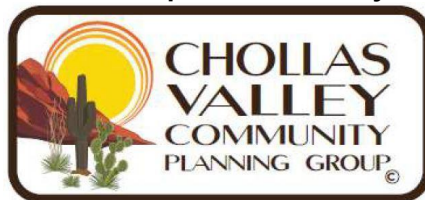


AGENDA

(ORDEN DEL DÍA EN ESPAÑOL: <https://chollasvalleycommunityplanning.com/>)



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

Saige Gonzales Walding, Chair • Encanto

Marry Young, Vice Chair • Alta Vista

Marry Young, Vice Chair, **Alta Vista**; Everett Crudup, **Broadway Heights**; Brian Matthews, **Chollas View**; Martha Abraham, **Emerald Hills**, Erik Bacera, **Encanto**; Dorothy James, **Lincoln Park**; ,Sheila Minick, recording secretary, **Emerald Hills**. **O'Farrell**: Vacant; **Valencia Park**: Vacant. At Large Seats: Jacinta Hinajosa, Rob Campbell, Evan Toma, Maria Conrad, Correspondence Secretary, Saige Gonzales Walding, Chair

November 17, 2025, 6:30pm

KIPP Adelante Preparatory Academy, 426 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/2554598641?0mn=84260412193>
255 459 8641

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 microphone when not speaking. 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: (1st/ 2nd/ # approved # abstained

3. Chairs Report: 5 min

- a. Planning Commission Hearing Nov 20 @ 9am
- b. CPC meeting info
- c. Black Arts and Culture Strategic Plan
- d. Klauber St Lawsuit Update

4. **Informational Item:** November 20, 2025 9 am Planning Commission Hearing for Radio Towers development of DR Horton's 123 proposed homes/subdivision.
5. **Action Item:** Hold the Hill. We're proposing to transform The Radio Towers Hill of Southeast San Diego in Emerald Hills into a world-class destination park that aligns with your planning group's goals—improving land use, enhancing quality of life, and supporting equitable access to open space. Research shows that well-designed parks lower urban heat, reduce pollution, promote active transportation, and improve overall community health. by Andrea Hetheru **15 min**
6. **Action Item,** vote to Appeal Planning Commission if they approve Radio Towers Project November 20, 2025. We have a 10 day window to appeal. **10 min**
7. **Informational Item:** Maria Conrad is volunteering for a correspondence secretary through March of 2026 **5min**
8. **Action Item:** Brian Matthews presents the approval of the creative crosswalks at Imperial ave and Woodman Streets & N/S Crosswalk at Imperial Ave and 63rd intersection, Black Arts and Culture District **10 min**
9. **Action Item:** A presentation to obtain a recommendation from the Community Planning Group regarding the proposed 3-lot split at 125 South 66th Street. Attached for your reference is the Tentative Parcel Map outlining the proposed subdivision. TMP-PMT#3188381 **15 min**
10. **Action Item:** American Tower/Verizon on a request to continue operation of an existing wireless communication facility (WCF) located at 6070 Division Street on the Church of Christ property. The WCF consists of a 50-foot monopalm and an adjacent 405 square foot equipment enclosure at the rear parking lot of the Church. The monopalm houses 12 antennas for Verizon Wireless and has been located on the property since 2013. The monopalm exceeds the 45-foot height limit of the CN-1-3 zone and therefore requires a Planned Development Permit to deviate from the height limit. A Limited Use Permit to allow the use and a Neighborhood Development Permit to allow the equipment enclosure to exceed 250 square feet are also required. The changes proposed to the WCF include additional landscaping and complete rebranching of the monopalm. The drawings and photographic simulations are attached for reference. **15 min**
11. Approval of outstanding meeting minutes from 4/21/2025, 5/19/2025 and 8/18/2025. 1st/. 2nd/. # approved
12. Non Agenda Public Comment **2 min each speaker**

Unfinished Business shall be tabled and placed on the agenda for a following meeting.
Meeting adjournment. 1st/. 2nd/. #approved

Unless otherwise specified all CVCPG meeting occur at 630 at KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego, CA 92114.

Email for board and committee agendas and zoom/phone information:

ChollasValley CPG@gmail.com

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