

Skyline-Paradise Hills Community Planning Group

February 10, 2026 Minutes

Call to Order

Chair Jenkins called the meeting to order at 18:00 hours.

Roll Call

The following members were present for a quorum:

- Samantha Jenkins
- Don Houston
- Guy Preuss
- Rhonda Shephard
- Avery Montoya
- Wayne English
- Erin Tomaras

The following member was absent:

- Tanisha-Jean Martin

Approval of Agenda and Minutes

- *Member Shephard motioned to approve the agenda. Member Montoya seconded. Members Preuss, English, Shephard, Jenkins, Houston, Montoya, and Tomaras voted for the motion to pass.*
- *Member Preuss motioned to approve the December 9, 2025 minutes. Member Houston seconded. Members English, Preuss, Jenkins, Houston, Shephard, Montoya, and Tomaras voted for the motion to pass.*

Non-Agenda Public Comment

- Community member Tanika Tyler would like to become a voting member. She knows Vice Chair Tanisha-Jean Martin, is interested in helping with the homeless situation, and would like to be on the CPG to push for tangible change.
- Community member Dorene Dias Pesta noted that sign-ins cannot be mandatory.

Representative Reports

- Bruce Williams (City Council District 4) provided the following information:
 - He shared the February newsletter and thanked everyone who participated in the MLK Jr. Day events.
 - He noted that Roger Smith is the new Executive Director for the Commission on Policy Practices.
 - He asked for community participation at the Recreation Programming Town Hall Meeting on February 26 at the MLK Recreation Center.
 - Community member Dorene Dias Pesta asked for District 4 representatives to carry business cards with the Get it Done app QR code.
 - Member English noted that the CPG and town councils are not listed in the newsletter and asked that they be included.

- Robin Todd (California Assembly District 79) reported that Assemblymember Sharp-Collins is championing more criminal justice bills and will have more information next month.
 - Member Houston commented on how the state is requiring more people to have fire insurance and that North and South Bay Terraces are included in the high-risk fire boundaries.

Community Planners Committee Report

- Member Preuss reported that the CPC reviewed the land development code updates and voted on recommendations to send to the City.
 - The recommendations are on the CPC website. There were approximately 160 changes, of which more than 100 were City-wide.
 - Many of the changes are driven by state law and increase the density of neighborhoods without increasing services for the community. It was noted that CPGs need to get further ahead of these land development code changes.

Chair's Report

- Chair Jenkins referred to the report that was attached to the agenda.

Voting Members Report

- Member Montoya noted that the MLK Jr. parade was lead by Vice Chair Martin. He asked that her presentation on the event be added to the next agenda as an information item.
- Member Houston noted that Stanford University published the Ecology of Homelessness and noted that it has information on homelessness policy. He also noted that the CPG's community plan was adopted in June 30, 1987 and it is very outdated. He stated that it is being implemented wrong (e.g., commercially zoned areas are being turned into apartment buildings). The community plan can be amended to better serve the community.
- Community member Dorene Dias Pesta noted that items were reported on that were not included on the agenda for the voting members report.

Informational Items

- It was noted that one application for a new voting member was received but more members are still needed. Chair Jenkins is looking to step down from the chair role so a new chair may need to be elected. The maximum number of voting members is 20.
- A call was made for people to volunteer for the election subcommittee. Members Houston, Montoya, and Shephard volunteered.
 - Member Houston noted that the meeting of the committee can be announced at this meeting. He also noted that a slate cannot be used for the election.
- Currently, the election is planned for March, but the election subcommittee may want to push the election to April.
 - *Member Montoya motioned for the election to be pushed to April and to notice the public in the March agenda. Member Houston seconded. Members English, Preuss, Jenkins, Houston, Shephard, Montoya, and Tomaras voted for the motion to pass.*

- Methods to engage state representatives regarding land use legislation and policy were discussed. It was noted that state representatives can meet over Zoom instead of in person. Member Preuss asked to table the discussion to craft a letter to state representatives.
- Member Houston presented on the Capital Improvements Program (CIP). He noted that the CPG is asked to prioritize projects as part of the budget process. There are 70-80 projects in different phases across the City. The CPG needs to take a look at these projects between now and April to prioritize them.
 - Chair Jenkins asked Bruce if can put information about the CIP projects in the District 4 newsletter. She also asked how to share feedback about these projects with the Councilmember. Bruce said he would talk internally with the Councilmember's staff.
 - Member Houston said he will look more into the projects for the next meeting and print out a hard copy list for Member Preuss.
- Member Preuss discussed adaptive reuse of historic buildings by using the example of the Sears building in Memphis (i.e., turned upper floors into apartments and bottom floor into shops). He noted that there are office buildings in downtown that can be reused. He thinks this idea can be used to counter the City when it wants to add ADUs to neighborhoods. He clarified that he has not identified any buildings within the CPG's communities that could benefit from reuse.

Action Items

Member Preuss motioned for the CPG to sign the CPC support letter regarding designated community presentation time at City decision-making hearings. Member English seconded. Members English, Preuss, Jenkins, Houston, Shephard, Montoya, and Tomaras voted for the motion to pass.

- Community member Dorene Dias Pesta noted that the City hearings are not equitable currently. Developers get 10-20 minutes and can use PPTs, whereas the public only gets one minute per person.
- It was noted that the CPG no longer approves projects, and only gives recommendations. Many projects end up on City meeting agendas and slip through without more public feedback and scrutiny.
- Member Tomaras will update the form letter for this CPG, send to Chair Jenkins for signature, then send to the Councilmember.

Adjournment

Chair Jenkins adjourned the meeting at 19:43 hours.

Meeting minutes were recorded by:

Erin Tomaras

Erin Tomaras, Secretary

Minutes approved at March 10, 2025 meeting