

**AGENDA for March 4, 2024 CVCPG 5:30pm Music Room**  
**Action ITEM “PRJ-1091403 Oceanview Terrace” and boring internal Board Stuff-**  
**continuation from**  
**Feb 26, 2024 Meeting . All are welcome to attend.**

Chollas Valley Community Planning Group



Celebrate • Promote • Foster • Enhance • Create

**The Chollas Valley Community Planning Group** – serving Alta Vista, Broadway Heights, Chollas View, Emerald Hills, Encanto, Lincoln Park, O’Farrell, and Valencia Park is inviting you **Monday, March 4, 2024 5:30pm** (very limited space- MusicRoom at **Valencia Park/ Malcolm X Library**, 5148 Market St, San Diego, CA 92114)

Email [chollasvalleycp@gmail.com](mailto:chollasvalleycp@gmail.com) for more information.

**Agenda Setting/modifications** (Note: items may be addressed out of listed order and time)  
**Unfinished business** shall be tabled and placed on the agenda for the following meeting.

- 1. Call to Order, Welcome, Roll Call** (2 minutes)
- 2. Housekeeping:** Please MUTE or Turn off background sounds. Thank you. Please be courteous to all. Wait until called upon to speak, and *only speak when Unmuted*. CVCPG Officers, and Board Members will ask questions first during communications, then General Members, then the Public. *Hopefully, your question will be answered before you speak.*  
Attendance will be taken to confirm that a QUORUM has been attained. No decisions can be made without a quorum present.
- 3. Adoption of the Agenda** (2 minutes)    1<sup>st</sup>/                                  2<sup>nd</sup>/                                  # approved # abstained
- 4. Non-Agenda Communication from the Public:** Our community planning group meeting allows for a public comment period at the beginning of our meeting for items *not on the agenda*, but that are within the scope of the group. (Brown Act section 54954.3(a)) Community planning group members may respond by asking a question to clarify, and also may schedule the item for a future agenda. *However, no discussion, debate, or action may be taken on such items.*(Brown Act section 59454.2). (Limit 1 minute due to full schedule)

**5. Action Item: PRJ-1091403 Oceanview Terrace** (Expedite Program- Discretionary Project)- 19 Townhomes Development, Ocean View Blvd & Willie James Jones Ave, by EcoHouse and Ito Girard & Associates . (within the Promise Zone, Transit Priority Area .90 acre site, RM-2-5 zone Robert Ito [robert@itogirard.co](mailto:robert@itogirard.co) 619-954-7017

**6. Approval of Prior CVCPG Minutes**

**7. Action Item: Collect all Board Diversity Surveys and Ethics Declaration that have not been returned. Review Combination Totals.**

**8. Bylaws Committee approved Rough Draft turned in on January 31, 2024.**  
**Full CVCPG Board Approval Required**  
 Procedures and Responsibilities including : Terms and Conditions, Community Representation and Participation Plan  
**Action: Vote for Final Approval of CVCPG Bylaws aka Terms and Conditions**  
 Approval vote                      # approved                      # absent  
**Community Representation and Participation Plan**  
 Approval vote                      # approved                      # absent

9. **Ad Hoc Action Item: Election Committee (Rob Campbell)- set up meeting dates, location, membership**  
**Expired Positions (8+years)March: Alta Vista Neighborhood, Lincoln Park Neighborhood, At-Large** (*requires 2/3 vote if no one else seeks position*)  
**Open Positions for March : Encanto Neighborhood, At-Large, At-Large**  
**Current Positions Filled, Open for March 2024- Broadway Heights, Chollas View Neighborhood, Emerald Hills Neighborhood,**

10.. **Action Item (Rob Campbell): Design Standards/ Project Review Subcommittee formation, set up meeting dates, location**

11.**ACTION: Letter of Inquiry regarding Promise Zone funding grants, services. Can they help regarding getting Federal Funding for stormwater infrastructure? Review draft version** Approval vote # approved # absent

12.**Unfinished business shall be tabled and placed on the agenda for the following meeting.**

13. **Meeting Adjournment** 1<sup>st</sup>/ 2<sup>nd</sup>/ #approved

**NEXT CVCPG General Meeting March 18, 5:00 Board of CVCPG elections open.**

**6:00pm meeting at Multipurpose Room at Malcolm X Library 5148 Market St. San Diego, 92114**

•**Radio Towers PRJ-1107880 113 Market Rate Homes for Sale, 10 Affordable Homes for Sale 5702 Old Memory Lane in Emerald Hills (Expedited Project)**, drhorton.com, 951-739-5444 [dboyd@drhorton.com](mailto:dboyd@drhorton.com) Needs updated archaeological Report, Biological Technical Report, SANDAG, Housing Commission, and Streets Conditions Report

**(date uncertain) •Holy Cross Cemetery & Mausoleum PRJ-1100145 4470 Hilltop – CUP – adding rows of headstones in empty lot next to property** Giorgi or Yomaira, Najars Engineering [Irvin@Meramconstruction.com](mailto:Irvin@Meramconstruction.com)

Please email for agenda and Zoom/phone information [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com)

Agendas and meeting minutes can be found at <https://www.sandiego.gov/planning/community/profiles/encanto/agendas> This Public Notice and Agenda is posted at the Valencia Park/Malcolm X Branch Library, located at: 5148 Market St, San Diego, CA 92114 at least 72 hours in advance of the meeting date. In addition, Agendas are posted on the CVCPG Facebook

Page. <https://www.facebook.com/CVCPG/> and Nextdoor. Website under construction: [chollasvalleycommunityplanning.com](http://chollasvalleycommunityplanning.com)

For further information regarding agenda items, meeting or to request a membership application please contact the Chair, Sally Smull at [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com). Leave a Voicemail for Chair, Sally Smull: 619-354-0558

CP600-24 STANDARD OPERATING PROCEDURES AND RESPONSIBILITIES OF RECOGNIZED COMMUNITY PLANNING GROUPS [https://www.sandiego.gov/sites/default/files/cpd\\_600-24.pdf](https://www.sandiego.gov/sites/default/files/cpd_600-24.pdf)

The City of San Diego distributes agendas via email and can provide agendas in alternative formats as well as sign language or oral interpreter for the meeting with advance notice. If you would like to receive agendas via email, send your requests to [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) and indicate your specific community planning group. To request these services, please contact the Planning Department at 619-533-6307 or [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) at least five (5) working days prior to the meeting to ensure availability. Community Planning Group email lists *We are still considered "Encanto Neighborhoods" on many [sandiego.gov](http://sandiego.gov) links, instead of Chollas Valley Community Planning Group (CVCPG)*

CVCPG Meeting Agenda for March 4, 2024 5:30pm MUSIC ROOM

