

# AGENDA



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

**Robert Campbell, Interim Chair, At Large**  
**Sheila Minick, Interim Vice Chair, At Large**  
**Vinetia Jones, Corresponding Secretary, O'Farrell**

Marry Young, Alta Vista; Everett Crudup, Broadway Heights; Brian Matthews, Chollas View; Vacant Seat, Emerald Hills; Vacant Seat, Encanto; Dorothy James, Lincoln Park; Michael Westmoreland, At Large; Jacinta Hinajosa, At Large

Intern Gabe Rubio, Encanto; Bernell Hopkins Audio Equipment & Facility Support, Valencia Park

**Monday, June 23 2025, 6:30pm**  
**KIPP Adelante Preparatory Academy**  
**426 Euclid Avenue, San Diego CA 92114**  
**(Located in Jacob's Center lot. Closest Entry is of Market Street.)**

You may also join us by Zoom or phone:

<https://us02web.zoom.us/j/82630149654?pwd=9d9MpaxcjJsNBRrybm4W6GTiuZILuq.1>

Meeting ID: 826 3014 9654 Passcode: 654560  
OR Dial +1 669 444 9171

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

Please be courteous to all. Wait until recognized by the chair to speak, whether attending in-person or virtually. If present virtually, mute your microphone when not speaking. *It is time-saving if an answer to your question is acknowledged in a previous speaker's comments.*

## 2. Adoption of the Agenda: (1<sup>st</sup>/. 2<sup>nd</sup>/. # approved # abstained

## 3. Non-Agenda Communication from the Public:

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 detailed discussion or substantive action may take place on such items. (Brown Act section 59454.2).*

## 4. Chair's Report

## 5. Corresponding Secretary & Acting Elections Coordinator:

Hold elections for the following (12) seats:

- a. Alta Vista
- b. Emerald Hills
- c. Encanto
- d. O'Farrell
- e. Valencia Park
- f. At Large 1, 3, 4, 5, 6, 7, 8

Election 2025	
Seat	Reason On Ballot
Alta Vista	Odd Year Seat
Emerald Hills	Even Vacant Seat. Term is for 1 year: 2025 to 2026.
Encanto	Odd Year Seat
O'Farrell	Odd Year Seat
Valencia Park	Odd Year Seat
At-Large 1,3,5 and 7	Odd Year Seats
At-Large 4	Even Seat occupied by over-termed member. Term is for 1 year: 2025 to 2026
At-Large 6	Even Vacant Seat . Term is for 1 year: 2025 to 2026.
At-Large 8	Even Vacant Seat. Term is for 1 year: 2025 to 2026.

**6. Seat and Welcome the Newly elected CVCPG Board**

**7. Board Elect Officers for the 2025-2026 Term:**

- a. Chair
- b. Vice Chair
- c. Correspondence Secretary
- d. Recording Secretary

**8. Infrastructure Priorities for Fiscal Years 2027-2031:**

Establish a short term subcommittee (less than 30 days) with a Chair and two board members to compile and rank order a list of Capital Improvement Projects to present to the Planning Group for vote at the regular July meeting on Monday, July 21st for submission by an August 1<sup>st</sup> city imposed deadline.

**9. Action Item:**

Proposed street renaming to honor the late Dr Willie Lee Morrow from Winnett Street to Oriole Street within the Encanto neighborhood: Presenter: Bruce Williamson behalf of Councilmember Foster III.

**10. Action Item:**

PRJ-1125160, 5492 Imperial Avenue Project. Development Services Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Neighborhood Development permit to demolish an existing structure and develop a 26,753 square-foot multilevel apartment building consisting of 26 residential units. The ground level consists of 22 parking garages; the first level consists of 8 residential units, and the second and third levels will each contain 9 residential units. The building will have 2 laundry rooms and 1 office space at a site with 5 existing residential structures at 5492 Imperial Avenue. The 1.96-acre site is in the RM-3-7 Base Zone within the Encanto Neighborhoods Community Plan Area. Council District 4.

**11. Informational Item:**

Flooding and Hazards of developments/ADU building in known flooding zones in # D4/Along Klauber/65<sup>th</sup>&ImperialAv; Presenter Greg Morales.

**12. Action Item:**

Approval of Minutes for April 21 and May, 2025

**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

**Unless otherwise specified all CVCPG meetings occur at 6:30pm at KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego, CA 92114**

Email for board and committee agendas 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