

**CHOLLAS VALLEY COMMUNITY PLANNING Meeting June 26, 2023 MINUTES**

**in-person meeting, Valencia Park/Malcolm X Library, 5148 Market St, San Diego, CA 92114 6:03pm – 8:30pm**

Seat	Member	Present	Seat	Member	Present
1. Alta Vista	Marry Young, temp secretary	Y	9. Broadway Heights	Everett Crudup	N
2. Encanto	Faye Pacho Brown	Y	10. Chollas View	Brian Matthews	Y
3. O'Farrell	Vinetia Jones, Correspondence Secretary	Y	11. Emerald Hills	Sally Smull, Chair	Y
4. Valencia Park	Andrea Hetheru	yes	12. Lincoln Park	Leslie Dudley,	Y
5. At-Large	Vacant	N	13. At-Large	Sheila Minick	Y
6. At-Large	Khalada Salaam Ahi	Y	14. At-Large	Russell Steppe	Y
7. At-Large	Vacant	N	15. At-Large	Michael Westmoreland	Y
8. At-Large	Rob Campbell Vice-chair	Y	16. At-Large	Dorothy James	Y
City Dept.	Name	Present	Office	Name	Present
Planning	Selena Bailon-Sanchez	N	Mayor's Office	Lucero Maganda	Y
			County D4	Jamaela Johnson <i>(as resident)</i>	n
D4	Tiffany Harrison	Y	Council District 4	Eric Henson	Y
JCNI			Assembly 79 <sup>th</sup>	Moana Alo	Y
SDPD	CRO Chris Jones	N	Senate 39 <sup>th</sup>	Toni Duran/	y
Library	Alan Bugg	y	Congress 51 <sup>st</sup>	Louis Ward	N
<b>Number of Visitors:10</b>			<b>Sign-in Sheet on File:</b>		

Visitors:-Barry Pollard, Groundwork San Diego-Chollas Creek – Patrice Baker, Ramon, Henry Foster- D4, Bruce Williams- D4, Abdullah **Muhammad** and Evelyn Smith-general member, Vicky Estrella- general member, Kevin Vo -new general member , Martha Abraham -new general member, Andrea Hetheru, Jorge Parada, Mrs. Crudup, Eddie Meyerholz

Covers: Alta Vista, Broadway Heights, Chollas View, Emerald Hills, Encanto, Lincoln Park, O'Farrell, and Valencia Park neighborhoods

**C. Adoption of the Agenda (2 minutes)** 1<sup>st</sup>/ Faye Pacho 2<sup>nd</sup>/Vinetia Jones Unanimous approved

**D. Approval of (2 minutes each) of March 2023 Minutes** – not completed

**E April 2023 Minutes** - 1<sup>st</sup>/Marry Young 2<sup>nd</sup>/ Michael Westmoreland All approved except Faye Pacho abstained

**G Introduction: Andrea Hetheru, new Board Member** representing **Valencia Park**. Proud of VP-highest Black homeownership in the city. Concerns about homeless at Euclid and Imperial Avenue.

**H. Non-Agenda Communication from the Public: (3 minutes each)** 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).*

### **I. Chair's Report (10 minutes)**

- We need a *Recording Secretary* to volunteer for the Board. Marry Young and Sally Smull created last month's minutes. *Please volunteer*. We are also looking for additional Board Members for *At-Large Positions*. Members are required to be at least age 18, live in one of our eight neighborhoods or own a business, and attend two meetings prior to admittance. Board membership is for two years. Proof of residence or a business permit is required.
- We have three Board Members that have exceeded our eight year limit. If we have interested members for Alta Vista, or Lincoln Park, please apply. Regular elections are in March of each year.
- Current members of the CVCPG are required to do the new *electronic-Community Orientation Workshop*, if they missed the June 12 session with the Planning Department. New CVCPG members are required to show proof of completion within 90 days.
- *Request Reimbursements Approval for:* photocopying services, name signs, laminated posters and sign-ins for tables, banner for tabling, etc

**J. Vice Chair• Community Planners Committee (CPC) Meeting Update** -Discussion about the Unauthorized Camping Ordinance with Safe Camping plans at O Lot and Balboa. Cannabis Social Equity program – possible 36 more outlets. Sensitive distance from schools was 1000 feet, now 600 feet. TPA/ SDA – Housing distances to transit; Transit Priority Area/ Sustainable Development Area. (was ½ mile, now One Mile, current or future transit locations. Doesn't say "as the crow flies, or walking. Many are not accessible by foot.) Equity Forward- Inclusive Public Engagement Guide by the City is starting.

### **K. Staff Reports (3 Minutes Each):**

- San Diego Police Department: Community Resource Officer Chris Jones [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov) absent- Vice-Chair Rob – shared info from SDPD Captain Epperson's meeting – Southeastern Division was short 20 officers last week. Notified Lucero about conditions.72 hour vehicles parking , overtime authorized to use in Southeastern Division to ticket & request tows.
- City of San Diego Planning Department: Selena Sanchez Bailon [ssanchezBail@sandiego.gov](mailto:ssanchezBail@sandiego.gov) absent
- City of San Diego Council District 4: Eric Henson [hensone@sandiego.gov](mailto:hensone@sandiego.gov) (Housing Policy & Transportation for D4) Budget approved for FY2024. Today City Council- PATH contract. Did Southeast SD Walkabout and Outreach. Planning Commission Thurs- Blueprint SD infill opportunities. Comm services 1-Parents/ grandparents Needs Survey. Renter Survey – Housing Commission, Development Services- Project Processing : Ministerial vs Discretionary Permits.

City Council- Homeless Encampments Ordinance- D4 **Monica Montgomery Steppe** voted NO. Passed 5-4

Homeless Strategies – Safe Lot proposed for Valencia Park/ Malcolm X Library. D4 MMS no. Henry Foster- D4 Chief of Staff met with Mayor and COO only. [Monica Montgomery Steppe](#) said NO to Skyline Hills Library. Dreams for Change Safe Lot on Imperial Ave will add 15 spots; D4 OK.

- City of San Diego Mayor’s Office: Lucero Maganda [lmaganda@sandiego.gov](mailto:lmaganda@sandiego.gov)
- Street Conditions Index last done in 2015, undergoing 2800 miles review now, finish in Fall 2023. Enhanced Hot Spot services cleanup 580 tons of trash from Homeless. (Use Get it Done Reports for Homeless Encampments- active or abandoned, trash, etc)
- City Workers Holiday for Juneteenth. Event at George Stevens Senior Center
- Unsafe Camping Ordinance was passed. Lucero brought new D4 Rep for Mayor, Krystal Taylor.
- FY 2024 approved. Get it Done approved Street repairs and safety. Homelessness Strategies & Solutions Dept. (HSSD) Info Item last week. Full document online. Safe Sleeping sites at 20<sup>th</sup>&B, O lot in Balboa Park are planned with supportive services offered. Tenant Protection Ordinance signed end of May 2023 – no fault evictions restricted for Homelessness Prevention. Marry- They need to be across all Council Districts. LM- The sites must be city assets/ owned. Leslie- Will city pay for Prevention/ Public Safety? LM- Public Safety is a priority for Mayor Gloria. Who will supervise? Provider(s)? LM – unknow, still a proposal. Security Guard on-site at night. Concerns for the anthropology site behind the library, endangered species in open space canyon next to library. Vicky Estrella- If camping now only allowed at special lot sites, why expand in D4 with Dreams for Change in our area; it’s only one mile away. Will sex offenders be kept out of Safe Parking lots? LM -Yes. Security is provided. No camping two blocks from transit stops, parks, schools? LM- yes. Applies to tents, not to sleeping bags or sleeping in vehicles. A Safe Parking Lot won’t be operating 24 hours a day, only after library close; fenced in overnight, restroom and handwashing station available.
- Michael- Why Malcolm X Library? LM- See “Safe Parking Analysis”

Public- Francine Maxwell offered the idea of Chollas Lake and Chollas Operations yard with 200 spots.

- Supervisor Fletcher’s Office (D4): Jamaela Johnson attended as a neighbor. No rep attending.
- Assemblywoman Weber’s Office (D79): Moana Alo 619-465-7903 (missing notes)
- Senator Atkins’ Office (D39): Toni Duran/ (Gonzalo Rocha Vazquez- June, July 2023) June 15, 2023 passed the State Budget. Need to negotiate with Governor. June 2 was the deadline for bills. AB447 for LGBTQ+ and Gender Equality. Goodwill Industry is Nonprofit of the year. [gonzalo.rocha-vazquez@sen.ca.gov](mailto:gonzalo.rocha-vazquez@sen.ca.gov)
- Congressman Vargas (D51): Louis Ward III absent

#### **L: Information /Discussion: (5 minutes)**

• **Valencia Park/ Malcolm X Library Parking Lot** has been proposed for one of the Safe Parking locations for D4. Skyline Hills Library Lot is the other new location. Dream for Change on Imperial Avenue will be expanded to include more vehicles. (See above)

**M: Information/Discussion: (5 minutes) – Rob Campbell** • Letter of Position Change – Encanto Gateway LP. Concerns about the number of affordable housing units at very low AMI, number of parking spaces provided, no community room, 44 feet tall building doesn’t fit into neighborhood.

**N: Information/Discussion: (5 minutes) – Rob Campbell** – • Develop a Standard Position regarding developments in our neighborhoods- using *Encanto Neighborhoods Community Plan, City General Plan, new State Laws and City initiatives*, - create a Subcommittee in the future.

**O. CIP Infrastructure Priorities (20 minutes)**. A rough draft survey has been completed by 10 people so far. **What is a CIP?** Capital Improvements Program, which include:

- Infrastructure: Street improvements, lights and traffic signals • Bikeways • Park and Recreation Centers • Libraries • Storm drainage and flood control facilities • Water and sewer facilities and pipelines • Bridges • Police, fire and lifeguard facilities
- **Create a CIP Priorities Subcommittee** to go over entries for each community, and new
- **Council Policy 800-14 Prioritization Process** [https://docs.sandiego.gov/councilpolicies/cpd\\_800-14.pdf](https://docs.sandiego.gov/councilpolicies/cpd_800-14.pdf) during meetings between June 20- July 16. If you are interested in joining the Subcommittee, please sign up on the form passed around. Possible meeting dates could be in the evenings or on weekends. <https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>
- **A Public Guide to Infrastructure and FY 2023 Adopted Budget:** (March 2023) [https://www.sandiego.gov/sites/default/files/a\\_public\\_guide\\_to\\_infrastructure\\_2023\\_final.pdf](https://www.sandiego.gov/sites/default/files/a_public_guide_to_infrastructure_2023_final.pdf)
- A **Final Vote for the full CVCPG Board is required on July 17<sup>th</sup>** to enter our requests by end of July.
- Each neighborhood council can *also* forward their priorities to D4 Councilmember President Pro Tem Monica Montgomery Steppe at [mmontgomerysteppe@sandiego.gov](mailto:mmontgomerysteppe@sandiego.gov) or on [sandiego.gov/cd4](http://sandiego.gov/cd4) website.

**P. Action Item :**

**Project: 502 Fergus Street 15-unit Complete Communities Apartment Development Name of Presenter(s):**

Name of presenter: Philip Quatrino President / PQ Design Studio Inc. email: [pquatrino@pqdesignstudio.com](mailto:pquatrino@pqdesignstudio.com)  
 Informational website: Animation: <https://www.youtube.com/watch?v=aVKwqADi8hM> Description: The proposed 15-unit Apartment Building Project to be located at the intersection of Akins Ave. and Fergus Street (502 Fergus Street). The proposed building is comprised of (3) levels of apartments over a ground level parking area. Each residential floor hosts (3) 2-bed/ 2-bath units and (2) 1-bed units. Unit sizes range from 950 sq. Ft. for the larger 2-bed units down to approximately 660 sq. Ft. for the 1-bedroom unit. Concerns about visuals- even back looks like military barracks. tying in existing hair salon to the new building. Still boxy looking, stairs/patio on east side-No picnic or BBQ, playground structure. tree canopy or foliage wall requested. Will have 10 parking spots, 2 motorcycle and 5 bicycle spots. Andrea suggested parking on 2<sup>nd</sup> level. PQ- wouldn't fit, and too expensive.

- Action item 06/26/2023 DENIED 6-5 (Motion to approve 1<sup>st</sup>/ Leslie 2<sup>nd</sup> Michael) Yes- Russell, Vinetia, Sheila, Leslie, Michael
- No- Andrea, Rob, Faye, Khalada, Marry, Sally
- **Q. Meeting Adjournment**

Please send in your Infrastructure Needs – New and Replacement of large projects to [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com) a.s.a.p. Be as detailed as possible with exact location, project needs, and why it is needed.

Upcoming meeting – 3<sup>rd</sup> Mondays each month, July 17, 2023 6:00pm Location: TBA *Might* be Hybrid using Zoom. Please register for a Free Zoom Account, if you are able. <https://zoom.us/signup#/signup> Please sign up for agendas, Zoom Links and updates from the CVCPG list: 3

We are in the process of creating a website, including community/neighborhood/town councils, etc. More details soon.

The City's Planning Dept. announcement signups including the Encanto neighborhoods, as well as Public Notices, Planning Commission and City Initiatives are found at: <https://visitor.r20.constantcontact.com/manage/optin?v=001L8yzO-DYgLyogX8cwfGReoCytPqndbbduQxrJk7sqduDznp93MyOgbbKDwSVN9VFYXcnyGqkynWNaHidIctd8lvFnpT1gKv0iA994juCAGM%3D>

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> For further information regarding agenda items, meeting or to request a membership application please contact the Chair, Sally Small at [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com) 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. (CVCPG). To request Translation or ASL 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. We are still considered " Encanto Neighborhoods" on many sandiego.gov links, instead of Chollas Valley Community Planning Group (CVCPG)

**Encanto Neighborhoods Community Plan:** [https://www.sandiego.gov/sites/default/files/encanto\\_community\\_plan-revised\\_lu\\_maps-reduced\\_6-20-16.pdf](https://www.sandiego.gov/sites/default/files/encanto_community_plan-revised_lu_maps-reduced_6-20-16.pdf)