

SKYLINE-PARADISE HILLS COMMUNITY PLANNING GROUP

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

PUBLIC NOTICE and AGENDA

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

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)
Vice Chair, Tanisha-Jean Martin (Skyline)
Treasurer, Arielle Cook (Skyline)
Secretary, Erin Tomaras (Paradise Hills)
Wayne English (Paradise Hills)

Don Houston (Paradise Hills)
Avery Montoya (Skyline)
Guy Preuss (Paradise Hills)
Rhonda Shepherd (Skyline)

1. 6:00 **Call To Order and Roll Call**
2. 6:03 **Modification/Approval of Agenda**
3. 6:05 **Adoption of Minutes for October 14, 2025**
4. 6:08 **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. 6:20 **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. 6:40 **Community Planning Committee/Chair/Voting Member Reports**
 - A. Community Planners Committee Report
 - i. CIP/Public Projects that deviate from Environmentally Sensitive Lands regulations should comply with Process CIP/Public Project-5 review process

- ii. Update to the City's Heritage Preservation Program
 - iii. New CPC website: www.sdcpc.org
 - iv. 2025 land development code update from Marlon Pangilinan
- B. Chair Report
 - i. See attached report
- C. Voting Members Report
 - i. No items received
- 7. 7:00 **Informational Items**
 - A. Introduction to San Diego Community Coalition – *Citywide network of community activist leaders that includes representation from 26 different areas*
 - B. Upcoming Annual Reporting Requirements – *Report will cover from April 2025 to March 2026*
 - C. March 2026 SPH CPG Elections – *One vacancy for a Voting Member (applications due in February), community members can participate in Election Subcommittee*
 - D. Ongoing initiatives on the Planning Department website – *Discuss initiatives found on <https://www.sandiego.gov/planning/work/working-on>*
- 8. 7:30 **Action Items**
 - A. Memo to Support Jamacha Neighborhood Council (JNC) – *Review and sign memo requesting accurate name and mapping of the Jamacha boundary*
- 9. 7:55 **Adjourn** until the next regular meeting on December 9, 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.

Chairperson's Report

Skyline Paradise Hills Community Planning Group

Meeting: December 9, 2025

Overview

This Chairperson's Report covers policy, land-use updates, public safety, infrastructure, upcoming meetings, and clear calls to action for the Skyline Hills, Paradise Hills, Lomita, Jamacha, North Bay Terraces, and South Bay Terraces communities. Acronyms are explained the first time they appear.

Calls to Action

- **Community members:**

- ☐ Report streetlight outages, illegal dumping, and unsafe crossings to 311 and email the Planning Group liaison so we can track hot spots. (Ongoing)
- ☐ If you plan to add an ADU/JADU, review the updated rules and fees before applying for permits. See ADU info:
<https://www.sandiego.gov/planning/accessory-dwelling-units>

- **Board members:**

- ☐ Produce a plain-language ADU guidance one-pager for homeowners. Deadline: December 15, 2025.
- ☐ Form an LDC review working group to review the Citywide Discussion Draft. Working draft due: January 10, 2026. Final submission due: January 31, 2026.
- ☐ Compile infrastructure requests from neighborhood residents by December 20, 2025. Submit a prioritized list to the City by February 1, 2026.
- ☐ Monitor CPC and Council committee items and pick at least one item per month to track or comment on. Start immediately.

Upcoming Meetings

Community Planners Committee (CPC) — A citywide forum of community planning group leaders. Check agendas at the City planning site:

Meeting Info

4th Tuesday of every month
6:15 p.m.

Cathy Hopper Clairemont Friendship Center
[4425 Bannock Avenue](#)
San Diego, CA 92117.

<https://www.sandiego.gov/planning>

How to use: check the CPC page before big LDC or plan items; CPC positions can influence Planning Commission and City Council decisions.

San Diego City Council Committee meetings

Key committees: Land Use & Housing, Active Transportation & Infrastructure, Public Safety. City committee listings and calendar:

<https://www.sandiego.gov/council-committees>

San Diego County Board of Supervisors (BOS) — County hearings affect public health, county roads, and county planning. BOS calendar:

<https://www.sandiegocounty.gov/content/sdc/cob/mastercalendar.html>

How to watch or speak: Most City and County meetings are webcast or in-person. Use the linked pages above to view agendas, sign up for alerts, or submit public comment.

Policy Matters

Affordable Housing & Tenant Protections

- The City updated rules for Accessory Dwelling Units (ADU) and Junior ADUs (JADU). These changes align with state law and affect fees and safety rules.
- **Why it matters:** This can change how many rental units may appear in our neighborhoods and may affect parking and local services.

Economic Development & Small Business

- The City's Land Development Code (LDC) is being updated with many changes across the city.
- **Why it matters:** Changes could affect local businesses in Lomita and Jamacha by changing allowed uses or parking rules.

Legislation

The City Council and its committees make many decisions that affect our area. Check the City Council calendar and committee pages for meeting dates and agendas:

<https://www.sandiego.gov/city-clerk/officialdocs/meetings-calendar>

Relevant committees include the Public Safety Committee, Active Transportation & Infrastructure Committee, and the Land Use & Housing Committee.

Public Safety & Infrastructure Matters

Public Safety

- Key problems in our area: street lighting outages, pedestrian safety, illegal dumping, and emergency response needs.
- **What you can do:** Report problems to 311 and [Get It Done](#) (City non-emergency requests) and email the Planning Group liaison so we can track hot spots.

Infrastructure & Urban Planning

- The City is working on catching up with repairs for streets and sidewalks. Some neighborhoods are lower on the priority list.
- **What we can do:** Collect problems (potholes, broken sidewalks, storm drains) and submit them as a group to Public Works.

Land Development Code (LDC) — Summary of Proposed Updates

LDC stands for Land Development Code. It is the City rulebook for zoning, building, parking, signs, and more. The City published a Citywide Discussion Draft of LDC updates (2025). Below are key items that likely affect our planning area.

- ADU / JADU rules & Development Impact Fees (DIF) for ADUs

What it does: Aligns local ADU and JADU rules with state law and updates fees.

Why it matters: Easier or different rules for home owners adding ADUs. This affects density, parking, and sewer/water planning.

- Refuse, Organic Waste, and Recyclable Materials Storage rules

What it does: Requires new homes to include space for trash, recycling, and organic waste.

Why it matters: Helps reduce illegal dumping and keeps streets cleaner.

- Parking regulations & screened parking facades

What it does: Requires parking structures facing streets to be screened and clarifies rules when sidewalks or promenades change.

Why it matters: Affects street look and where cars park if commercial blocks are redeveloped.

- Promenades and active sidewalks — accessible parking relocation

What it does: Allows accessible parking to be moved up to 500 feet when creating promenades or active sidewalks.

Why it matters: Ensure parking for people with mobility needs still works for them.

- Fire-safety setback clarification for residential zones

What it does: May increase side or rear setbacks where needed for fire safety or emergency access.

Why it matters: Important for hillside lots in Skyline Hills and safe evacuation.

- Definitions & unit counting

What it does: Clarifies how the City counts the number of dwelling units on a lot.

Why it matters: Affects how many units are allowed and whether conversions need permits.

- Administrative citations, nuisance, and civil penalties increases

What it does: Raises fines for code violations and abandoned property.

Why it matters: Gives City tools to fix chronic problems like illegal dumping, but property owners must be informed.

- Inclusionary and off-site affordable housing rules; AB 812 implementation

What it does: Implements state changes affecting affordable housing rules in new projects.

Why it matters: Affects how affordable housing is included in new buildings near transit or commercial areas.

- Development Impact Fees (DIF) adjustments

What it does: Clarifies park fees and other fees paid by new projects; allows certain fee updates yearly.

Why it matters: New projects may pay fees that help build parks and sidewalks in our area.

Key Timelines (Quick View)

- ADU guidance one-pager — Board members — Due:
- LDC working group draft — Board working group — Due:
- LDC final comments due — Board working group — Due:
- Infrastructure issues collection — Community members — Due:
- Submit infrastructure hot spots — Board members — Due:

Closing & Next Steps

Please stay engaged. Attend meetings, report issues, and share comments. The Planning Group can help collect community input and speak with a single voice. If you want the Word file edited or want additional links added, tell the chair or email the Secretary.

Prepared by: Samantha Jenkins

Contact: sph.cpc@gmail.com

Memo to Support Jamacha Neighborhood Council (JNC)

TO:	Councilmember, Henry L. Foster, LLL;
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We support the Jamacha Neighborhood Council's urgent request to correct and update all official maps to accurately reflect the name and boundaries of the Jamacha community as listed in the Skyline-Paradise Hills Community Plan.

Inaccurate mapping has caused serious problems, including:

- Confusion in emergency evacuation zones
- Misreported crime statistics and insurance rates
- Transit Priority Area (TPA) confusion
- Distorted real estate listings and home values
- Public safety risks at Viewcrest Dr. and Imperial Ave
- Incorrect demographic reporting
- City projects being assigned to the wrong communities

While there has been progress in updating the one District 4 community map, all other city maps, and GIS mapping systems remain incorrect and do not comply with the current Skyline-Paradise Hills Community Plan, dated June 30, 1987. We urge all City Departments and GIS mapping companies to work with the Jamacha Neighborhood Council and Community Planning Groups (CPG) to resolve these issues immediately.

We endorse this request and ask all City Departments and relevant authorities to act now for the benefit of our neighborhoods.

Links:

- [District 4 Community Map updated January 2025](#)
- [S-Ph CPG Map updated 2025](#)
- [1986 Skyline-Paradise Hills Community Plan](#)

Name	Title/Role	Community Planning Group or Council	Date



Correspondence Requesting Community Support for Accurate Jamacha Name and Mapping of the Jamacha Boundaries

Dear Community Leaders and Representatives,

The Jamacha Neighborhood Council is seeking your support in our ongoing efforts to correct and update official maps that inaccurately represent both the name of our community as well as the boundaries of our community.

We believe that clear, accurate mapping of neighborhood boundaries is essential for effective city planning, resource allocation, and community recognition.

Background

Recent reviews have revealed that official City of San Diego maps, as well as those produced by third-party mapping contractors, continue to mislabel or conflate Jamacha with neighboring areas such as Lomita. This has led to confusion and misrepresentation of both communities, impacting everything from local services to neighborhood identity.

Concerns

Specifically, we are advocating for Jamacha to be labeled correctly as “Jamacha”—eliminating variants such as Jamacha/Lomita, Jamacha- Lomita, or Jamacha Lomita—and for the boundaries between Jamacha and Lomita to be clearly defined.

These mistakes affect:

Emergency evacuation zones 🚒

Crime statistics and insurance rates 🚓

Transit access and development approvals 🏠

Real estate listings and home values 🏡

Public safety at intersections like Viewcrest & Imperial Ave 🚦

Distort all Demographic Information

Stormwater, Planning Dept. DSD are all reporting projects in wrong communities including Encanto in Chollas Valley CPG.



Our Request

- We ask your Community Planning Group, neighborhood council or community based organization to join us in formally requesting that all city departments and contracted mapping companies (including DSD, ZAPP, ARCELLA, Master Mobility Plan, and the Blue Print for Success) revise their maps to accurately reflect the boundaries of the Jamacha community.

We are urging the Planners Commission; Land Use Housing; Transit Agencies; and following Elected Officials:

Mayor, Todd Gloria; Councilmember Henry L. Foster and all Councilmembers; San Diego Association of Governments (SANDAG); San Diego Metropolitan Transit System (SD MTS); the City of San Diego Mapping Authorities.

How You Can Help

Endorse our request by signing our Request for Support Memo to the city council and relevant mapping authorities.

We believe that by working together, our communities can ensure fair and precise mapping for all San Diego neighborhoods. Thank you for considering this request and for your continued commitment to community advocacy.

Link to PowerPoint showing inaccurate maps and evidence in S-PH community plan map

https://docs.google.com/presentation/d/1-NqB7A4spCsbNP_J4ojCLjgCwD70kh-K/edit?usp=drive_link&oid=101455124964607191121&rtpof=true&sd=true

Link to District 4 Community Map

[Communities | City of San Diego Official Website](#)

Sincerely,

Jamacha Neighborhood Council, Mapping & Boundary Committee

Chairperson, Dorene Dias Pesta

Rodrigo González, Treasurer

Gloria Valencia, Member

Skyline-Paradise Hills Community Planning Group

October 14, 2025 Minutes

Call to Order

Chair Jenkins called the meeting to order at 18:14 hours.

Roll Call

The following members were present for a quorum:

- Samantha Jenkins
- Don Houston
- Guy Preuss
- Avery Montoya
- Wayne English
- Rhonda Shepherd

The following members were absent:

- Arielle Cook
- Erin Tomaras
- Tanisha-Jean Martin

Approval of Agenda and Minutes

- Member Preuss motioned to approve the agenda. Member Shepherd seconded. The motion passed unanimously.
- Member Preuss motioned to approve minutes from September 9, 2025 meeting. Member English seconded. The motion passed unanimously.

Non-Agenda Public Comment

- None.

Representative Reports

- Officer Chris Jones (Community Relations Officer) announced he has a new partner on board (Officer Martinez) distributed a community resource sheet, and referred the public to the Get it Done App for parking problems.
 - Chair Jenkins asked about ICE activities and SDPD responsibilities. Officer Jones said there is no collaboration with ICE unless ICE calls for help.
- Korral Taylor (Mayor's Office) reported on new affordable housing projects, including new units in Midway area with on-site resources.
- Bruce Williams (City Council District 4) provided the following information:
 - Introduced Jacquelyn Kennedy as the Policy Advisor for District 4, who reported about the postponement of water/sewer rates increases.
 - The City budget priority process was discussed, as well as 2025 achievements in District 4.
 - Announced the San Diego Lost Neighborhoods exhibit at the San Diego History Center.
 - Provided an update on capital improvements to the Martin Luther King, Jr. pool, which should be completed by the end of the year.
 - Reported on new parking rates downtown for special events and the new trash bins.

- Chair Jenkins asked about cost of parking for disabled. It will be free for disabled people.
- The public asked about trash can costs when you have extra bins over the three and it was discussed that no refund is available.
- 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.
- Mariah Jameson (County District 4) reported on an older adult resource fair being held on November 17, actions from the Board of Supervisors, and webinars for procurement services and contracting opportunities with the County.
- Dr. LaShae Sharp-Collins (California Assembly District 79) reported on her achievements, including \$60 million and 6 bills signed by the governor and successfully securing money in the state budget for workforce and apprenticeship programs and worker protections.
 - Member Preuss asked about AB planning bills that allow increased density.
 - Member Houston referred to the erosion of the scope of CEQA review and lack of public notice.

Community Planners Committee Report

- Member Preuss reported that the CPC created a subcommittee to review the changes to the Land Development Code (LDC). He suggested that a representative of the construction industry should be on the CPC and/or CPGs.
 - Chair Jenkins asked which committees in Sacramento work on the LDC. Korral Taylor said Assemblymember Chris Ward sits on the Housing Committee.

Chair's Report

- Chair Jenkins referred to events and information included in the Community Brief and Action Report that was attached to the agenda, including the City's Inclusive Engagement Guide and Urban Collaborative Project meetings.

Voting Member's Report

- None.

Informational Items

- None.

Action Items

Member Houston motioned to table the following action items until the Brown Act noticing requirements for subcommittees is resolved with the City Planning Department. Member Preuss seconded the motion and it passed unanimously.

- Review and discuss LDC feedback
- Plan next subcommittee meeting to reconcile CP 600-24 and CPG Operating Procedures

Member Houston requested a new agenda item for the next meeting to discuss ongoing planning department initiatives.

Adjournment

Chair Jenkins adjourned the meeting at 19:29 hours.

Meeting minutes were recorded by:

Don Houston

Don Houston