

- A. Call to Order. Sally Smull, Chair, called the meeting to order at 6:07 p.m. Present were Marry Young; Sheila Minick; Khalada Salaam-Alaji; Vinetia Jones; Michael Westmoreland; Russell Steppe; Andrea Hetheru; Everett Crudup; Rob Campbell; Sally Smull; and Dorothy James. A quorum was established.
- B. Housekeeping. Sally Smull requested participants silence or turn off phones and reminded participants to be courteous to one another.
- C. Adoption of the Agenda: It was M/S/C with no abstentions (Sheila Minick, Rob Campbell) that the agenda be adopted as submitted.
- D. Minutes: Minutes of the 6/26/23 meeting were deferred. It was M/S/C (with Venetia abstaining) that the minutes of 7/17/23 be approved as submitted. The 8/21/23 meeting was canceled due to the hurricane and inability to hold the meeting virtually.
- E. Non-Agenda Comment from the Public.
 - (1) Michael Westmoreland shared that a Winter Wonderland with low riders, activities, etc. will be held on 12/9/23 at Chollas-Mead School. Information can be located at peaceinthediamond.com.
- F. Chair's Report. Sally reported that the District 4 Budget Request Survey needs to be completed by 9/22/23. She also shared that the Chollas Valley Community Planning Group is seeking at-large members. Sally shared that the by-laws need to be rewritten by December in order to meet Policy 600-24. She felt that it would be better to meet in person; however, others are not as available to meet in person. There are templates. It was M/S/C to establish a committee (Andrea, Michael). Michael and Marry volunteered to be on the committee, and other interested parties were asked to contact Sally about being on the committee.
- G. Informational Item: Proposed Radio Towers Development. Dan Boyd presented on behalf of D.R. Horton. John Myhre and Meg Carroll were also present. Dan reported that they have been reaching out to the community for about 18 months, and while the purchase has not yet occurred, he believes they will likely be moving forward with purchasing the property.

Dan indicated that D.R. Horton initially proposed 131 homes, but the plan is currently for 123 homes on 5,000 square foot lots, indicating that the plan permits 4,000 square foot lots. After making a purchase decision, it will be 30-45 days before the formal application is made to the City. D.R. Horton anticipates working with City staff for about 18 months on plan approval.

There will be four pocket parks connecting the community and open space. D.R. Horton is committed to one entrance/exit on 60th Street with one road for emergency vehicles only connecting to Old Memory Lane. He reiterated that 60th Street is considered a collector street and they will be required to improve it, including 40 feet curb to curb. They will add 21-22 feet of sidewalks and landscaping to continue to urban trail. A preliminary study was completed;

however, City staff will dictate formal study and a formal report will be prepared. Dan stated that their research found the existing buildings have post-modern historical value, so a report will be required, and City staff will provide instruction. There will be one of three options exercised: retain, document the significance and dismantle, or move the buildings.

There are four proposed house plans: Three 2-story and one 1-story of 1330-2800 square feet, but some change is anticipated and the City will provide guidance. Targeted populations include first time homebuyers, those downsizing, and families. The City requires developers to provide affordable housing of either 10% onsite or fees in lieu, and D.R. Horton intends to exercise the onsite option. Dan stated that the intent is for family and friends of existing community members to live in the area and that there has been no new housing built in the area in decades. The exact price is not known but will likely range from about \$400,000 to \$750,000. In response to a question about 60th Street, Dan stated that they continue to work on 60th Street and have received input from the community regarding alternatives. Dr. Sims, resident, later mentioned meeting with Dan Boyd and she mentioned completing a feasibility study on traffic, including Kelton Road.

Board Input:

In response to Rob Campbell's question, Dan Boyd stated there will be H.O.A. fees, and Andrea Hetheru requested D.R. Horton consider a Maintenance Assessment District that can benefit the community vs. H.O.A. fees. Dan Boyd indicated that D.R. Horton would pay Park Impact Fees which might benefit the Emerald Hills Park renovation plan. Sheila Minick asked if the fees would/could come directly to Emerald Hills, with a negative response. Sally Smull requested that D.R. Horton consider allocating additional fees specifically for Emerald Hills Park. Rob Campbell asked why access would not be opened to Old Memory Lane. Traffic at 60th and Federal has only westbound access to Highway 94 and people will travel through Emerald Hills via 60th Street and Old Memory Lane to have eastbound access. Dan Boyd indicated they are focused on 60th Street as a connector. Russell Steppe asked how many community members will be employed during construction and how many local contractors will be used. Dan Boyd stated it is their intent to attract construction trades, contractors, and workers from the local community. Sally Smull mentioned requesting D.R. Horton to construct a community building as part of the park enhancement and this being declined. She requested access to a community room for meetings. Dan stated that D.R. Horton discussed these issues with the City Council Representative, staff, and City Staff, and indicated that the council office indicated there was no interest in providing these types of amenities, further stating that the City is not in a position to provide maintenance. Dan claimed that D.R. Horton has been very transparent about the proposed development for 18 months.

Community Input:

Dr. Sims' input regarding traffic was previously mentioned. Darrell Cook asked about improvements to 60th Street, curb appeal, maintenance, and Mello-Roos fees. Dan stated that 60th Street is a big issue and D.R. Horton will complete required improvements. As discussed,

there is an urban trail, and sidewalks will be added with 7 feet high separation. D.R. Horton is not intending Mello-Roos fees but this could change. Mello-Roos is state legislation that finances public improvements, which are assessed to properties. City staff will decide. One individual asked about elevation on the property and if the highest peak is intended to be a pocket park or a home? Dan Boyd stated they will be maximizing view potential.

- H. Circulate San Diego Presentation: Roundabouts. Carlisle Dockery (cdockery@circulatesd.org, 760-512-1107) shared that the group has been working with the City on traffic-calming and bicycle safety via roundabouts, with an emphasis on safety. In 2022, there were 7359 motor vehicle accidents causing 120 deaths. There has been discussion regarding potential measures on Imperial Avenue, including mid-block crossings where it is a far distance between traffic signals. Carlisle Dockery indicated that wider lanes create higher speeds, and reducing the crossing distance by providing refuge islands and pop-outs can reduce injuries and deaths. One of the benefits of roundabouts is that it eliminates T-bone and head-on crashes. If accidents occur, they tend to be more moderate sideswipes or rear-end collisions that are not as dangerous. Another benefit is that traffic moves efficiently as there is a constant cycling of traffic, less idling, less pollution, less fuel consumption and savings on signal maintenance and electricity. Roundabouts will assist in meeting the City's Climate Action Plan goals. Carlisle Dockery displayed mock-ups of potential installations along Imperial Avenue. Several Board Members expressed concern about locations and suggested soliciting community feedback regarding other potential locations. Streamview Drive and Market Street were mentioned. Rob Campbell reported that studies show roundabouts are safer. He has lived in cities with and without roundabouts and found that education is beneficial. Everett Crudup expressed concern about speed within roundabouts. Henry Foster, Chief of Staff to Council President Pro Tem Monica Montgomery Steppe, reported that comprehensive evaluation in the community is needed. Evelyn Smith, Emerald Hills, shared that traffic on Roswell is significant but she was told the street would not receive traffic calming as there have been no fatalities.
- I. Vice-Chair's Report/Action Item re: Letter of Response re: Safe Parking Proposal at Malcolm X Library and Community Planning Committee. Rob Campbell reported that SB 10 was not approved as part of the housing package. The City is forecasting population growth based on 2015 data, yet the Census report reflects a decline in population. It was M/S that the letter be tabled until next month's meeting (Sheila, Andrea). It was opposed by Rob Campbell due to the length of time since the letter was initially written. During discussion, the motion was withdrawn. Rob Campbell read the letter aloud, and it was M/S/C (Russell, Andrea), to finalize and send the letter to Todd Gloria, Mayor; Monica Montgomery-Steppe, Council Present Pro Tem/District 4 Representative; Sarah Jarman, Director of Homelessness Strategies and Solutions Department; and Kim Desmond, Chief of Race and Equity Department.
- J. Staff Reports:

Eric Henson from Monica Montgomery-Steppe's office submitted a report to Sally Smull, chair, prior to the meeting. He encouraged residents to take the Fiscal Year 24/25 Budget Priority

Survey by 9/22/23. The last Dumpster Day of 2023 will be held at 6038 [Cumberland St.](#), 10/7/23, 9:30 – 11:30 or until bins are full. There is no mattress pick-up. Residents can dispose of mattresses at 5161 Convoy, Monday through Friday, 7:30 – 4:30 or visiting [byebyemattress.com](#) for locations. On 9/19/23, there will be a hearing regarding a proposal to raise water rates. PATH is working on homelessness services, and there is a dedicated team in Southeastern San Diego coordinated by Aisha Daniels. There will be an MTS meeting on 9/28/23 at 9:00 a.m. There are dental care assessments available at Jackie Robinson YMCA the first Wednesday of each month. Eric mentioned support from the National Conflict Resolution Center for code enforcement and other issues. Marry Young (Board) expressed concern about concentrating poverty. There is reportedly a proposal for more than 100 ADUs at 6768 Akins Ave. Andrea [Hetheru](#) (Board) stated that Dumpster Days don't work and encouraged the community to consider Maintenance Assessment Districts to address issues. She indicated that there is money available to establish MADs for low-resource communities.

Korral Taylor from Mayor Gloria's office shared that there will be a community forum regarding Homelessness Strategies and Solutions on 10/7/23, 9-10 a.m. at the Live Well Center. Korral requested the topic of safe sleeping at Malcolm X Library be included. Sally requested that the time be extended, and this was denied. Korral stated they will be hosting another forum to discuss proposals. She encouraged residents to contact her with any questions.

Toni Duran from State Senator Toni Atkins' office was welcomed back. She reported that 9/14/23 was the end of the legislative session, and it is adjourned until 1/24. The Governor has until 10/14/23 to sign legislation. Toni Atkins had several pieces of legislation signed, and others are pending.

- K. Information Item: Urban Collaborative Project. Barry Pollard presented information regarding the SANDIS Regional Plan and the Interactive Map in which individuals can add input, comments regarding transportation or the need for transportation, and the deadline is 9/30/23. Barry reported that it is easier to go to the State than the City for transportation funding and planning. He mentioned there is consideration for constructing a freeway cover over Highway 94, similar to that at Terralta Park in City Heights.
- L. Action Item: Rob Campbell, Vice Chair, shared concerns about having a mechanism to determine if projects meet requirements established in the community plan. It will help projects be prepared. For example, Seabreeze Apartments will return to present in October or November as it is still working on plans. He requested that interested parties contact him or Sally about participating in a group to establish standards.
- M. Unfinished Business: None
- N. Adjournment. It was M/S/C that the meeting be adjourned (Venetia, Rob). The meeting adjourned at 8:25 p.m.

Chollas Valley Community Planning Group

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Respectfully submitted,

Sheila R. Minick

Approved 3/25/24