*

Board members will report on elements of 1989 plan at September meeting.

**IV. Local Elected Officials**

*A. Christopher Vallejo (CD 9)*

1. Newsletter distributed includes reports on new ordinance barring landlords from rejecting rental applicants on basis of income source (e.g. section 8) & inclusionary affordable housing regulations to be voted on by Council in July.
2. Council unanimously passed Rezoning for Montezuma Hotel (next to Library). It goes to Land Use & Housing Committee (no date yet). Parking agreement won't be available to council or public until out of LU&H.
3. Loop detector malfunctions at intersections on Montezuma: Yerba Santa – was ok, 55<sup>th</sup> St. & College Ave have been restored, Campanile scheduled for restoration.

**V. President's Report Reynoso** Presented in CACPB session

## VI. New Business

A. *The process & goals Community Plan updating based on North Park experience: Howard Blackson, Urban Designer/Studio Director with AVR P Skyport & member of CACC plan update steering committee*

### 1. Important Points:

- Plan for the future; it will be different. What is vision for future?
- Identify priorities, what are major issues, e.g. relations with SDSU?
- Bring those with conflicting positions together, compromise to accommodate divergent positions. Bring in under represented, e.g. young.
- Don't need to change everything. Focus changes on specific target areas, e.g. major corridors & leave other areas, e.g. RS1 neighborhoods, alone. Plan transitions between different use areas.
- Community Plan is separate from zoning. As charter city zoning does not need to relate to policies. After plan must work on zoning to make sure it reflects new plan.

### 2. Observations from Reynoso

- Steering committee met with Planning Department & got outline of steps for update. We've done a lot of early work already
- We must be clear that this is a community based plan, not wait for city plans.

B. *Proposal to disburse budgeted funds for Good Neighbor Brochure. Reynoso*

Budget allocates \$300 for printing AS's Good Neighbor brochure. Cottrell will review.

M to make this contribution: Reynoso S: Amerling Y: 13 N:0 A: 0 \*Carried

C. *Proposal to cancel August 2019 CACC meeting*

M to cancel August meeting: Jennings S: Putman Y: 13 N:0 A: 0 \*Carried

D. *501(c)3 for CACC.*

1. Murphree volunteered to coordinate details needed for 501(c)3 application.
2. We'll need an executive committee for non-profit, 3-5 members including CACC officers and possibly an at large member.

M Murphree as coordinator: Reynoso S: Schneider Y:13 N:0 A: 0 \*Carried

## VII. Treasurer's report Putman

June had very little financial activity Spending will rise in July with pay to interns.

June cash balance was \$24,612.36

## VIII. Committee Reports

A. *Outreach: Sarah Ward, community member, Publisher College Area News.*

1. Committee has not met, will send doodle poll to find good meeting time.
2. What does board want from Outreach? Here are 4 proposed brainstorm topics.

B. *Dollar per Ticket Ad Hoc Committee* No report

C. *Neighborhood Enforcement Assistance Committee/CARPUS: Hoeger*

### 1. SDPD

- Failure to respond quickly to party calls is still an issue.
- Police should enforce social host regulation as most college parties are under age.

They used to do this & it made a big difference.

- City Attorney has approved SDPD leaving a door hanger notice when they arrive at a party after it is quiet, and a letter to be sent to landlord.
2. B area parking permits given to Companion Unit addresses
    - We're waiting to hear from City Attorney on whether that is illegal.
  3. Parking on lawns
    - Police are not ticketing cars on lawns saying some are grandfathered in.
    - DSD has determined parking on lawns is not legal. ONLY exception is west side of College Avenue. DSD may have sent SDPD a memo stating that cars parked in yards can be ticketed

**IX. Delegate Reports** None

**X. Adjournment:** 8:55 p.m.

Minutes by Ann Cottrell, Secretary