

# Eastern Area Communities Planning Committee General Meeting Minutes May 13th, 2025

A video of this meeting is available at:

<https://youtu.be/OIvxJSyfd7I>

Meeting called to order at 7:01 pm.

## **Members present**

Bettina Rausa, (Chair), Redwood Village  
Sonia Lang, (Vice Chair), Rolando Park  
John Hogan, (Treasurer), Redwood Village  
Alex Zukas, El Cerrito  
Andy Huelskamp, Oak Park  
Emily Perez, Rolando

Jen Eastman, Webster  
Kim Nguyen, Rolando  
Laura Riebau, El Cerrito, *online*  
Michelle Reiner, Oak Park

**Absent:** Cathy Martinez, Member at Large

Members of the public present (sign-ins): William Gibson, Monica Arredondo, Lynn Edwards, Vickie Church, Brooke Wetson, Peggy McHenry, Ashley Fernando, Zonice Good, Ralph Roesling, Raul Diaz, Renee Jones, Ozzy Meneses, Jim Westheimer, Francine Maxwell, Patrice Bevelyn, Nicolas Ratinaud, Sergey Yan Sinin,

*Online attendees:* Carolyn Norman, Brooke B., Ranmali Rodrigo, Becky Rapp, Matthew Martinez, SWD-iPhone-X4NR20K6M9, Fatima Maciel (City of SD, Mayor's Office), Randy Torres-Van Vleck, Elida Chavez, Sam Gonzales (Sen. Weber-Pierson SD39), Amy Nonaka (City of SD Urban Forestry), Jennifer Bennett (RVCC), Mario Ingrassi, Claudia Thompson, Lupe Diaz, Richard Diaz, Kristen Hurst, Laura Riebau (EACPC Board member)

**Quorum:** Yes

## **Chair's Welcome**

## **Adoption of Agenda or Agenda Changes**

Bettina Rausa noted two changes to the agenda:

1. Info item #2 is postponed as the presenter is unable to attend.
2. Action for approval of April minutes is postponed.

Jen Eastman motioned to approve the agenda with changes; Andy Huelskamp seconded the motion. Changes were approved unanimously.

## **Communication from the Public on Non-Agenda Items**

- Becky Rapp: May is mental health awareness month. Land use and budgeting are strongly linked and she encourages protecting outdoor spaces, parks and rec facilities, etc.

- Richard Diaz: Congratulated Friends of Oak Park Library. He is meeting with Councilmember Henry Foster over concerns about the possibility of homeless car campers being allowed to stay Gloria's Mesa. Please contact him if would like to be involved: Richard Diaz: [oakpark.sd@gmail.com](mailto:oakpark.sd@gmail.com)
- Ozzie Meneses from Groundwork: Chollas Creek update includes Groundwork working with Friends of Webster to develop a green alley as a pilot project for green projects in the watershed area.
- Andy Huelskamp: Last year's November ballot for change in the City Charter regarding the trash fee, reminded attendees that they will receive a ballot in the mail to approve or disapprove the final cost of up to \$63 a month. The amount on the ballot was \$23-\$29/month. To vote, the ballot be signed with legal owner name (see property tax record) Alex Zukas added that a yes vote is assumed if you choose not to vote and make sure your parcel number (APN) is included on the ballot (can be found on the outside of the mailing envelope from the City). Ballots are due by June 9 to the City Clerk.

### **City, County, and State Representatives' Reports**

- Bruce Williams, Community Representative for Webster and Oak Park, District 4, Councilmember Henry Foster III: Thanked those who participated in the cleanup last Saturday on Streamview Drive, it was very successful, and 2 bins were filled. On Thursday this week, Councilmember Foster will be hosting a city budget town hall with the independent budget analyst – ask questions, offer concerns and comments – Thursday at 6 pm at Teen Challenge.
- Fatima Maciel – Community Representative, Office of the Mayor:
  - o Mayoral revise of the budget is due on May 14. Councilmembers will vote on June 10.
  - o ADU reform package is moving forward. It went to planning commission and it was advanced with amendments. The Planning Commission has requested 2-story height limits, a unit cap, and minimum size of ADUs. Hearing at Land Use and Housing is scheduled for May 15 at 1 pm. The final hearing will be early June (if approved by Land Use and Housing).
  - o Measure B vote is scheduled for the first week of June.
  - o The Pavement Management Plan is scheduled for the end of June.
  - o Chollas Parkway now has “No Parking” signs (installed last week). Parking enforcement is happening in the area. The No Parking signs will replace the planned red curbing.
- Sam Gonzalez – Representative for 39<sup>th</sup> Senate District, State Senator Dr. Akilah Weber Pierson:
  - o May 8 electronic wildfire newsletter went out. Sign up for newsletters on their website or by contacting Sam.
  - o SB569 Catherine Blakespear – Homeless encampments and designated maintenance agreements (DMA). In senate appropriations committee suspense file. Sam will provide updates upon request.
  - o Save the date for backpack giveaway and resource fair on July 12, 10 am to 1 pm at Kip Adelante Prep Academy on 426 Euclid Ave.
  - o May 14 at 10:30 am the Governor will release updated legislative budget: “May Revise 2025”

## Information and Action Items

**Action:** Recommend/not recommend PRJ-1117556, lot split at 4841 68<sup>th</sup> St; existing legal lot to be split into 9 lots; development of a single dwelling unit (SDU) on each lot for a total of 9 SDUs. Project site is zoned RM-1-1 (Residential – Multiple Unit). Johnny Rivera, Fusion Engineering and Technology: project will implement the small lot subdivision ordinance, is not seeking any density bonuses and will not seek any variances. FAR will be 1.0. Each unit will be 2-3 stories with tuck-under parking. Units will likely be 3,000 SF total with 2bd/2ba 1,800 SF primary unit and 2bd/1ba 1,200SF ADU above. There will likely be an HOA or some other shared maintenance agreement. Each unit will have 2-3 parking spaces. Green space will be limited, but they will exceed the open space requirement. A fire department turn-around will be located in the driveway. Emily made a motion to recommend, Sonia seconded. Approved by majority with one abstention (Jen).

**Information:** Upcoming tree planting in Oak Park. Amy Nonaka, City of San Diego Urban Forestry Ready, Set, Grow San Diego Project: the program has received a \$10M federal grant; they are aiming to plant 5,000 new trees, water trees for 3 years and preserve existing trees by doing tree well expansions and removing tree grate. Free trees (including watering for 3 years) is available to properties with planting strips within the City Right of Way. There are about 30 different varieties of trees available; Ready, Set, Grow will help determine the most appropriate tree for the area, while taking into account owner preferences. Visit [www.sandiego.gov/ready-set-grow-sd](http://www.sandiego.gov/ready-set-grow-sd) for project map, tree species, events, FAQs and the contact form.

**Information:** New Oak Park Library project update. Monica Arredondo, City of San Diego Engineering & Capital Projects; Ralph Roesling, Raul Diaz, and Joe Mansfield, RNT Architects: Phase 1 include Design & Permitting. This phase has been awarded, is funded and is underway. Phase 2 includes site grading and building construction and is scheduled to begin in early 2026. Contractual completion of the project is scheduled for the end of 2027. RNT presented floor plans, renderings and walked through the different spaces of the project. Presentations for the library are located on the library project page: <https://www.sandiego.gov/cip/project-info/project-profiles/newoakparklibrary>

**Action:** Approve EACPC 2024 Annual Report for submission to city planning: Lynn prepared this report prior to being termed out. Bettina asked if the ad-hoc communication subcommittee should be included, to which Lynn replied that it should. John motioned to approve the report with the addition of the communication subcommittee, Alex seconded. Report approved unanimously.

## Subcommittee Reports

- Parks & Recreation – Daniele Laman
  - Little League closing date is May 31. A carnival and homerun derby will be held on that day as well.
  - Sports Day will be held on May 17 at Hollywood Park in City Heights.
  - A Fishing Derby will be held on June 21 at Chollas Lake.
  - The Park and Rec board meeting is on Thursday.
- CPC April Meeting – Laura
  - A workshop with the Urban Land Institute will be held with CPG members sometime in July.
  - ADU ad-hoc subcommittee came up with proposals such as maximum 4 units per lot, reduce height to 25' if attached and 16'-18' if detached, 2-story maximum and a recommendation of 4' setbacks on all sides and rear.

- Recommend all affordable deeds be 55 years instead of 15.
- Announcement from Board Member Alex Zukas, El Cerrito: This will be Alex's last meeting as a representative of El Cerrito as he will be moving out of state. He is recommending Jim Westheimer, El Cerrito resident as a potential board member.
- Community updates:
  - Jen is asking for people to send emails to oppose the Fire Department location in Webster.
- Bettina requested secretaries for July, August and October. Kim volunteered for July, Jen for August and Michelle for October. There will be no meeting in December.
- Bettina noted that she used to post the meeting agendas at the Oak Park and the College-Rolando Libraries prior to each meeting and requested a volunteer to take over. Sonia volunteered.

### **For the Good of the Order and Adjournment**

Meeting adjourned at 9:06 pm.