

SKYLINE-PARADISE HILLS COMMUNITY PLANNING GROUP

Skyline Hills Library - 7900 Paradise Valley Rd., San Diego, CA 92114

PUBLIC NOTICE and AGENDA

Tuesday, September 9, 2025, 6:00* p.m. - 7:55 p.m. (2nd Tuesday monthly)

****Meeting start time was changed from 6:30 p.m. to 6:00 p.m.***

Skyline Hills, Paradise Hills, South and North Bay Terraces, Lomita, and Jamacha

sph.cpc@gmail.com

"If Sign Language interpretation or language translation services are required, please visit www.sandiego.gov/planning/translation to submit a request at least (3) three workdays prior to the meeting date to ensure availability."

Members:

Chair, Samantha Jenkins (Bay Terraces)	Don Houston (Paradise Hills)
Vice Chair, Tanisha-Jean Martin (Skyline)	Avery Montoya (Skyline)
Treasurer, Arielle Cook (Skyline)	Guy Preuss (Paradise Hills)
Secretary, Erin Tomaras (Paradise Hills)	Rhonda Shepherd (Skyline)
Wayne English (Paradise Hills)	

1. 6:00 **Call To Order and Roll Call**
2. 6:05 **Modification/Approval of Agenda**
3. 6:10 **Adoption of Minutes for August 12, 2025**
4. 6:15 **Non-Agenda Public Comment**
Identification of issues that are within the jurisdiction of the CPG, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda. Two minutes per issue.
5. 6:25 **Representative Reports**
These reports may include, but are not limited to, information on community events and regulatory/legislative updates.
 - A. San Diego Southeastern Division Police Department
 - Community Relations Office, Chris Jones
 - B. City of San Diego Councilmember Henry L. Foster III, District 4
 - C. County of San Diego Supervisor Monica Montgomery Steppe, District 4
 - D. California Senator Dr. Akilah Weber Pierson, District 39
 - E. California Assemblymember Dr. LaShae Sharp-Collins, District 79
 - F. Congressman Juan Vargas, 52nd District
6. 6:45 **Community Planning Committee/Chair/Voting Member Reports**
 - A. Community Planners Committee Report

- i. August meeting cancelled
 - B. Chair Report
 - i. Virtual Grants Workshop being held on September 11 by San Diego County District 4 ([RSVP Link](#))
 - ii. Community Recreation Needs Assessment survey ([link](#))
 - iii. Communication from City on PRJ-1138503 - Jamacha Drainage Channel Upgrade Project
 - C. Voting Members Report
 - i. Recap of ULI UrbanPlan Workshop (Member Preuss)
- 7. 7:05 **Informational Items**
 - A. None received.
- 8. 7:05 **Action Items**
 - A. City water rate increases – *Review and submit protest to the City*
 - B. Reconciliation of CPG By-Laws and Operating Procedures – *Determine date for next subcommittee meeting*
- 9. 7:55 **Adjourn** until the next regular meeting on October 14, 2025.

STANDARD OPERATING PROCEDURES AND RESPONSIBILITIES OF RECOGNIZED COMMUNITY PLANNING GROUPS POLICY NO.: 600-24

Voting Members of CPGs are expected to treat each other, members of the community, and City staff in a professional manner.

Skyline-Paradise Hills Community Planning Group Operating Procedures:

Section 6.1 Professional Conduct

The planning group and its voting members will conduct themselves reasonably and professionally and refrain from disrupting the public process as set forth on the planning group's agenda.

Section 6.3 Disorderly Conduct

In the event that any planning group meeting is willfully interrupted by a person or group of persons, so as to make the orderly conduct of the meeting infeasible, the planning group may first cause removal of the individual or individuals. If that is unsuccessful then the planning group may order the meeting room cleared and continue in session on scheduled agenda items without an audience, except that representatives of the media shall be allowed to remain. The planning group may also readmit an individual or individuals who were not responsible for the disruption.

Skyline-Paradise Hills Community Planning Group

August 12, 2025 Minutes

Call to Order

Chair Jenkins called the meeting to order at 18:01 hours.

Roll Call

The following members were present for a quorum:

- Samantha Jenkins
- Don Houston
- Tanisha-Jean Martin
- Avery Montoya
- Erin Tomaras
- Wayne English
- Rhonda Shepherd

The following members were absent:

- Arielle Cook
- Cynthia Romero
- Guy Preuss

Approval of Agenda and Minutes

- Chair Jenkins motioned to approve the agenda. Vice Chair Martin seconded. The motion passed unanimously.
- Member Houston motioned to approve minutes from June 10, 2025 meeting. Member Shepherd seconded. The motion passed unanimously.

Non-Agenda Public Comment

- Citizen Vivian Sanchez discussed the Summer Book Sale occurring from August 14-16 at the Skyline Hills Library.
- Citizen Dorene Dias Pesta discussed that the difference between the Jamacha Drainage Channel Upgrades Project, which the City issued a notice of future decision on August 5, 2025, and the Jamacha Waterway Revitalization Project.

Representative Reports

- Tiffany Harrison (City Council District 4) provided the following information:
 - Councilmember Foster's office will be participating in Get It Done days over the next 3 days this week.
 - The latest issue of the newsletter for District 4 was distributed recently.
- Robbin Todd (California Assembly District 79) provided updates on Dr. LaShae Sharp-Collins successfully securing money in the state budget for workforce and apprenticeship programs and worker protections.
- Korral Taylor (Mayor's Office) provided the following information:
 - The proposed Parking Management Plan for Balboa Park went before City Council on July 28. The proposal included charging to park in off-street parking lots (ranging from \$5 to \$15), as well as installing parking meters to charge for on-street parking (\$2.50 per hour). These changes may go into effect as soon as October 1. The City is considering

offering residents a 50% discount on parking lot fees. Free parking is still available in the San Diego Zoo lot for now.

- Beginning on September 2, there will be special event pricing at the parking meters near Petco Park during Padres games and other large ballpark events. Parking rates will be increasing Downtown in general and free Sunday parking will be removed.
- City and Caltrans made an agreement that allows the City to clean up area within Caltrans' jurisdiction in the Downtown area.

Community Planners Committee Report

- Chair Jenkins noted that the meeting included a presentation and report on the Terminal 1 project at the San Diego Airport. It will be open very soon and should significantly expand the capacity of the airport. A potential future transit station at the airport is being considered.
- Chair Jenkins and Member Preuss will be trading off on who attends this meeting going forward.

Chair's Report

- Larry Young resigned as a voting member, so the Community Planning Group (CPG) will be attempting to fill his seat to avoid having any issues with reaching a quorum.
- The first meeting of the subcommittee to update the CPG's by-laws was held on June 27. A second meeting will be forthcoming.

Voting Member's Report

- Member English reported about a lawsuit against the City regarding the new trash fees. Michael Aguirre's office can provide more information about the issue. The deadline to pick your trash can size is September 30.

Informational Items

- Citizen Dorene Dias Pesta presented on the City's use of inaccurate maps merging the communities of Jamacha and Lomita.
 - A 2011 police beat map combined the communities and other City maps have copied it.
 - By merging the communities, Jamacha is falsely being labeled as a Transit Priority Area and a Sustainable Development Area (SDA). Only Lomita should be labeled that way. Citizen Dias is concerned that this will allow development in Jamacha that would not be allowed if the neighborhoods were considered separate (i.e., more units per acre are allowed in Lomita).
 - The City Council District 4 map is wrong, so she will be providing a list of updates needed to District 4 staff. Additionally, the 1987 Skyline-Paradise Hills Community Plan incorrectly excludes 68th street from the Jamacha community. Further, the City website incorrectly describes the Jamacha, Lomita, and Skyline neighborhoods.
 - Citizen Dorene Dias Pesta would like to submit a memo to the Community Planners Committee from this CPG delineating these issues.
 - *Vice Chair Martin made a motion for the CPG to review and sign the memo (to be drafted by Citizen Dorene Dias Pesta) as an action item at the September 9 meeting. Member Shepherd seconded the motion. The motion passed unanimously.*

- Citizens Lindsey and Nicholas White presented on a Bonus ADU project at 275 Ritchey St that includes 27 structures and 54 ADUs.
 - The project was grandfathered into the Bonus ADU Program because SDRE (the developer) submitted a preliminary review application in May before the City Council vote in July.
 - They noted that the project only includes 19 parking spaces, but Ritchey Street does not have much street parking available. In addition, the road was rated 9/100 (failing) in 2023.
 - The property is located in an SDA. However, the street is very narrow/steep, and has no sidewalk along part of the path to reach public transit. SDAs require a walkable path to public transit.
 - Another ADU project is proposed at 449 Ritchey Street that includes another 36 units. There are infrastructure concerns for both projects (e.g., stormwater issues).
 - The Whites met with Councilmember Foster but they have not heard back from his office. Chair Jenkins recommended sending a document to Councilmember Foster that lists their concerns, as well as makes an ask of him. Member Houston recommended joining some of the other groups fighting ADUs (e.g., ADUbonus.org). He noted that public safety is going to be the strongest argument against these types of projects.
- Member Houston reported on the proposed increase in City water rates.
 - They will go up 62% over the next four years.
 - He feels that the information the City found out is lacking detail and clarity.
 - A protest must be registered with the City by September 30. *Member Houston made a motion for the CPG to submit a protest to the City (to be drafted by Member Houston) as an action item at the September 9 meeting. Vice Chair Martin seconded the motion. The motion passed unanimously.*

Action Items

Review PRJ-1138503 (Jamacha Drainage Channel Upgrade Project) and provide a recommendation to City

Chair Jenkins spoke with Alicia Pena (Senior Planner of Stormwater Department) about this project. The City said they are not presenting on this project until next year. The Stormwater Department submitted a site development permit and notices have been distributed to neighbors of the project. The Stormwater Department is planning to meet with the community before it asks for concurrence from the CPG.

Member Houston spoke with Mark Lopez (PM) about the project. Member Houston suggested a site visit. He also asked if the CPG was filling out the 620 Community Planning Committee Distribution Form and when that will occur.

Chair Jenkins will email the Mark Lopez and Alicia Pena to ask for clarification on the 620 Form and a site visit. *Member Houston made a motion for the CPG to determine a path forward on the 620 as an action item at the September 9 meeting. Vice Chair Martin seconded the motion. The motion passed unanimously.*

Removal of voting members for non-attendance

Members need to come to 2/3 of the meetings in a 12-month period. Chair Jenkins noted that Member Romero should be removed due to lack of attendance. *Member Tomaras made a motion to remove Member Romero as a voting member. Member English seconded the motion. The motion passed unanimously.*

Member Houston noted that the voting member vacancies might be able to be filled by a vote of the voting members. Member Tomaras will create a new member form and send to Citizen Lindsey White. A request for demographic information and proof of residency will be added to the form, as well as links to resources and notification of the 2/3 attendance requirement.

Adjournment

Chair Jenkins adjourned the meeting at 19:49 hours.

Meeting minutes were recorded by:

Erin Tomaras

Erin Tomaras, Secretary

September 9, 2025

Office of the City Clerk

202 C St. MS2P

San Diego, CA 92101

RE: Proposed Adjustments to Water and Wastewater Rates

Please allow this letter from the Skyline-Paradise Hills Community Planning Group to serve as our formal protest of the propose increase in water and wastewater rates for fiscal years 2026 - 2029. Although rate increases are expected over time the amount of the propose rate increases are overly burdensome and suggest fiscal mismanagement at the water department. Please consider other financial alternatives that will reduce the impact on consumers, especially those on limited incomes.

Respectfully,

Samantha Jenkins

Chair, Skyline-Paradise Hills Community Planning Group

Cc: Henry Foster III

Todd Gloria