

# Chollas Valley Community Planning Group



**CHOLLAS VALLEY COMMUNITY PLANNING GROUP  
MINUTES OF MEETING**  
**Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114**  
**Monday, May 21, 2018 | 6:30pm – 8:00pm**

Seat (Term 2017-2019)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	Y
2. Encanto	Steven Ward	Y	10. Chollas View	Kwame Oates	Y
3. O'Farrell	Kenneth Malbrough	Y	11. Emerald Hills	Christie Hill	N
4. Valencia Park	Monte Jones	Y	12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Brian Pollard	N	13. At-Large	Khalada Salaam-Alaji	Y
6. At-Large	Henry Foster III	Y	14. At-Large	Shawn Glisson	Y
7. At-Large	Karina Velazquez	Y	15. At-Large	Karen Montufar	Y
8. At-Large ('18-'19)	Evan Toma	Y	16. At-Large	Sandi Hazlewood	Y
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson	N	Mayor's Office	Darnisha Hunter	N
Civic SD	Sherry Brooks	N	Council District 4	Mathew Gordon	N
JCNI	Richard Seges	N	Assembly 79 <sup>th</sup>	LaShae Collin	N
Congress 51 <sup>st</sup>	Stephanie Allen	N	Senate 39 <sup>th</sup>	Chevelle Newell-Tate	N
Number of Visitors: 12			Sign-in Sheet on File: Yes		

## 1. Call to Order & Introductions

Chairman Ken called the meeting to order at 6:33pm. Quorum was present (11 out of 16 members).

## 2. Adoption of the Agenda

**Motion made by Booker Sanders to adopt the agenda. Seconded by Sandi Hazlewood. Vote: 10-0-0. Motion Carried.**

6:35pm Khalada Salaam-Alaji and Monte Jones arrived. Quorum is now 12 out of 16.

## 3. Review and Approval of Minutes

Sandi Hazlewood stated on item 5D the language after MND should be removed; on item 6D the "u" in Toni should be removed; the time should be indicated when late members arrive; there should also be a time for adjournment.

**Motion made by Sandi Hazlewood to approve the minutes with the above changes. Second by Booker Sanders. Vote: 12-0-0. Motion Carried.**

## 4. Communications from the Public:

- Tonya Hale stated she would like to see childcare centers in commercial spaces in affordable housing developments.

## 5. Chair's Report: Ken Malbrough

- Ken Malbrough stated the group's name change is in effect but we haven't changed logo and he

# Chollas Valley Community Planning Group



would like to set up an Ad-Hoc Committee to recommend a logo to reflecting the name change (Chollas Valley Community Planning Group). Ken asked the board is anyone is interested and Shawn Glisson, Karina Velazquez, Evan Toma, Marry Young and Steve Ward were interested. Ken stated the expectation would be to make a recommendation to the board, by presenting a couple choices not just one. Vice-Chair Steve was asked by Ken to Chair subcommittee. Ken asked to have recommendations by June meeting and reminded the committee that they have to publicize meeting and take notes.

## 6. Staff Reports:

- a. **Mayor's Office:** Darnisha Hunter not present.
- b. **Council District 4:** Mathew Gordon not present.
- c. **Assembly District 79:** LaShae Collins not present.
- d. **Senate District 39:** Chevelle Newell-Tate not present.
- e. **51 Congressional District:** Stephanie Allen not present.
- f. **City Planning:** Elizabeth Dickson not present.
- g. **Civic San Diego:** Sherry Brooks not present.
- h. **Jacobs Center for Neighborhood Innovation:** Richard Seges not present.

## 7. Informational Items:

- a. Civic San Diego efforts/collaborations on economic development.
  - i. Presenter Gustavo stated Civic has used New Markets Tax Credits to provide \$12 million in funding for Access Youth Academy and for the Jackie YMCA. Gustavo stated the Diamond BID has 27 business int their access to capital pipeline. Gustavo stated they have invested over \$25,000 to the Diamond CoWork for software and hardware.
  - ii. Ken stated he would like an update on plans for the Valencia Business Park.
- b. The Dynamics on Running a Business in this Community Presenter: Dr. Latisa Carson;
  - i. Presenter Dr. Latisa Carson shared her story and how her business came about. Dr. Carson also spoke about the factors that caused her to move her business out of the community such as several clinics opening up near her practice with stimulus money from the government.
- c. Proposed Project, 4982–88 Imperial Ave Presenter: Albert Griego
  - i. Presenter Albert Griego stated the project would be where Cotijas currently is. Albert stated Cotijas has only been cooking at the location and selling in other communities and that there are currently 5 homes but are not permitted. Albert stated the proposed project would be privately funded with 3 stories, 31 underground parking spaces and 27 units. 40% of which would be low income and 60% would be for moderate income. The units would be 750 and 900 square feet.
- d. United Pacific Gas Station, 4704 Imperial Proposed Project Presenter: Allen Sipe,
  - i. Presenter Allen Sipe stated his company leased the gas station on 47th & Imperial from current owner Homeland Petroleum. Allen stated since they took over in January 2018, they have invested over \$250,000 to clean up the facility. Allen stated they have permanently closed the car wash and plan to build a 2,500 sq ft convenience store if they are able to knock down the current building which would also create 10 parking spots at front of building. Allen stated they are waiting on the new conditional use permit process for the same business use, more sq ft, new sign identity pole sign, no variation on hours or alcohol, and it will not be 24 hours. Allen stated Diaz Brothers Catering is still in operating in the gas station, they are working with her to move operations during construction, and working with her to sell her products in regional stores.
  - ii. Ken stated he would like Allen to reach out to and work with the Diamond BID.

6:54pm Henry Foster arrived. Quorum now 13 out of 16 members.

7:31pm Kwame Oates arrived. Quorum now 14 out of 16 members.

# Chollas Valley Community Planning Group



## 8. Action Items:

- a. Propose Woodman Street Bike Facility and Parking removal Presenter: Esmerelda White, Associate Engineer(Traffic), City of San Diego
  - i. Presenter Victor stated they need to remove 86 parking spots on the west side, narrow travel lines, and shift travel lines. Victor stated the bike facility will not be painted green, it will be bike lanes on the west side and sharrows on the east side. Victor stated the City is proposing bicycle facilities on the uphill (west side) because it is harder for bikes to keep up with traffic going uphill. Victor stated the City couldn't do bike facilities on both sides because of limited space. Victor stated this came about due to a citizen's request and an upcoming pipeline project created the opportunity because of paving and restriping. The pipeline is about two years out. Esmeralda stated they notified residents via mail and provided contact information, and information about tonight's meeting. Esmeralda stated she received no return mail, emails, or calls from property owners nor renters. Esmeralda stated they conducted a parking study on a Saturday from 7am-7pm and found only 6 spots were utilized and another study was conducted on a weekday Wednesday from 7am-7pm and found only 7 spots were utilized. Victor stated this bike connection will connect Chula Vista and National City to Imperial Avenue and the trolley. Esmeralda stated the sidewalks are on the unfunded needs list because they will likely be eminent domain and a retaining wall will need to be built. Esmeralda stated she will look into flashing beacons for safe west-east pedestrian crossing.

**Motion by Karina Velazquez to approve Woodman Street bike facility and parking removal. Second by Monte Jones. Vote: 11-1-2. Motion Carried. Kwame Oates and Henry Foster voted nay and Ken Malbrough abstained.**

- b. Grand Jury Report response on San Diego Community Planning Groups Presenter: Ken Malbrough, Chair, Chollas Valley Community Planning
  - i. Recommendation #1: No, we reviewed our CPG boundaries and determined our planning group does not need to be consolidated. This should be done as called for and on case by case basis for other CPGs.
  - ii. Recommendation #2: No, we are a diverse group in all aspects but need assistance from planning department to provide resources to increase community awareness.
  - iii. Recommendation #3: Yes, but only if staff receives compensation to attend evening meetings.
  - iv. Recommendation #4: Yes, CPGs would benefit from timely guidance from NSD with either prior written report or attendance at meetings when there are action items and employees must be compensated to attend these meetings.
  - v. Recommendation #5: Yes, a refresher training along with updated information can be very useful for board members based on every 2 years of service.

## 9. Continuing Business: None.

## 10. Adjournment

**Motion made by Sandi Hazlewood to adjourn the meeting at 9:06pm. Second by Karina Velazquez. Vote: 13-0-0. Motion Carried.**

Written by: Karina Velazquez, Board Recording Secretary