

College Area Community Planning Board (CACPB)
 Minutes from the Regular Meetings: November 9, 2022 at 7:00 pm
 Held At Faith Presbyterian Church, 5075 Campanile Dr.

P	Jim Jennings	President	P	Mike Jenkins
P (A1)	Tom Silva	Vice President	A (A4)	Chris Luna
P	Ann Cottrell	Secretary	A (A2)	Robert Montana
P (A4)	David Cook	Treasurer	P (A1)	Roie Moyal
P (A2)	Rachel Gregg	SDSU Appointee	P	Troy Murphree
P	??	SDSU AS Appointee	A (A1)	B.J. Nystrom
P	Jim Schneider	BID Representative	P (A1)	Jose Reynoso
P	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: 7:00

I. Approval of Agenda:

Move to approve agenda: Cottrell, S: Silva

*Approved by consensus

II. Approval of Minutes from Regular Meeting of October 12, 2022:

M to approve minutes: Jenkins S: Reynoso Y:9, N:0, A:3(absent) Cook, Moyal, Silva

* Carried

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

A. Laura Ribeau, El Cerrito: College Area Plan update

I’m concerned about all the new information from the last plan update meeting, Oct.26.

- College Area proposed to have 79% of total San Diego growth. College Area is identified as an area of opportunity driving growth. This is unrealistic.
- Transit centers will determine population density, separating work & housing instead of encouraging population growth around word centers. Other cities, e.g. San Francisco, Oakland etc. plan population growth around jobs.

IV. Reports from law enforcement, elected officials, College Area Business District

A. Nguyen, CD 9 Representative

1. CD 9 brought 2 items to City Council: tenants' protection and housing & human rights.
2. With 10 year city-wide redistricting, College Area will lose some area & gain areas from CDs 3,4 & 9. It will gain more than the little it will lose.
3. The City is trying to improve streetlight repairs by repairing all in one district, rotating districts every 2 months or so.

B. Gregg: SDSU Semester is winding down, finals after Thanksgiving.

C. Associated Students. Aztecs Rock Hunger was a big success.

V. New Business

A. Alvarado water easement. (Action) Megan Lavalette

1. We are developing phase 2 of a student apartment complex on Alvarado Rd., first phase was built 10 years ago; together they will have 659 units.
2. This requires vacating an old easement & moving a hydrant to permit a new easement for a dry utility unit.
3. M to approve: Silva, S: Schneider Y:12, N:0, A:0 *Carried

B. Project at 6440 El Cajon Blvd. (Information) Santana

1. Presentation of project at old Howard Johnson site is rescheduled for January.

C. Dish Wireless, at Ralphs, 6670 Montezuma Rd. (Action): Paul Hokeneff

1. This will be a new 5g, 3 antenna wireless installation; it will not be visible.
2. M to approve: Reynoso S: Cook Y:12, N:0, A:0 *Carried

D. Montezuma Park General Development Plan(GDP) (Action)

Kevin Oliver & Julianna Grotzinger, SD Engineering & Capital Projects Department

1. Planning process
 - a. This design is proposed to change activities at existing park. Parks & Recreation sends us a project for design after a long planning & input process. We want your input on design ideas. Initial design ideas come from discussion with Colina del Sol Community Recreation Group (CRG) per City Policy 600-33. Residents within 300' of park were notified of planning meeting.
 - b. Community meetings: 1st, July 20, 2022, discussed play equipment & dog park. 2nd will be Nov. 16, 2022 to approve design. Only CRG members can vote.
 - c. Board & community comments:
It is inexcusable that no one from College Area was involved in plans for our only park. No one on CACPB has ever heard of this project planning.
2. Presentation of 2 plan options: *Schmidt Design Group Partner & Project Manager*
 - a. These 2 plans are beginning of process; plan can be changed. Your input can make a difference.
 - b. Goal of Parks & Recreation is to make parks active, not passive, to bring people in.
 - c. Design elements include: all elements ADA conforming, improved lighting, 2 play areas, fenced dog parks (1 for smaller & 1 for larger dogs), restrooms if desired.

Storm water drainage will not be in buried pipes- Four trees here will be removed, 2 palms & 2 diseased.

d. Board & community discussion.

- Significant discussion of dog parks: pros & cons of dedicating 1/3 of park area to fenced dog parks, their design, location & size. Dogs are ok city-wide on leash if there is no dog park. Use of storm sewer easement adjacent to Language Academy school, suggested for an off-leash dog park, requires working with SDUSD.
- Significant discussion of ways to expand area of our sole dedicated park, focused on the sloped chain-link fenced drainage area at the back of the site. Underground pipe for drainage suggested. Designers point out city won't put onsite drainage underground due to extensive engineering & cost. Revegetating the channel with riparian vegetation for stormwater management & habitat improvement was suggested. Leaving it unfenced raises numerous safety issues.
- Suggestions of including Kumeyaay themed design elements on the back slope & drainage area and for incorporating bio-swale and other measures to save storm water were supported.
- Other issues discussed included: restroom or no, trees vs. shade structures, need for path to El Cajon Blvd., kinds of play structures, possibility of community fund-raiser to cover costs of expanding space.

e. Designer asked specific questions regarding the park. There was some confusion, could vote for more than 1 option, much discussion, votes were not clear. General desire for bathroom was brought out.

f. Motions & votes

- M do not choose either plan 1 or 2, but provide a wish list of what we would like, & no dog park: Schneider S: Higdon Y:5, N:6, A:1 * Failed
- M we give them a list of what we discussed & share our concerns about how to accommodate both children & dogs: Gregg S: Jennings Y:7, N: 2 * Carried
- M to appoint Murphree to Colina del Sol CRG representing CACPB: Jenkins, S: Cottrell, Y:12, N:0, A:0 * Carried

E. M vote to approve items E -G together: Greg, S: Schneider * approved by consensus

1. Change CACPB meeting to 5:30p.m. 2nd Tuesday at C-R library (action)

a. Discussion of different times & days, reasons for & against locale. Library has good virtual capability but it is only open to 8 p.m. Monday & Tuesday; there is no option to stay after closing.

b. Motions & Votes

- M CACPB meet 6p.m. 2nd Tuesday at C-R Library: Jennings, S: Silva Y:6, N:1, A: 2 (Jennings, Reynoso can't attend 2nd Tues) *Carried
- M rescind previous vote: Schneider *passed by consensus
- M CACPB meet 6 p.m. 2nd Monday at C-R Library: Jennings, S: Silva *passed by consensus

2. M to approve next 2 combined items: Jennings, S: Schneider *passed by consensus

a. Making establishment of Project Review Standing subcommittee optional rather than mandatory (Action)

- b. Removing item “IV, Reports from law enforcement; local, state & federal elected officials; College Area Business District” from CACPB’s regular monthly agenda (Action)

VI. Delegate Reports

A. Plan Update Committee: Montana (by phone)

1. Hamilton: It’s critically important everyone show up for virtual meeting with Planners next Thursday 9 a.m. We must have input against proposal that takes College Area from double to triple density with no consideration but density & transit.
2. Montana: It is important each speaker be concise & to the point, no ranting. Every speaker must be unique. You can say you support an earlier point; you can make points on the city website
3. Montana & Hamilton will make formal presentation of our 7 Visions plan at meeting.

B. Community Planners Committee (Silva) No report.

VII. Adjournment 9:20

A. Adjourn to January 2023

Move to Adjourn: Schneider, S: Cottrell

*approved by consensus

Minutes by Ann Cottrell, Secretary