

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= LateA– Absent (1),(2),(3) = 1st, 2<sup>nd</sup>, 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.

Failing to negotiate easement from owner is giving away a public value, & against the state constitution.

F. Support for Friends of C-R Library's request

1. M to support Friends of C-R Library's request (not in motion but understood, Silva will write CACPБ letter with more specific detail): Montana S: Higdon

Y:8, N:0, A:3 (Lara, Moyal, Schneider)

\* Carried

2. Public position: *Silva*. 25 members of public have signed in; not everyone here signed in. 100% present signified support for motion.

**VI. Delegate Reports**

A. *Parks & Recreation Update: Richardson*

Colina del Sol Community Recreation Group met July 19 regarding Clay Park renovation. No other updates.

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

1. A sub-committee is reviewing changes in Blueprint SD, a general plan update for the whole city. Land use & mobility are the main issues.

2. Planning Boards (e.g., CACPБ) must work to adapt bylaws to be consistent with current council policy rules & regulations, to be submitted by December.

C. *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 7:30**

M to adjourn: Nystrom S: Cottrell

\*approved unanimously

Minutes by Ann Cottrell, Secretary