

# CHOLLAS VALLEY COMMUNITY PLANNING GROUP

## AGENDA

Chollas Valley Community Planning Group



Celebrate • Promote • Foster • Enhance • Create

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

**Andrea Hetheru, Chairperson • Valencia Park**

**Robert Campbell, Vice Chairperson • At-Large**

Marry Young, Alta Vista; Everett Crudup, Broadway Heights; Brian Matthews, Chollas View; Sally Smull, Emerald Hills; Vacant Seat, Encanto; Dorothy James, Lincoln Park; **Vineta Jones, Corresponding Secretary, O'Farrell;** At-Large: Leslie Dudley, Jacinta Hinajosa, **Sheila Minick, Recording Secretary,** Khalada Salaam-Alaji, Russell Steppe, Michael Westmoreland, 1 Vacant Seat

**Monday, July 15, 2024, 6:30pm**

**KIPP Adelante Preparatory Academy, 396 Euclid Avenue, San Diego CA 92114**

**(Located in Jacob's Center lot. Closest Entry is off Market Street.)**

You may also join us by Zoom or phone:

<https://us02web.zoom.us/j/84126443605?pwd=aGdRa0NoQXo2QkNGWkR5TTRXTi9VQT09>

Meeting ID: 841 2644 3605 Passcode: 590325

OR Dial +1 669 900 6833

**All are welcome to attend.**

*(Note: items may be addressed out of listed order if it is in the interest of the business of the day)*

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome

**Housekeeping:** Please be courteous to all. Wait until recognized by the chair to speak whether attending in-person or virtually. If present virtually, MUTE microphone when not speaking. On informational items, CVCPG Board members will ask questions first followed by the public. *It is timesaving if an answer to your question is acknowledged in a previous speaker's comments.*

2. **Adoption of the Agenda (items 1 & 2: 5 minutes)** (1<sup>st</sup>/ 2<sup>nd</sup>/ # approved # abstained)
3. **Approval of Minutes (10 minutes)**
  - a. 6/17/24 Meeting
  - b. 6/24/24 Special Meeting

4. **Non-Agenda Communication from the Public (1 minute per speaker, 15 minutes total):** Members of the public may raise matters *not on the agenda* but are within the scope of matters reasonably related to the well-being of the Chollas Valley Community Planning Area. Community planning group members may respond by asking a question to clarify and may schedule the item for a future agenda. *However, no discussion, debate, or action may take place on such items. (Brown Act section 59454.2).*
5. **Chair's Report- INFO Items (10 minutes)**
  - a. Training: Brown Act, Planning Dept Annual Training
  - b. Klauber Project Appeal
  - c. CPC: Blueprint San Diego Median Income Recommendation, Request for Grand Jury Convening
  - d. Groundwork San Diego: Web site, Audio Equipment, Promotion and Outreach for CIP Priorities
  - e. During city council agenda item on Environmental Justice Element held, June\_\_\_\_\_, City Planning Director, Heidi Von Blum, repeatedly and explicitly stated the intent of the Planning Department to comply with Affirmatively Furthering Fair Housing legal mandate.
  - f. Chair and Vice Chair presenting to CPC on AFFH and AB636 with written request for support. Coordinating schedules.
  - g. **Importance of Committee work**
  - h. Personnel Asset Inventory from 1 on 1 conferences
  - i. Meeting Minutes automation
  - j. Noted Requests/Need for agendized items:
    - i. Promise Zone Director as requested by Leslie Dudley (At-Large) confirmed for to August 19, 2024 meeting.
    - ii. Design/Approval of New CVCPG Logo Submission by CVCPG Board Member, Everett Crudup (Broadway Heights) and any other submissions (Definitely will be on August 2024 Agenda)
    - iii. Board member, Leslie Dudley (At-Large) requested that the Stormwater Department/assistance to all CVCPG communities that suffered damage be on a future agenda. (Target: September 2024)
    - iv. Board member, Leslie Dudley (At-Large) requested Parks and Recreation in relation to funding and allocation be on a future agenda. (Target: October 2024)
    - v. Board member, Leslie Dudley (At-Large) requested the Police Department be on a future agenda. (related to her previous concerns about having a brick and mortar location closer to Lincoln Park?) (Target January 2025)
    - vi. Khalada Salaam-Alaji's (At-Large) request for information about a comprehensive plan for seniors who were flood victims in relation to housing Karen Montefur-Federico stated she would bring the information back, possibly as a standalone agenda item. (Target September 2024)
    - vii. Francine Williams, community member, suggested that Ken Malbrough of Planning Commission be placed on future agendas so he can provide an ongoing report to the CVCPG and community. (Target January 2025)
    - viii. Vice Chair, Robert Campbell, requested inviting the Housing Commission to a future meeting. (Target August 2024)
    - ix. ACTION ITEM: Select members for Ad Hoc Affirmatively Furthering Fair Housing (AFFH) Defense Committee established at Special Meeting of June 24, 2024 (Target August 2024)
6. **INFO Items: Staff Reports for Mayor Gloria, Councilmember Foster, Police Dept, County Supervisor Montgomery-Steppe, Assemblymember Weber, State Senator Atkins, U.S. Representative Vargas (10 minutes total)**
7. **ACTION Item: Confirm and re-appoint Ad hoc Committee on Bylaws (10 minutes)**
  - a. Subject Matter: Scrutiny of CVCPG January 31, 2024 submission mandated by revised Council Policy 600-24, New Offices, New Standing Committees, other matters as determined by committee
  - b. Number and selection of members

8. **ACTION Item: PRJ-1114217, 4730 Market Street/ Ito Gerard & Associates presenting for Applicant ATLANTIS GROUP (15 minutes)**— The 8.23-acre site is in the CC-3-6 Base Zone, the Transit Priority Area, the Parking Standards Transit Priority Area, the Community Plan Implemented on Overlay Zone – A, the San Diego Promise Zone, and the San Diego International Airport – Review Area 1 within the Encanto Neighborhoods Community Plan Area and Council District 4. Affordable/In-Fill Housing. Neighborhood Development Permit to construct five (5) five story apartment buildings consisting of 249 units with 10% affordable units totaling 248,568 square feet (eastern portion of the project site named *Monarch Hillside*) and six (6) two- and three-story residential buildings consisting of 39 dwelling units with 10% affordable units totaling 56,232 square feet (western portion of the project site named *Market Street Residences*). The project site is located at 4730, 4744, 4838, 4844, 4850, and 4858 Market Street.
9. **ACTION ITEM (20 minutes): Proposal for Skate Park near Porter Elementary School as a top priority for CVCPG Capital Infrastructure Program (CIP)Recommendation: Presentation by Manuela Ippolito**
10. **ACTION Item (25 MINUTES): Capital Infrastructure Project (CIP) priorities for CVCPG**
  - a. For submission to City of San Diego by deadline of August 15, 2024.
  - b. Narrowed down to 2-4 priorities for coordination with Groundwork San Diego in building community support through door-to-door canvassing, mailers, petitions, CVCPG web site survey. Choosing small number of projects to focus efforts of community support building. “Imagineering” informed by but not limited to submissions in previous years.

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

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

**NEXT CVCPG General Meeting: August 19, 2024, 6:30pm at KIPP Adelante Preparatory Academy, 396 Euclid Avenue, San Diego, CA 92114**

Email for board and committee agenda and Zoom/phone information: [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com)

Agendas and meeting minutes can also be found online at:

<https://www.sandiego.gov/planning/community/profiles/encanto/agendas> and at

<https://chollasvalleycommunityplanning.com>

This Public Notice and Agenda is physically posted at the Valencia Park/Malcolm X Branch Library KIPP Adelante Preparatory Academy, and the MLK Recreation Center at least 72 hours in advance of the meeting date