



**Friday, July 17 – Ice Cream Day**

***ECCC's Meeting  
Thursday, July 16, 2015 - 7 p.m.  
Parish Hall, Blessed Sacrament Church  
for an Ice Cream Social Honoring the  
Crawford High School Coalition***

The ECCC Board of Directions have invited the Crawford Coalition to our meeting to thank them for all the hard work on the many drafts and meetings they attended on the Crawford Field Use Policy. Copies of the Field Use Policy adopted by San Diego Unified School District will be available for you to take home and keep for future reference. Let's have a great turnout to show how much we appreciate their efforts on behalf of the El Cerrito Community.

**Our second guest is Mayor Kevin Faulconer's Community Representative, Jonathan Herrera.** Jonathan serves as the Mayor's Community Representative for the 9<sup>th</sup> Council District where he works alongside residents, non-profits, businesses and governmental agencies to improve the quality of life for those who call the 9<sup>th</sup> Council District home. He serves as our regions direct line of communication to the Mayor's Office to ensure that our communities priorities, concerns and recommendations are considered as part of the larger decision making process. Jonathan is also a Policy Advisor for issues that deal with Mobility, Water/Drought and the Refugee Community.

Before joining the Mayor's Office at the beginning of the year, Mr. Herrera served as the District Director for State Assemblymember Marie Waldron,

Representing the 76<sup>th</sup> Assembly District in northern San Diego County.

He will give us a firsthand perspective on how the Mayor views important issues facing our fair city, and will answer any questions you may have. We have asked him, in particular, to address: 1) the paucity of parks in our neighborhoods. 2) ordinance and new code requirements for Student Housing. 3) the need for a Mobility Study of El Cajon Boulevard & the Community Plan.

If you have a specific issue you would like him to address, please let Jan Riley know at [jan.riley42@att.net](mailto:jan.riley42@att.net) or 619.287.2460 and she will pass along your request to Jonathan so he can be prepared. Area Police Divisions, Chris Pearson from Councilmember Marti Emerald's Office, and Assemblymember Shirley Weber will give us updates and answer any of your questions.

**June Meeting Report from the CACC**  
**New Pumping Station at 69<sup>th</sup> & Mohawk:** At its June meeting, the City presented its plans for a new pumping station at 69<sup>th</sup> and Mohawk. The station will be built at the site of a now inactive pumping station, but will be much larger than the previous one, and will serve City residents primarily south of El Cajon Boulevard. Some community residents objected to this project's location in the heart of a residential neighborhood, and the City's refusal to consider any viable alternative sites.

**Student Apartments at 5030 College Avenue:** Also in June, the board reviewed a proposal for student apartments at 5030 College Avenue. Capstone Development is requesting a Planned Development Permit, Site Development Permit, and Neighborhood Development Permit to build *95 units which will house 366 students*. The board voted to **recommend denial** of the project, since it could not make the findings required to approve it. Specifically, the board noted the following:

1. The proposed development will adversely affect the applicable land use plan, by removing the opportunity for open space and park area in a location where it is specified in the College Area Community Plan.
  - The proposed development will be detrimental to the public welfare, by offering

grossly inadequate parking, with almost 2/3rds of spaces designed as tandem, which will thereby cause residents to park their cars on adjacent Cresita Drive, and will deny on-street parking for residents of the single family homes.

- The proposed deviations for tandem parking are not appropriate for this location because of the lack of available on-street parking in this Parking Impact Overlay Zone, and will not result in a more desirable project than would be achieved in strict conformance with the development regulations of the applicable zone. Generally, the need for 2/3 tandem parking reflects the attempt to cram too many units into an inappropriate site.
- The site is not physically suitable for the design and siting of the proposed development, due to questionable resolution of drainage issues (connection of 30" private storm drain to 18" public storm drain) and the resulting unacceptable visual impacts for residents of Tierra Baja Drive and Cresita Drive. Additionally, the project proposes structures of incompatible bulk and scale with surrounding single family development.
- The proposed project will result in significant and unmitigated impacts to Land Use because it does not comply with the necessary findings for compatibility with the surrounding single-family residential uses. And, the proposed project will result in significant and unmitigated impacts to Visual Resources because it proposes to construct structures that are of incompatible bulk and scale with surrounding single family development.
- It will result in the denial of sunshine to residents adjacent to the project.
- The proposed project will result in significant and unmitigated impacts to Traffic, especially in the cumulative setting because the intersection of College Avenue and Montezuma Road have already been found to fail to serve the needs of City residents due to new construction by San Diego State University at that location.

The board also noted that the applicant originally proposed 102 units with 368 beds. The current and newly revised proposal is for 95 units with 366 beds. This results in 7% fewer units but only 1/2 of one percent fewer beds.

By reducing the number of units, the applicant reduces the number of required parking spaces by almost seven percent (from 252 to 235), reduces the amount of required on-site open space, and reduces the required development impact fees by almost \$100,000, with negligible reduction in the number of residents or impact of the project.

Further, while the project is presented as private apartments, it is in fact a dormitory, as described in San Diego Municipal Code section 141.0304. That is, it is a facility designed for use as a residence for students enrolled at an institution of higher learning, and is officially recognized by San Diego State University, as evidenced by these facts:

1. It's on SDSU Foundation land which will revert to the SDSU Foundation in 50 years or when purchased by SDSU, whichever is sooner.
2. The contract gives SDSU an option to purchase the project after 10 years.
3. The project will be policed by the SDSU Police Department, rather than by the SDPD.
4. There will be an SDSU student resident manager on premises
5. The project will be run in accordance with SDSU dormitory standards and policies.

Despite this evidence that the proposed project is, in fact, a dormitory, the project is not being built to dormitory standards, for which City code requires either:

1. Provision of one parking space per student, or
2. A parking agreement between the college or university with which the facility is affiliated and the applicant, which will allow the applicant to use college or university parking facilities to meet the parking requirement.

Therefore, to meet City code, the project should either be reduced to 237 beds, or increase the amount of parking to accommodate the 366 projected residents.

Finally, the board noted that a far less intrusive dormitory project was approved for this site, but was never built. This fact further indicates that the current project is too intensive for the site. Also, at the June meeting, it was announced that the name of the Code Enforcement and Nuisance Rental Property Committee is being changed to the **Code Violation Committee**, effective immediately.

### **Amended Rooming House Ordinance**

The amended Rooming House Ordinance (RHO) was unanimously approved by the San Diego Planning Commission June 25. It now must be approved by the entire City Council, hopefully sometime in July.

The amended version has been introduced to clarify the language and slightly change the applicable zones. The RHO prohibits rooming houses in single unit (RS1, popularly called single family) zones. RHO is now defined as "a dwelling unit where three or more rooms (excluding bathroom and kitchen) are rented to three or more individuals under three or more separate rental agreements or leases." The meaning is unchanged. The amendment clarifies and

is necessary because there were originally two slightly different definitions in two places in the ordinance making it unenforceable. In addition, RHOs were originally prohibited in RS1 zones and in low density multiple unit zones (RM 1 and 2). This has been relaxed and now they will only be prohibited in RS1 zones.

The RHO was passed, unanimously by the City Council in 2008 but did not go into effect until 2011, giving owners time to comply. As indicated above, it has never been enforced because of the confusion in the ordinance.



You are invited to the **College Area Business District's Summer Mixer on Wednesday, July 22, 2015 from 5:30pm and 8:00pm.** The evening starts at [Oggi's Pizza Express](#) at 5:30pm with food and drinks, then we'll bowl two games at 7:00pm (ish) at [Aztec Lanes](#). Both located next to each other in the [Conrad Prebys Aztec Student Union](#).

Join us for a relaxed social evening of networking with neighbor businesses and friendly competition as we team up together for a couple of games of bowling.

Mark your calendar now:

- **DATE: Wednesday, July 22, 2015**
- **TIME: 5:30pm - 8:00pm(ish)**
- **MIXER ONLY: \$10** (includes 2 drinks & snacks)
- **MIXER & BOWLING: \$15** (2 games, all inclusive)

**Come on out and 'spare' some time to 'roll a strike' with the College Area Business District!**

**Buy Your Tickets Now at!**

<http://www.brownpapertickets.com/event/1850570>

**College Area Public Safety**  
**(CARPUS)**  
**Tuesday July 21, 2015 6:30 p.m.**  
**College Ave. Baptist Church**  
**CEC Bldg. Room 302**  
**(4747 College Avenue)**



**Get Involved with the BOO! Parade.**  
**San Diego's ONLY Halloween Parade!**  
**Saturday, October 24, 2015**

With the planning of the 2015 BOO! Parade well underway, the College Area Business District is seeking out parade entries, volunteers and sponsors.

**The Boulevard BOO! Parade** relies on community support, local volunteers, corporate and small business sponsorships. As San Diego's ONLY Halloween Parade, we invite you to join us in presenting a Family Friendly Halloween experience.

To get involved with College Area's most loved event of the year, enter yourself or group as a **Parade Entry**, support the event through a **Sponsorship** or **Volunteer** for the event at <http://collegeareabid.com/boo>. Visit the BOO! Parade website for details about the event and the various ways you can be a part of San Diego's ONLY Halloween Parade!

**Donations! Donations! Donations!**

In June we received \$80 towards the printing of this newsletter. We received \$50 from Leslie Geary on Adams Ave. Our anonymous donors were \$25 from Ashby Street and \$5 from Alice. Thank you all so very much for your generosity

As you know, **the cost of printing 2200 copies is \$253 each month.** *The ECCC's funds are running low and we would ask if you could send us a donation so we can keep getting the newsletter delivered to your doorstep every month.* Doesn't matter how big or small it is. Every dollar goes to our continuing publication and distribution.

Your donations can be made to the P.O. Box # or you can use our Pal Pay link on the ECCC Blog at: <http://elcerritocommunitycouncil.blogspot.com>

**Constant Contact**

The El Cerrito Community Council recently purchased a Mobile friendly version of the Constant Contact program which will allow us to send out emails that can be easily accessed through a mobile device. It's easy to sign up, just send your email to [jan.riley42@att.net](mailto:jan.riley42@att.net) and you'll be placed on the list. Keep in mind that you can easily opt; just go the bottom of the email and hit the unsubscribe link anytime.

**Police non-emergency 531-2000**

Call this number to complain about noise, a mini-dorm party, or any other police non-emergency. To formalize the complaint, give your name to the dispatcher on the phone and obtain a case number. All names are confidential and will not be released to the offending party.

**Need to Advertise Your Business?**

You can advertise your business here for \$50.00 per month. One month free if you buy 6 months. The Newsletter is delivered to over 2,000 residences and businesses throughout El Cerrito. Your ad must be in jpeg format and print ready. Contact [jan.riley42@att.net](mailto:jan.riley42@att.net) or call her at 619.287.2460. Your ad must be received by the end of each month for insertion in the newsletter the following month.

PLEASE HELP US KEEP PRINTING THE NEWSLETTER THROUGH YOUR DONATIONS

I/we donate \$ \_\_\_\_\_ to the printing of the El Cerrito Community Council Newsletter.

Name(s) or Company Name (if corporate sponsor): \_\_\_\_\_

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Do \_\_\_\_\_ Do Not \_\_\_\_\_ print our name(s) in the newsletter.  
Send donation to: ECCC, P.O. Box 151268, San Diego 92175-1268



**What is your plan?**

Long Term Care Planning is critical to protecting yourself and your family from the potential hardship of long term care costs.

Contact your neighbor and local long term care insurance agent to learn more.

**Kelly Fisher**  
Independent Agent  
303.518.5039  
Life, Long Term Care, Annuities  
CA License # 0H82985



**NEIGHBORHOOD MEETING**

**Thursday, July 16, 2015**

**7:00pm to 8:30pm**

**Parish Hall**

**Blessed Sacrament Parish Church**

**4540 El Cerrito Drive**

**(El Cajon Boulevard at El Cerrito Drive)**

- **Topic: Join for an Ice Cream Social as a "thank you" to the Crawford High School Coalitionhe Crawford Field Use Policy.**
- **Came & Get an Update from Mayor Kevin Faulconer's Representative, Jonathan Herrera**

**JOE FOTY**  
YOUR  
NEIGHBOR  
& REALTOR



**WWW.JOEFOTY.COM**  
**(619) 847-3894**  
**JFOTY@ASCENTREALESTATE.NET**



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