

Annual Report 2024-2025

Chollas Valley Community Planning Group (CVCPG)

Activities and Accomplishments

Reporting Period: May 15, 2024 – April 15, 2025



Executive Summary

This report summarizes the major actions, leadership, and advocacy of the Chollas Valley Community Planning Group (CVCPG) during the reporting period. It highlights CVCPG's main focus and central role in supporting lawful planning practices that facilitated affirmatively furthering fair housing (AFFH), leading citywide advocacy for the principles embedded within that law, and elevating community participation and visibility in public policy processes.



1. Community Advocacy, Outreach and Impact



Carolyn Corelis / KPBS

Neighbors pack a community room at KIPP Adelante Preparatory Academy for the Chollas Valley Community Planning Group Meeting on Monday, Oct. 28, 2024.

- **Filed CVCPG's first-ever appeal: challenged an environmental determination that the Klauber Project was consistent with the community plan or zoning. As a result, the environmental determination was rejected by the city council at the November 12 hearing for the appeal.**
- **The CVCPG chair spoke on behalf of the individual appellant who attended the CVCPG special meeting of June 24, 2024, to discuss and vote on a motion to appeal. The individual's appeal was identical ---word-for-word--- to that submitted by CVCPG. *The individual appellant, who attended the CVCPG special meeting where the appeal was discussed and voted on, may have legally been a co-appellant alongside CVCPG in the environmental appeal.***
- **Successfully advocated through letters and oral comment during city council meetings, alongside the district 4 Councilmember, Henry Foster III, to not actualize a Safe Parking location at Valencia Park/Malcolm X Library as proposed by the Homelessness Strategies and Solutions Department. CVCPG unflinchingly argued that the placement would be counter to the principle of de-**

concentrating poverty----a principle embedded within Affirmatively Furthering Fair Housing (AFFH) law.

- Through consistent oral comment and letter-writing, CVCPG contributed significantly to the routine use of the term, “Affirmatively Furthering Fair Housing (AFFH)” within the City of San Diego’s official written and oral discourse.



Director of City of San Diego Planning Dept at CVCPG meeting of November 18, 2024

- Held what were likely the two most well-attended CVCPG meetings ever:
Over 130 attendees on October 28, 2024, to discuss the impact of Footnote 7 on the Klauber and Old Memory Lane projects.
Over 100 attendees on November 18, 2024 at a meeting attended by the Planning Department director, Heidi Vonblum, to discuss the city’s proposed timeline to repeal Footnote 7.
- The KPBS story chronicling CVCPG’s leadership in discovering and organizing opposition to Footnote 7 was the station’s most-viewed video-story of 2024 and was featured on KPBS Roundtable. See Appendix C.
- Through its Community Planners Committee (CPC) representation, co-authored a letter addressing the fire hazards of the city’s ADU Density Bonus Program
- Championed increased community participation at city council meetings, leading to overflow and standing-room-only attendance.



- ✦ Established and fostered a collaborative partnership relationship with an elementary school. In the Chollas Valley plan area, *KIPP Adelante Preparatory Academy*, showcasing resources and providing cross-promotion opportunities.
- ✦ In partnership with *Groundwork San Diego*, employed one Chollas Valley youth as a paid intern for administrative support and one Chollas Valley adult resident for audio, facility, and logistics support in partnership with *Groundwork San Diego* through a grant secured by *Groundwork San Diego* and personal donations from CVCPG members to *Groundwork San Diego* for this purpose.
- ✦ In partnership with *Groundwork San Diego*, new audio and teleconferencing equipment was purchased, significantly enhancing and increasing remote meeting participation. Previously, remote participants had great difficulty hearing in-person participants that were not nearest to the computer operating the Zoom connection.
- ✦ Greatly improved the CVCPG website so that documents are publicly accessible such as correspondence with city officials on major issues, CVCPG agendas, CVCPG meeting minutes, news coverage of CVCPG-led advocacy, and notices of hearings and agenda items on CVCPG issues during city council and planning commission meetings.
- ✦ Eleven residents submitted applications for CVCPG membership who have never served. This was very likely a record.
- ✦ Completed approval of minutes of regular and special meetings from January 2024 through April 2024 from previous board administration.
- ✦ 13 of 14 CVCPG members completed the live real-time mandatory Community Orientation Workshop (COW) for 2024-2025 conducted by the City of San Diego Planning Department. The single remaining member completed the make-up training on the first date that CPGs were notified of

the members who had not completed the training

- ◆ Achieved a quorum at every noticed meeting—regular or special—without the need for RSVP reminders.
- ◆ Member Michael Westmoreland upgraded the meeting nameplates to better reflect the gravity of CVCPG’s responsibilities.

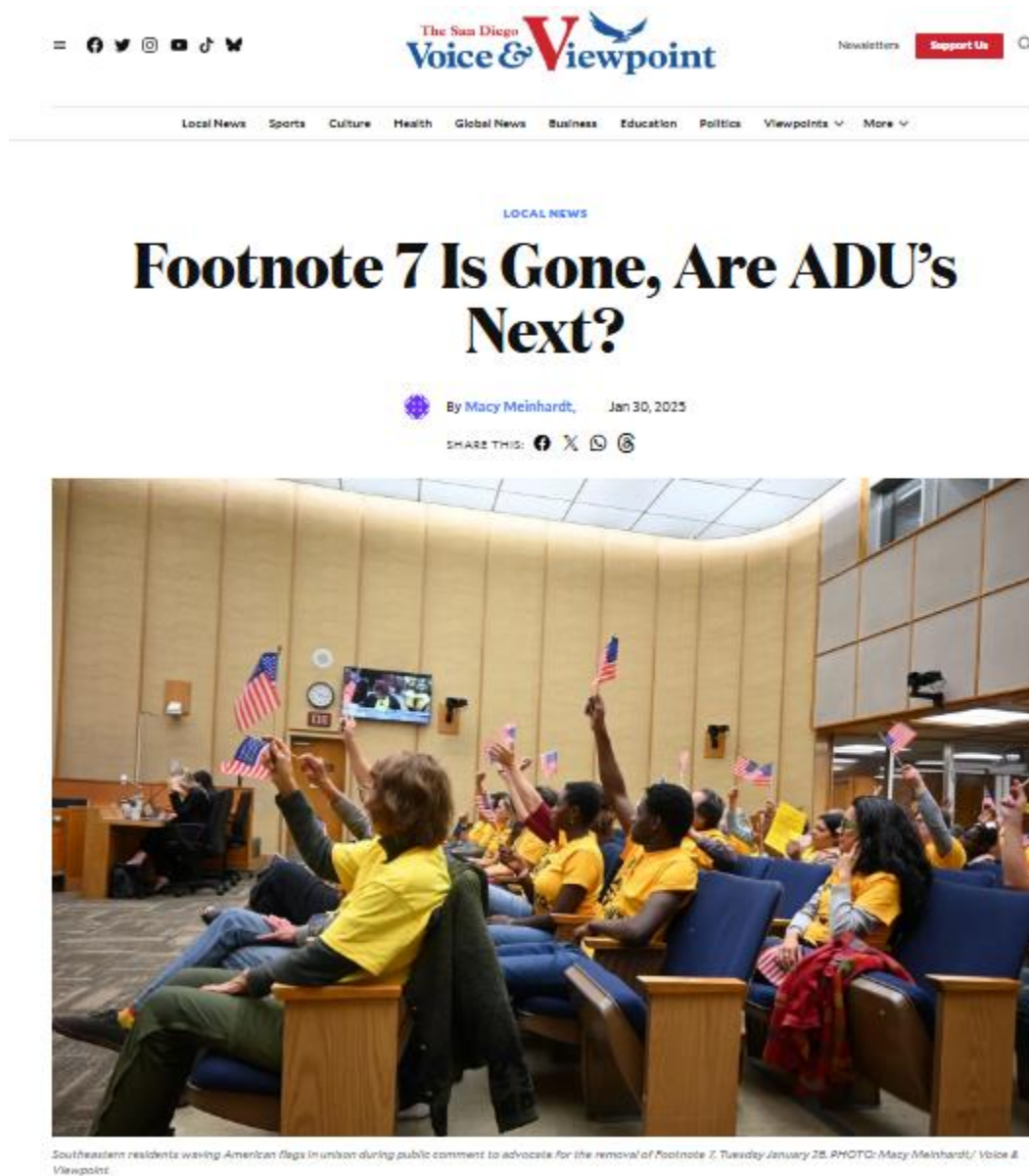
The previous 5 bullet items are noteworthy given the barriers to civic engagement in areas of low resources such as Chollas Valley. Unlike most other community planning groups in the city, the majority of CVCPG members are employed full-time.

2. Challenge to Footnote 7 Based on AFFH & Other City, State and Federal Law



- ❖ CVCPG submitted letters to elected city official and their staff as well as oral comment before the planning commission and the city council opposing Footnote 7 of Table 131-04D of the San Diego Municipal Code. Footnote 7 uniquely impacted historically underserved communities in the Chollas Valley community plan area. CVCPG formally presented the issue before the Community Planners Committee (CPC) and helped craft the CPC letter that urged that was instrumental in unanimous repeal of Footnote 7 by the city council. See Appendix B.
- ❖ Facilitated the adoption of yellow t-shirts as a recognizable symbol of grassroots advocacy by residents from San Diego communities.. This began with Chollas Valley residents mobilizing at city hall in opposition to Footnote 7.

3. Repeal or Reform of the ADU Bonus Density Program



CVCPG submitted an attorney-drafted letter calling for the repeal of the ADU Bonus Density Program, citing disparate impact, violations of fair housing laws and the Americans with Disability Act (ADA), displacement risk, and inconsistencies with the city's general plan, particularly its equity and environmental justice elements. The letter argued that the policy applied density in an inequitable manner without providing affordability guarantees or adequate infrastructure.

✚ With technical assistance from *Neighbors for a Better San Diego* and *We are Encanto*, CVCPG submitted a letter to city officials, elected and staff, as well as to the governor of California that called for a halt to all projects that do not comply with the San Diego Municipal code requirements of the ADU Bonus Program that permitted projects have a complete, ADA compliant pedestrian pathway from the project to a transit stop.

4. Legislative Outreach and Citywide Coalition Leadership



- Throughout the reporting period, CVCPG strengthened its civic influence by engaging with the offices of Senator Dr. Akilah Weber Pierson and Assemblymember LaShae Sharp Collins to address persistent planning inequities between communities south and north of Interstate 8, and by building partnerships with community groups across San Diego, most notably Neighbors for a Better San Diego. The League of Women Voters—a nationally recognized and highly respected nonpartisan organization with a long history of promoting informed

civic participation—submitted a letter to the city council urging the repeal of Footnote 7; an effort initiated and spearheaded by CVCPG.

- CVCPG was a citywide leader in speech and action that promoted equity-based planning and AFFH compliance through letters to city officials and testimony before the city council as well as the chair's and vice chair's advocacy underscoring CVCPG positions during Community Planners Committee (CPC) meetings.

5. Land Use Recommendation

Date	Project Name	Project Number	Developer	CVCPG Action
August 19, 2024	5256 Naranja St	PRJ-1074724	Ito & Gerard	Recommendation for Approval
June 24, 2024	Klauber Development	PRJ-0693289	Cindy Phan	Action Item: Appeal Approved on June 24, 2024. Submitted June 25, 2024 and again on June 26, 2025, but with a written request for a waiver of the fee of \$1,000
July 15, 2024	4730 Market Street / Monarch Hillside & Market Street Residences	PRJ-1114217	Atlantis Group	Recommendation for Approval
October 28, 2024	5702 Old Memory Ln	PRJ-1107880	D.R. Horton	Recommend Denial

November 18, 2024	6052 Wunderlin Ave / Residential Care Facility	PRJ-1117467	Melissa Rissone	Information Item Sent to Ad Hoc AFFH Subcommittee
December 16, 2024	Market Street Apartments – Bridge to Home Gap Financing to Affirmed Housing	Unknown	Affirmed Housing for County of San Diego	Action Item: Taken under advisement given the CVCPG letter approved April 15, 2022, in opposition to this project on the grounds that it violates AFFH
January 27, 2025	Chollas Creek Stormwater Drainage Improvements	N/A	City of San Diego, Stormwater Department (Jennifer Mendoza)	No Action
January 27, 2025	Construction of a new temple facility at 726 44th Street, San Diego, CA 92102	PRJ-1123421	Craig Howard, Architect for Wat Lao Buddharam San Diego	Info Item: Requested developer to do outreach to the Chollas View neighborhood and return for action on the recommendation.

January 27, 2025	Catholic Diocese Property at 62nd and Imperial – Possible Expansion of Cemetery and New Drainage Outlet	Proposal for amendment to the Encanto (Chollas Valley) Community Plan to add policy allowing cemetery uses through a Conditional Use Permit (CUP). Expanding, without rezoning	Najar's Engineering presenting	Referred to AFFH ad hoc subcommittee
March 17, 2025	Valencia Park Improvement 3 – Sewer Upgrade	N/A	City of San Diego, Engineering & Capital Projects Dept. (Mehrnaz Zare Afifi, Ph.D.)	No Action

APPENDIX A: Chollas Valley Community Planning Group Roster

CVCPG ROSTER DURING REPORT PERIOD	
Andrea Hetheru, Chair	Valencia Park
Robert Campbell, Vice Chair	At-Large
Sheila Minick, Recording Secretary	At-Large
Vinetia Jones, Corresponding Secretary	O'Farrell
Marry Young	Alta Vista
Everett Crudup	Broadway Heights
Brian Matthews	Chollas View
Sally Smull (Resigned December 6, 2024)	Emerald Hills
Dorothy James	Lincoln Park
Leslie Dudley	At-Large
Jacinta Hinojosa	At-Large
Khalada Salaam-Alaji (Resigned February 26, 2025)	At-Large
Russell Steppe	At-Large
Michael Westmoreland	At-Large

APPENDIX B: CVCPG Testimony & Comment in City Council Chambers

March 4th, 2025 City Council Meeting:

Chair Andrea Hetheru: [Public Comment on Footnote 7](#) **Timestamp: 1:34:35**
Public [Comment on Bonus ADU Program](#) **Timestamp: 2:56:02**

Recording Secretary Sheila Minick: [Public Comment on Footnote 7](#)
Timestamp: 1:07:12 [Public Comment on Bonus ADU Program](#) **Timestamp: 2:36:13**

January 28th, 2025 City Council Meeting:

Chair Andrea Hetheru: [Public Comment on Footnote 7](#) **Timestamp: 3:16:33**

Dec. 19th, 2024 Planning Commission Meeting:

Chair Andrea Hetheru with by Vice Chair Robert Campbell nest in queue:
[Public Comment on Encanto/Southeastern San Diego Zoning Regulations](#)
Timestamp: 1:11:50

November 12th, 2024 City Council Meeting:

Chair Andrea Hetheru: [Public Comment on Klauber Appeal](#) **Timestamp: 2:54:52**

Vice Chair Robert Campbell: [Public Comment on Klauber Appeal](#) **Timestamp: 3:14:35**

July 22nd, 2024 City Council Meeting:

Chair Andrea Hetheru: [Public Comment on Comprehensive Shelter Strategy & Safe Parking Designation for Malcolm X Library](#) **Timestamp: 2:41:44**

APPENDIX C: CVCPG In the News

[InewsSource: Footnote 7 Gone from Books, Now about that Park Land, March 6, 2025,](#)

[KPBS Roundtable January 31, 2025- A Masterclass in Community Organizing: Footnote 7](#)

[KPBS on Bonus ADU's in Encanto, January 29th, 2025](#)

[Voice and ViewPoint: A Dissenting Opinion On The City Attorney's Footnote 7, Jan 29, 2025](#)

[KPBS on repeal of Footnote 7, January 28th, 2025](#)

[NBC 7, Footnote 7, December 19th, 2024](#)

[inewsSource on Footnote 7, December 19th, 2024](#)

[KPBS on Footnote 7, December 18th, 2024](#)

[inewsSource on Footnote 7, December 5th, 2024](#)

[Voice and Viewpoint on Footnote 7, November 25, 2024](#)

[OB Rag on Footnote 7, November 11th, 2024](#)

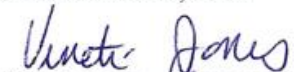
[KPBS on Footnote 7, November 7th, 2024](#)

[CBS 8 on Footnote 7, October 29th, 2024](#)

[CBS 8, Opposing the Concentration of Poverty in Southeast San Diego, July 4, 2024](#)



Andrea Hetheru, Chair



Vinetia Jones, Corresponding Secretary

Approval for Annual Report on April 21, 2025 was voted 7-0