

College Area Community Planning Board (CACPB)

Minutes from the Regular Meetings: February 13, 2023 at 6:00 pm

Held At College Rolando Library, 6600 Montezuma Rd.

P	Jim Jennings	President	P	Mike Jenkins
P (A2)	Tom Silva	Vice President	A (A6)	Chris Luna
P	Ann Cottrell	Secretary	P (A4)	Robert Montana
P (A5)	David Cook	Treasurer	P (A1)	Roie Moyal
A	Diana Lara	SDSU Appointee	P	Troy Murphree
P (A1)	??	SDSU AS Appointee	A (A3)	B.J. Nystrom
P	Jim Schneider	BID Representative	P (A1)	Jose Reynoso
A	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: 6:00 p.m

I. Approval of Agenda:

A. Move to add Friends of Library as 4D: Silva, S: Cook Y:10 N:0 A:1(Schneider, the process)

*carried

B. Move accept amended agenda: Reynoso, S: Cottrell

*carried by consensus

II. Approval of Amended Minutes from Regular Meeting of November 9, 2022:

Move to approve: Reynoso, S: Jenkins

*carried by consensus

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

A. *Colina del Sol Community Recreation Group Vote on Montezuma Park*

February 16 the CRG will vote on Montezuma Park proposals. If anyone wants to have a say this is the last opportunity, as College Area had no representation or voice in original plan development.

IV. New Business

A. Presentation of concept for apartment complex at 6440 El Cajon Blvd., former Howard Johnson site. Jose Santana & Sergio Sandoval representing the developer, Impact Housing

1. Our model is:
 - a. Inexpensively built apartments using repurposed shipping containers for low to moderate income households, between 50 & 120 percent of area median income. This is not subsidized housing & not a student housing project.
 - b. It is built, by right, under Complete Communities plan.
 - c. We pay our fair share of DIF fees.
2. The proposed project on El Cajon Blvd. is:
 - a. The first of 4 such projects planned in San Diego.
 - b. 6 stories, 5 residential floors over parking & lobby; no public areas other than wide sidewalk
 - c. 324 units: studio, 1, 2, 3 bedroom & 52 parking spaces which is more than required.
 - d. Scheduled for completion Fall 2023.

B. Dish wireless at 5343 Monroe: Carolina Corrales

1. This site is planned for Dish Wireless Antenna. It will have little visual impact; antenna will be covered. It is similar to the one you approved at Ralphs.
2. Move to approve Dish Wireless Antenna: Jenkins S: Silva Y:10 N:0 A:1(Schneider) * Carried

C. Nomination for board election at March meeting: Jennings

1. 8 seats are open for 3, 2, & 1 year terms. Three are the expired terms of Cook, Silva, Luna; 5 are currently open.
2. Officers needed to be nominated. We need a treasurer.

D. Friends of College Rolando Library: Hintzman

1. New Information: In December & early January we learned that 6650 Montezuma project is no longer considered discretionary by the city, as it has been since March 2021, but is now ministerial. This is a cause of great concern.
2. Two letters have been sent to the city on our behalf, 1 from Danna Givot, 1 from Julie Hamilton which asks the city to explain the change to ministerial as the rules have not changed. Hamilton argues that the city is not proceeding legally given the lack of rules change.
3. The city needs to provide explanations & answers:
 - a. We feel CACPB is the appropriate place & ask to have this put on the March agenda. We could send a letter to Elyse Lowe, head of DSD, asking her to come.
 - b. *Jennings*: As chair, I will just invite her to come. The topic will be on the agenda. I will also put working with Rolando Community Council on the agenda to bring the Mayor to a session on the Library & 6650. They have not answered any questions.

V. Delegate Reports

A. Plan Update Committee: Montana

1. Meetings: The last activity was meeting of Planning Commission. We were ignored, got no response to questions. No Plan Update Subcommittee meeting was scheduled for December. The planned January meeting did not happen & there is no explanation, no communication from Causman, or planners. The next meeting is scheduled February 22, via zoom.
2. *Silva*: Report from informal group (Amerling, Jenkins, Reynoso, Silva, all members of the Plan Update Subcommittee) who met with Heidi Vonblum, (Planning Director), Christopher

Ackerman-Avila (Mayor Gloria's policy advisor on housing & planning) & Jefferey Nguyen (Council President Elo Rivera's representative). It went well.

- a. Purpose: The group met to bridge communication gap between planning board, community groups, city because communication has been combative, without progress. We made clear we are a subgroup of CACP & the Plan Update Subcommittee. We also made clear that Neighbors for a Better San Diego (NFBSD), while effectively communicating many College Area concerns, does not represent CACP or the College Plan Update Subcommittee. That had not been clear to them.
- b. Discussion:
 - The City officials shared the land use map they are currently using, an amalgam of different maps we've seen earlier, e.g. Nodes, Walkable neighborhoods; it has not been released. They acknowledged that maps shown a year ago were part of working through the process, but not their latest. This one is close to our 7 Visions Plan, increasing density on 3 main corridors, tapering down to residential neighborhoods.
 - We studied it to see how it compares to 7 Visions. While their plan focuses density on the corridors, it also increases density in single family neighborhoods. We made clear this is unacceptable to many in our community, because a major component of 7 Visions is preserving "single family" neighborhoods. To do this we propose more density on main corridors than the city does, with step downs to single family neighborhoods. We accept our higher density as long as developer provides some amenities in return, e.g., parks; Montezuma Linear Park must be designated in the plan.
- c. City explanations, responses.
 - Protecting Single Family neighborhoods: City officials said that because San Diego is suffering from a critical housing shortage, our plan must provide every opportunity to provide more housing. After discussion, they agreed with the goal of providing a diversity of housing opportunities.
 - Lack of meetings, communication: One reason there haven't been meetings recently is that the Planning Department is spending so much time responding to questions, in particular generated from NFBSD. We are free to meet on our own, but the city staff does not want to take time for meetings unless there is something new to show, which there isn't at this point.
 - Demographic data: In response to the charge that the city is using outdated demographic data, they explained that the city uses data that is officially available at the time. They will use the latest data, the data we want, once it has been adopted and is official.
 - Final takeaway: Vonblum emphasized that the process is still at the beginning. They need more community input. It appears that the final plan may not be what we call it, but tangible results will effectively be what we want. She said that ultimately the plan will boil down to analyzing infrastructure, utilities. That will drive final decisions. She says she will follow up.
 - Additional comments: *Jenkins, Montana*
In reality there is little we can do to protect single family neighborhoods given the current San Diego ADU ordinance. We must work to get better local ADU rules. Developers prefer to buy residential property for high density because it is much less expensive than commercial property. The city serves the interest of property developers not residential owners. We need to incentive residential development in commercial areas.

C. Community Planners Committee: Silva

1. There was a big discussion regarding return to live meetings. CPC wants to keep the zoom option & go to a hybrid model as many other community groups are doing.

VI. Adjournment:

A. Next meeting: given that library will now be available after hours can we change the meeting date? After some discussion Jennings agreed to put it on agenda for March. Doing a doodle survey ahead of that regarding everyone's meeting availability was suggested.

B. M to adjourn: Schneider, S: Reynoso

* Carried unanimously

Adjourned at 7:15 p.m.

Minutes by: Ann Cottrell, Secretary