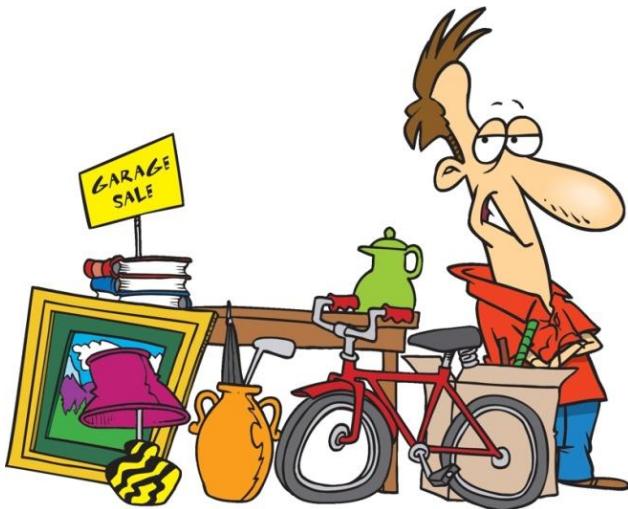




# EL CERRITO COMMUNITY NEWSLETTER

Volume Nine:      Number 9      September, 2015



## You are Invited to Participate in the ECCC's Annual Community Garage Sale Saturday, September 19, 2015

The ECCC will be sponsoring our annual Community Garage Sale on **Saturday, September 19, 2015**; Please sign up for this event as soon as possible so we can ensure your address will be included on the maps distributed the day of the sale.

Usually 40 plus households participate; so there is a good amount of anticipation generated among the regular bargain hunters. The feedback has always been very positive both from the sellers and buyers, and that is why the ECCC has maintained sponsorship of this September El Cerrito tradition. It's a great way to unload extra furniture, collectibles, utensils, tools, small appliances, art work etc., make a few bucks and have some fun in the process.

Items for sale should be placed out by 8:00 am and you can go as long as you like – although most of the buyer traffic tapers off by 12 noon.

A large ad will be purchased in the Union Tribune on the Friday before and the day of the sale. There will be notices on Craigslist and other garage sale web

sites. We will have maps available with a list of the types of items you have for sale, together with your house # and street. These will be available at several locations on both sides of El Cajon Boulevard.

Laura Riebau will again be in charge of organizing the event. Laura does a superb job of making certain that our large printed garage sale signs are strategically placed to best funnel traffic toward streets with participants. We simply ask that you put out some directional signs on and near your street leading to your residence. These paper signs will be delivered to known and paying participants' door steps. Do consider joining in this year's Community Garage Sale. We try our best to make your participation as easy as possible.

The cost is \$10.00 per household. **The deadline for entries is Monday, September 14, 2015.** Just make your checks out to "ECCC" and enclose your list of items. Mail your list and check to: **P.O. Box 151268, San Diego, CA 92175-1268, with your name, address and a list of items for sale.** We cannot guarantee inclusion in the maps for applications received after the deadline. The event takes time and planning; so please send your checks in as early as possible.

## **ECCC's Next Meeting Thursday, September 17, 2015 - 7 p.m. Parish Hall, Blessed Sacrament Church 4540 El Cajon Boulevard**

Guest Speakers, Officer Adam Mcelroy & Jean Hoegar of the Code Violations Committee, will discuss nuisance residential properties and what action can be taken to help alleviate the problems the residences are causing in your neighborhood. This will be an excellent opportunity to ask questions and speak privately with Officer Mcelroy about particular properties disrupting your lives.

**WHAT TOOLS ARE AVAILABLE TO REDUCE THE IMPACT OF NUISANCE RESIDENTIAL PROPERTIES?** The CACC has worked with local officials to enact a number of ordinances and regulations which have significantly lessened the impact

of nuisance residential properties in the College Area. Some of these are described below:

**Administrative Citation (Admin. Cite)** - When police are called to a loud party, and the participants refuse to cooperate with police or where there have been repeated calls to the same address, the SDPD has the authority to levy a fine of up to \$1,000 on each of the tenants of the house, and on the landlord who rents them the house.

#### **How To Call The Police About Chronic Party Houses And Other Neighborhood Nuisances**

**(CAPP (Community-Assisted Party Plan, originally known as the College Area Party Plan)** - When police are called to loud parties at a single house on repeated occasions, the SDPD has the authority to designate the house as a "CAPP" house which flags the house for heightened enforcement and bans loud parties at the house for a period of one year. If police are again called to a party at a CAPPed house, the tenants may be arrested and/or fined up to \$1,000, the landlord may be fined up to \$1,000, and the noise making equipment may be impounded. Generally, a CAPP would not be issued until at least the third response to a particular house. The CAPP may be extended beyond one year, but expires when the tenants vacate the house.

#### **WHAT OCCUPANCY RULES APPLY TO SINGLE DWELLING UNITS IN RS1 ZONES?**

**Residential High Occupancy Permit (RHOP)** - This ordinance requires an annual permit and fees for any single dwelling unit with six or more adult occupants. The permit requires legal off-street parking for the number of adult occupants with cars, minus one.

**Boarder and lodger accommodations** are permitted as an accessory use to a primary **owner occupied** dwelling, but no more than two 2 boarders or lodgers are permitted per primary dwelling.

## **News from Our Neighbors in Rolando**

**By Jan Hintzman, Rolando  
Community Council**



Is a student housing complex a multifamily dwelling?

Reasonable people can easily identify the difference. The Rolando Community Council (RCC), the Eastern Area Communities Planning Committee (EACPC), and the College Area Community Council (CACC) know they are not the same product.

But the City of San Diego continues to maintain that a student housing complex such as BLVD63 is a multifamily dwelling. And any developer with a parcel zoned for multifamily use knows it can be covered with a high-density student complex by right, without challenge.

Over the past months, an ad-hoc committee of representatives from RCC, EACPC, and CACC has provided extensive research to the City demonstrating how other cities have successfully made the distinction. This research further shows that the distinction has survived court challenges, in one case all the way up to the Supreme Court. It also identifies [demonstrates?] that developers, lenders and real estate investment funds do make distinctions between multi-family and student housing products. Yet despite strong support from City Council Representative Marti Emerald's office over these many months, San Diego officials indicate that they do not have the ability (or is it will?) to change municipal codes to make the distinction.

Is this failure important? You tell us. There are other large parcels ready for development nearby (in the 5000 block of College Avenue and in the 6000 and 6200 blocks of El Cajon Blvd) where developers currently have free-range to recreate BLVD63 --*by right*, ignoring community input and the City's own community planning principles.

Neighbors need a voice in such community-changing projects. To achieve this, meaningful action from the city is required. The RCC BLVD63 Action Team will continue to develop strategies to effect needed change. Polite reasoned requests will likely need to

be amplified by continued grass roots action. BAT will keep Rolando and the surrounding community updated.



### CACC is Hosting a Ice Cream Social

Mark your calendars for **Sunday, September 20 from 2 – 5 pm**. That's the date of the College Area Community **ICE CREAM SOCIAL**. The event will be held in the courtyard of the new SDSU Student Union, and there will be FREE PARKING in Lot G, no permit required!

This fun and educational event will be an opportunity for ALL members of our community - long-time residents, new residents, students, businesses, etc. to meet, get to know each other and get information on issues of concern or interest in our area. We will have representatives from the Associated Students, SDSU, the San Diego Police Department, the SDSU Police Department, and the City, as well as our board members, providing information on a host of topics. Hassle-free, free parking will be provided for the event. The board is grateful to SDSU and the Associated Students for their generosity in hosting this event. We encourage all members of our community to drop by for a while, meet your neighbors, get some info, have some fun and enjoy some ice cream.

### ECCC Web Site – Send Us Your Jpegs!

What Nicole would like to receive is "jpeg" photos of the community, streets, houses, neat front doors, gardens (tomatoes plants) farmers market, windows, and anything else of interest you can think of, that can be added to the front page on a rotational basis. Please email your photos to [jan.riley42@att.net](mailto:jan.riley42@att.net). There is, of course, the caveat that photos will be used at the discretion of the ECCC Board of Directors.

### Donations! Donations! Donations!

Unfortunately the ECCC did not receive any donations last month, but our appeal for funds in July netted the ECCC \$775. More will be need in September to pay for the printing of this issue of the newsletter and future editions.

Please be generous and help us out. The **cost of printing 2200 copies is \$253 each month**. Doesn't matter how big or small your donation is, it is truly needed and appreciated. Every dollar goes to our continuing publication and distribution of the newsletter.

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>

### 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. Constant Contact

### ECCC Uses the Constant Contact Email Program

The El Cerrito Community Council uses a mobile friendly version of the Constant Contact program which allows us to send out informational emails to the community that can be accessed through mobile devices. 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 out; just go the bottom of the email and hit the unsubscribe link anytime.





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**EL CERRITO COMMUNITY COUNCIL**

**NEIGHBORHOOD MEETING**  
**Thursday, September 17, 2015**

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

**Parish Hall**

**Blessed Sacrament Parish Church**

**4540 El Cerrito Drive**

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

Officer Adam McElroy and Jean Hoegar of the Code Violations Committee will be discussing Administrative Citations on rental properties and how you can help to have these houses capped and the parties/loud noises stopped. He will answer any questions you may have. All residents & businesses are welcome



Carolyn Bowhay Whalen  
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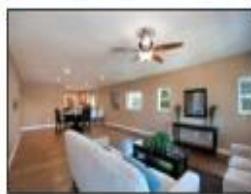
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## NEW LISTING IN EL CERRITO ~ 4527 58TH STREET

Meticulously Remodeled Home



- 3 Bedroom, 2 Baths ~ 1533 square feet
  - Expanded floor plan + 2 car garage + driveway
  - Everything new: roof, electrical, plumbing, walls, flooring, appliances, bathrooms, stucco & paint, tankless water heater, dual pane windows & more
  - New drought tolerant landscaping in front & back
- Seller to consider offers from \$589K - \$629K**



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