

College Area Community Planning Board (CACPB)

Minutes from the Regular Meetings: July 13, 2022 at 7:00 pm

Held At Faith Presbyterian Church, 5075 Campanile D. & via Zoom Conference Call

P	Jim Jennings	President	A	Jean Hoeger
P	Tom Silva	Vice President	P	Mike Jenkins
P	Ann Cottrell	Secretary	A (A1)	Chris Luna
A (A1)	David Cook	Treasurer	A (A1)	Robert Montana
A	Rachel Gregg	SDSU Appointee	P	Roie Moyal
P	Rob Winters	SDSU AS Appointee	A	B.J. Nystrom
P	Jim Schneider	BID Representative	P	Jose Reynoso
P	Robert Higdon			

TOTAL BOARD MEMBERS: 20 (momentarily 18)

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

I. Approval of Agenda. M approval: Reynoso * approved by consensus

II. Approval of Minutes from meeting Wednesday, June 8, 2022
Move to accept: Reynoso S: Silva * approved by consensus

III. Public comments on non-agenda items within CACPB jurisdiction

A. *Palm trees along Montezuma : Danielle (Talmadge)*

We have asked the city to trim them as a fire hazard. You wrote in support of this. Has there been any progress?

Reynoso: Deputy fire chief tells us that property has multiple owners, CalTrans, private owners, & the main problem is the bottom is a recognized wetland, thus US Dept. of Interior oversees it. Fire Department is pushing on it & Mayor has been in on meeting.

Danielle: Moty, Ken-Tal chair, has a parcel map showing all parcels are all on property of a single condo complex owner.

B. *El Cerrito Community Council response to PATH building, El Cajon Blvd: Alex Zukas*

El Cerrito is very upset over PATH building on El Cajon. It appears a bait & switch situation. We were told this would be low-income housing, then told there might be some homeless. Now it appears all will be low income or at risk of being homeless.

IV. New Business

A. Elections to fill 4 board vacancies

We have applications from Troy Murphree, who is her, & Michael V??? who is not.

Vote for Murphree: Y: 9 N:0 A:0 for Michael V???? Y:6 N:0 A:3 (he's not present)

Jennings: I appoint Murphree to 2 year term, Michael V??? to 1 year term.

B. PRJ-1057299 / 6992 El Cajon Boulevard Conditional Use Permit, Del Taco: Ziad Boukai

1. Concerns & discussion summarized (responses in parentheses)

- a. Primary concern was that this, as a single-story building, misses opportunity to increase density along El Cajon; a major component of all versions of proposed College Area plan update is need for housing. We don't have that many opportunities for density.
- b. Plan should include more trees (easily accommodated, it's landscaped all around with bushes & shade trees.)
- c. Questions about impact on El Cajon traffic. (Code requires 8 car stack which we have. Window at end, not middle, of building & there are 15 parking spaces. It will not impede traffic)
- d. Lot is too small to realistically handle multistory, mixed-use building.
- e. This project will improve the area in a short time; it would be a long wait for conditions to be right for a viable mixed-use project,

2. Motion & vote

Move to support with non-binding request to enhance landscaping on both streets: Silva S: Schneider Y: 7 N:2 (Higdon, Jenkins, Murphree want mixed use multi-story)A:0

*Carried

C. Community Plan Update: Jennings

No new developments since the Planning Department open house. In 2 weeks there will be a meeting to present their findings from that open house. It will be Wed. July 27. We want an in-person meeting.

V. Delegate Reports

A. Community Planners Committee Report: Silva

1. We have a new chair, Andrea Schlageter.
2. City Proposed amendments to 4 sections in municipal code to allow the city to better regulate cannabis operations. CPC voted to approve these in 2 votes:
 - sections related to redistricting, CUP rescission, & CUP extensions
 - section related to tax payment responsibilities
3. Council Policy 600-24 and 600-9 governing Community Planning Boards.
 - A majority voted to remove 2 items from these (those opposed wanted a stronger stand)
 - Remove imposition of requirement that CPCs pay appeals fees
 - Remove 2 year break between terms on a Community Planning Group board
 - CPC will send a letter to Mayor & City Council stating 2 remaining issues related to these policies. (An earlier letter to LU&H committee on the topic was not shared)

VI. Adjournment: 8:15

M to adjourn until September 14: Cottrell S: Reynoso passed unanimously

Minutes by Ann Cottrell, Secretary