

Allied Neighborhoods Association
Wednesday, February 23, 2005
American Red Cross - 2707 State St.

MINUTES

1. Call to Order

President Jim Kahan called the meeting was called to order at 7:00 p. m. There were no adjustments to the Agenda

Members Present: Loyd Applegate (Riviera Association), Wes Brown (East San Roque / La Cumbre Park), Brian Burd (Veronica Springs Neighborhood Association), Joe Guzzardi (Samarkand), Sylvia Glass (Grove Lane), Paul Hernadi (Hitchcock), Vijaya Jammalamadaka (Eastside Study Group), Jim Kahan (Grove Lane), Carol Marks (East San Roque / La Cumbre, Park), Judy Orias (Hidden Valley), Laura Rasmussen (La Mesa Neighborhood Association), Joe Rution (Bungalow Haven)

2. Introductions of Attendees

Members present were introduced.

3. Approval of Minutes

Continued.

4. Treasurer's Report

Allied has a balance of \$1,666. Anticipated income is \$375. Total assets are anticipated to be \$2,041. Anticipated expenditures are: Space rental \$180, Website expenses \$600 and Miscellaneous \$100. Paul announced that the annual dues are due.

Motion was made and seconded to accept the treasurer's report and the anticipated expenditures. The motion passed. It was noted that the by-laws provide for extra expenditures.

5. President's Report

The president made the following comments: We had no speaker so that we could talk about business. He discussed the council and their response to neighborhoods, he cited Allen Rd. and Ladera appeals as examples of the lack of support for neighborhoods among council members. He said that he was asked why neighbors should have to spend their own money to defend the zoning laws of the city, but he did not have an answer. When an appeal is being heard it is

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important to get people out to the meeting and he is trying to get CPA to take stands on more issues affecting neighborhoods.

6. Las Positas Valley

Judy Orias gave a report on the pending projects in the valley and their impacts on the intersection of Las Positas/Modoc/101 and Calle Real. There are over 10 projects in various stages of planning. She remarked that after reading the reports from the planning department she realized that the upper State St. problems are interrelated to the valley problems. She reported that Rob Dayton stated that just the overflow traffic from the State St. area will put Las Positas in a D or E position. It was pointed out that at meetings the developer of projects gets large blocks of time, and work sessions while the public gets 5 minutes or less to discuss their concerns.

7. Upper State Street

Paul Hernadi spoke about the outer State Street development. In the blocks of 3700 and 3800 there is several projects proposed. There appears to be no concern about the cumulative effect of all this development. He noted that Regency Centers has purchased 5 Points and they intend to improve it. This firm is also involved in the Circuit City and are proposing development in that site. He projects that traffic will double on State St. He urged people to write to the News Press about their concerns. A question was asked about the outer State St. overlay and if it were still in place. He responded it was though modifications were frequently given. Sylvia Glass urged that a traffic count from 1979 and current be compared.

8. Discussions by Neighborhood Associations

La Cumbre Park. Carole Marks spoke about La Cumbre Park and their concern about additions and the NPO. She asked since her neighborhood was not a fully accredited neighborhood how could they participate in Allied? She hoped that "good neighbor" policies could come out of the NPO update and suggested that mini write ups about what is going on with the NPO would be helpful.

Wes Brown spoke about the difficulties of maintaining an organization. When things get quiet people do not get involved. He asked Jim about SLAPP (Strategic Lawsuits Against Public Participation suits. Jim answered that the California and other states have adopted anti-SLAPP legislation. Perhaps Allied could in the future put funds to get an attorney's opinion. The matter would be discussed at a later meeting.

Bungalow Haven. Joe Rution spoke about the formation of the group and the purpose of the group. The present zoning of their neighborhood is multiple and that this zone is old and not applicable to their neighborhood. They feel that there is no comprehensive plan in the city. The present general plan revision is

in a very slow process. We need to get the new general plan done. Jim suggested perhaps that an interim ordinance restricting development is appropriate in order to force the NPO to get their work done.

Veronica Springs. Brian Burd suggested that the City should initiate a building moratorium until long range planning is finished.

Riveria. Loyd Applegate stated that everything that is done affect us and our quality of life. We can't supply housing for all. He discussed Francheschi Park and the lack of parking for the house. He reported on Michael Towbes plans to tear down the old gym on the Rivera campus and build 1200 sq ft which would be short 60 parking spaces. He mentioned the speeding and the traffic involved with the 250 children being dropped off at Merrymount shcool. The El Encanto Hotel plans to add 10 more rooms. There is concern about the side walks on the other side of the hotel and what the city is allowing.

Grove Lane. Sylvia Glass stated that numbers are very important in presentations. She reminded us that the city receives a 6% utility tax that might be influencing how development is approved. She reported a comment made by David Davis that expanding the freeway will not work because there are limited arteries in the city.

La Mesa. Laura Rasmussen discussed their desire to underground the wires on Cliff Dr and the problems. She felt that since Cliff Dr. and Las Positas Rd. are at a "T" intersection, there is no need for a round about. She mentioned stealth apartments going into the basements and you can tell because there is no stairway into the house proper. She discussed hedges and the city ordinance which keeps them in the front yard at 3 1/2 feet. She also mentioned that parking is insufficient in most developments.

East Side Study Group. Vajaya Jammalamadaka discussed immigration. They have a new leader, Bev Stewart. Vijaya commented that a new group has formed called the Milpas Association.

Samarkand. Joe Guzzardi announced that they are meeting on Sunday to celebrate the victory and to recreate the board of directors. The changes in Cottage Hospital will impact their neighborhood. Las Positas is a large issue for their organization. You can never make a left turn onto that road. His position on issues is that we care about all neighborhoods.

9. Membership

Veronica Springs Neighborhood Association was proposed as a member. Motion made, seconded and passed.

10. By-Laws – Amendments

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Comments were made regarding modification of the By-laws to deal with the membership issues and fees.

11. NPO Steering Committee Update

Joe Guzzardi reported on the NPO progress he felt that the planners were doing a good job. It is a methodical process. He was not optimistic there appears to be a lack of feeling for saving neighborhoods. The people who support big houses are organizing and he feels that at the end when the recommendations are made there will be a fight. He supports a .30-.35 FAR with modifications granted only with height standards.

12. Sub-Committee Reports

Discussion was held regarding the March 1 meeting of the City Council on the Los Positas Valley development. A motion was made and seconded that:

1. The city raise fees so that development pays its own cost.
2. An interim ordinance be adopted regarding Los Positas Valley.

Motion seconded and passed. The Executive Committee will review the statement of Allied regarding this issue.

Further discussion was on how to get the general plan done or at least on a priority. Small projects of 1000 square feet could be built. It was noted that the City has met its quota for the Regional Housing Needs Assessment (The abbreviation "RHNA" is pronounced "reena"). Thirteen percent of the City housing stock is affordable. There was a feeling that the City is not enforcing the laws. We need to see cumulative impacts to have good planning.

Meeting was adjourned at 9:10 p.m.