

SKYLINE-PARADISE HILLS COMMUNITY PLANNING GROUP

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

PUBLIC NOTICE and AGENDA

Tuesday, June 16, 2026 at 6:00 p.m. - 7:55 p.m. (2nd Tuesday monthly)

Skyline Hills, Paradise Hills, South Bay Terraces, Lomita, North Bay Terraces, 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, Don Houston (Paradise Hills)	Rhonda Shephard (Skyline)
Vice Chair, Tanisha-Jean Martin (Skyline)	Tanika Tyler (Skyline)
Secretary, Erin Tomaras (Paradise Hills)	Voting Member Vacant)
Wayne English (Paradise Hills)	Voting Member (Vacant)
Avery Montoya (Skyline)	Voting Member (Vacant)

1. 6:00 **Call To Order and Roll Call**
2. 6:03 **Modification/Approval of Agenda**
3. 6:05 **Adoption of Minutes for May 12, 2026**
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
 - B. City of San Diego Councilmember Henry L. Foster III, District 4
 - C. San Diego Mayor’s Office
 - D. County of San Diego Supervisor Monica Montgomery Steppe, District 4
 - E. California Senator Dr. Akilah Weber Pierson, District 39
 - F. California Assemblymember Dr. LaShae Sharp-Collins, District 79
 - G. Congressman Juan Vargas, 52nd District
6. 6:40 **Community Planning Committee/Chair/Voting Member Reports**
 - A. Community Planners Committee Report
 - a. CPC elections
 - b. SB79/Neighbors for a Better San Diego
 - c. Neighborhood Homes for A Better San Diego Initiative
 - d. A Seat At the Table Initiative
 - e. General Plan Maintenance Fee Change/Community Plan

- f. Noise Ordinance Land Development Code change Action Item (SPH CPG voted yes)
 - B. Chair Report
 - a. Goals for 2026-2027
 - b. Skyline - Paradise Hills Community Plan
 - c. Infrastructure Priorities Process (August 1 Due Date)
 - C. Voting Members Report
 - a. No items received
- 7. 7:00 **Informational Items**
 - A. No items received
- 8. 7:30 **Action Items**
 - A. Review and submit a letter of support for continued planning, community engagement, and partnership exploration of the Douglas District / Green Ribbon Corridor concept as a community-serving initiative
 - B. Appoint Dexter Saldaen as a CPG Voting Member
 - a. *Appointment occurring in accordance with Skyline Paradise Hills Community Planning Committee Bylaws, Article IV, Section 2 as there are currently 3 Voting Member openings*
 - b. *Vacancies that may occur on the S-PH CPC should be filled not later than 120 days following the date of the determination of the vacancy. The term of office of any member filling a vacancy shall be for the balance of the vacated term. The S-PH CPC shall fill vacancies at the time the vacancies are declared at the next possible scheduled meeting. A single vacancy shall be filled by appointment by the S-PH CPC as an item noticed on the agenda. Two or more concurrent S-PH CPC vacancies shall be filled by a vote of all eligible members of the community by secret written ballot.*
- 9. 7:55 **Adjourn** until the next regular meeting on July 14, 2026.

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.

[Date]

To Whom It May Concern:

On behalf of the Skyline Paradise Hills Community Planning Group, this letter expresses our support for the continued development, planning, and community partnership exploration of the Douglas District / Green Ribbon Corridor concept as presented by Tanika Tyler / Miss TNT.

The Douglas District concept is a community-rooted planning and development vision focused on honoring local history, strengthening Southeast San Diego's cultural identity, expanding green and food-producing infrastructure, supporting youth and workforce development, and creating opportunities for corridor-based economic revitalization.

We understand the Douglas District / Green Ribbon Corridor vision to include, but not be limited to:

- Historical recognition and cultural preservation connected to the Douglas Hotel legacy and Southeast San Diego's Black community history;
- A corridor-based green infrastructure strategy using productive, sustainable, and climate-conscious planting;
- Community-serving projects that support food production, wellness, youth development, workforce training, and local entrepreneurship;
- Potential partnerships with local organizations, institutions, public agencies, landholders, schools, churches, and community-based groups;
- A long-term framework for equitable development, local ownership, and community benefit.

The Skyline Paradise Hills Community Planning Group recognizes the importance of community-led planning efforts that are grounded in neighborhood history, environmental resilience, and public benefit. We believe the Douglas District / Green Ribbon Corridor concept merits further exploration, stakeholder engagement, and alignment with relevant planning, infrastructure, climate, transportation, and community development priorities.

This letter does not constitute approval of any specific land use entitlement, construction project, public funding request, or final development plan. Rather, it reflects our support for continued planning, collaboration, community engagement, and partner conversations related to the Douglas District / Green Ribbon Corridor vision.

We encourage public agencies, elected offices, institutional partners, funders, and community organizations to engage in good faith with this initiative and to consider how the Douglas District / Green Ribbon Corridor may support broader community priorities, including neighborhood revitalization, climate resilience, cultural preservation, local economic development, and equitable access to green and productive community spaces.

The Skyline Paradise Hills Community Planning Group supports the advancement of this concept into its next phase of community review, partnership development, and strategic planning.

Respectfully,

Don Houston
Chair, Skyline Paradise Hills Community Planning Group

Skyline-Paradise Hills Community Planning Group

May 12, 2026 Minutes

Call to Order

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

Roll Call

The following members were present for a quorum:

- Don Houston
- Avery Montoya
- Wayne English
- Erin Tomaras
- Tanika Tyler
- Tanisha-Jean Martin

The following members was absent:

- Rhonda Shephard

Approval of Agenda and Minutes

- *Member Tomaras motioned to approve the May 12, 2026 agenda. Member Montoya seconded. Members Houston, Montoya, English, Tomaras, Tyler, and Martin voted for the motion to pass.*
- *Member Houston motioned to approve the April 14, 2026 minutes. Member Tomaras seconded. Members Houston, Montoya, English, Tomaras, Tyler, and Martin voted for the motion to pass.*

Non-Agenda Public Comment

- Member English shared petitions regarding repealing Balboa Park parking fees and city trash fees.
- Sage Gonzales (Chair, Chollas Valley CPG) reported on the appeal of a 123 unit subdivision project at the radio towers site; the CPG hasn't received a date for the appeal yet, but may occur in June. The project was passed in Footnote 7.
- Member Tyler requested to add an action item to the June agenda for approval of a Douglas District memo.

Representative Reports

- Daniel Horton (City Council District 4) provided the following information:
 - SB-79 vote scheduled for last Thursday; Councilmember Foster absent due to a family event.
 - City Planning Department is preparing an analysis on low vs. high resource areas.
 - Implementation has been delayed; however, SANDAG and City maps are expected to align.
 - Land Development Code (LDC) updates include increased density allowances and CEQA exemptions.
 - Request was made from Member Houston to provide a cumulative impact analysis for the LDC updates.

- Staff changes: Jackie Kennedy has departed; Catalina Cifuentes will fill in as policy advisor.
- Robin Todd (California Assembly District 79) provided the following information:
 - Nominations are open for the 79th Assembly District's 2nd Annual Community Recognition Celebration. This annual program honors the incredible work of women, men, and advocates who have made transformative contributions to our community. Nominations close June 1.
- Officer Jones provided the following information:
 - Encouraged residents to submit Get It Done reports for parking issues and email screenshots to: jonescl@pd.sandiego.gov.
 - Issued 20 citations and impounded 17 vehicle recently.
 - 2-4 officers are working on this a week.
 - Officers can assist with issues that parking enforcement cannot address quickly.
 - Discussed signage for no overnight RV/camping to support enforcement.
 - Ongoing concerns were discussed, including parking issues on Woodman and trash accumulation/street sweeping needs on South Meadowbrook.
- Representative for State Senate District 39 provided the following information: Senator Weber Pierson
 - Seeking nominations in June and August for Community Leader, Small Business, and August Youth Leader recognitions.
 - A virtual lupus awareness webinar will be held May 20 from 5:30-6:30 p.m.

Community Planners Committee Report

- Member Tyler volunteered to serve as the group's CPC representative.

Chair's Report

- Not applicable.

Voting Members Report

- Member Tomaras discussed the tabling event at the Paradise Hills Native Garden grand opening, including that there was a strong turnout and interest in the CPG.
 - Member Houston mentioned another table opportunity occurring on July 12—the Encanto block party at Marie Widman Memorial Park.
 - Members Martin and Tyler were recommended to table the event.
 - Black Arts and Culture District is organizing the event.
- Member Houston discussed the SB-79 press conference in Jamacha, including that it was well attended.
 - He noted that SB-79 increases density and reduces public notice/input, and that the City Council meeting didn't have a quorum on May 7 regarding this issue.
 - Member Tyler suggested having CPG chairs meet on a regular basis to provide support regarding this issue.
 - Additional information is attached to these minutes.

- Member Houston noted that the Annual Report was due 10 days after the March meeting minutes were approved, but a motion was made to inform the City Planning Department that submittal may take up to 90 days due to the resignation of the CPG chair. 2026 annual voting member training is upcoming but haven't gotten it yet. Annual requirement and make a note of when you completed it.
- Member Houston discussed that the annual voting member training should be occurring soon, but a date hasn't been communicated yet. This is an annual requirement for each voting member.

Informational Items

- The City presented on trash and recycling services, including delivery of recycling bins, updates to trash/recycling services in 2027, and financial assistance information. The presentation is attached to these meeting minutes.
- A plea for the public to vote in the California 2026 primary election on June 2 was made. Local elected officials include California State Assemble District 79 and City Council District 4.
 - Skyline Hills library will be a polling place.

Action Items

- *Members Houston and Montoya were nominated at the April meeting to fill the empty Chair position for the remainder of the term (i.e., until March 2027). A vote was held with the present CPG voting members and Member Houston won the vote 4-2.*

Adjournment

Secretary Tomaras adjourned the meeting at 19:35 hours.

Meeting minutes were recorded by:

Erin Tomaras

Erin Tomaras, Secretary

SB 79 Implementation — Jamacha Neighborhood

TOD: Massachusetts Trolley Station, Lemon Grove

- **Scope:** 16 streets; 307 homes in four of the eight sectors are affected by SB79
- **Distance:** 17 homes are within ¼ mi of TOD (as the crow flies)
- **Distance:** 290 homes are ¼–1/2 mi of TOD (as the crow flies)
- **Area:** Census tract 141.02; CTCAC Low Resource area, 2 of 17 streets are not in the VHFHZ.

Sector D — 45 affected homes (¼–1/2 mi of TOD, Massachusetts Trolley)

- **Harlan Cir. 12** of 18 homes (¼–1/2 mi of TOD) affected by SB79 in **VHFHZ**. Included: even 1024-964 and odd 1087-993. Excluded: 952-904 and 983-903.
- **Harlan Pl. 8** of 8 homes affected by SB79. **Cul-de-sac; only 7550 in VHFHZ.**
- **Marjorie Dr. 22** of 64 homes (¼–1/2 mi of TOD) affected by SB79, all are within the **VHFHZ**. Included: even 1082-976 and odd 1085-993. Excluded: 964-716 and 977-717.
- **Victoria Ct. 3** of 5 homes (¼–1/2 mi of TOD) affected by SB79. Included: 7528, 7548 and 7507. Excluded: 7547 and 7527. **Cul-de-sac; not VHFHZ.**

Sector D note: Viewcrest Dr. (Margorie-Britain), Marmil Pl, Minerva Dr., Peggy Dr., Joanna Dr, Crosspoint Ct, Easthill Dr, Britain, Lincoln, Dry Creek Pl. These streets are not included in SB79.

Sector E — 131 houses affected (¼–1/2 mi of TOD, Massachusetts Trolley)

- **Armacost. 39** of 52 homes are affected by SB79 in **VHFHZ**. Within ¼ mi of TOD: **1282 and 1294** (subject to 65 feet or taller buildings). Within ¼–1/2 mi: 1268-978 and 1269-1003. Excluded (13 homes): even 908-964 and odd 908-1003.
- **Deville Dr.** All **14** homes are affected by SB79. Within ¼ mi of TOD: 7514, 7525, 7538 (subject to 65 feet or taller buildings). All other homes: ¼–1/2 mi of TOD (subject to 55 feet tall or higher buildings). Four of the 14 homes are not in **VHFHZ**.
- **Shipleigh Ct.** All **15** homes are affected by SB79. Within ¼ mi of TOD: 1484 and 1494 (subject to 65 feet or taller buildings). All other homes: ¼–1/2 mi of TOD (subject to 55 feet tall or higher buildings). **Cul-de-sac; not in VHFHZ.**
- **Woodrow Ave. 63** homes of est 90 recorded and unrecorded ADUs are affected by SB79 (¼–1/2 mi of TOD). Included: even 1560-986 and 1579-1001. Excluded: even 972-902 and odd 987-70 (27 homes, + ADUs). **49** of 63 homes are in the **VHFHZ**. Viewcrest Dr. (section Woodrow–Armacost) — The four homes are excluded from SB79.

Sector F — 85 houses affected (¼–1/2 mi of TOD, Massachusetts Trolley)

- **Di Marino St. 22** of 33 homes affected by SB79 all are within the **VHFHZ**. Within ¼ mi of trolley: **1442 and 1455** (subject to 65 feet or taller buildings). Within ¼–1/2 mi of TOD: even 1392-938 and odd 1395-949 (subject to 55 feet or taller buildings). Excluded (11 homes): odd 909-945 and even 908-936.

- **Dinovo St. 4** of 13 homes (¼–½ mi of TOD) affected by SB79, and all 13 are within the **VHFHZ**. Included: 7138, 7148, 7158, 7168. Excluded: 7167-7198 and 7178.
- **Hagmann St. 3** of 8 homes (¼–½ mi of TOD) affected by SB79 in **VHFHZ**. Included: 7232, 7240, 7248. Excluded: 7402-7407.
- **Hagmann Ct. 8** of 8 homes (¼–½ mi of TOD) affected by SB79. **Cul-de-sac and in VHFHZ**.
- **Laddeck Ct. 9** of 9 homes (¼–½ mi of TOD) affected by SB79. **Cul-de-sac and in VHFHZ**.
- **Larwood Rd. 22** of 22 homes (¼–½ mi of TOD) affected by SB79 and within the **VHFHZ**.
- **Watwood Rd. 18** of 18 homes affected by SB79 (within ½ mi of TOD) and within the **VHFHZ**. Within ¼ mi of the trolley: six homes 1469, 1429, 1389, and 1454, 1404, 1354 (subject to 65 feet or taller). Within ¼–½ mi of TOD: even homes 1304-1104 and odd homes 1349-1109. All other addresses are located in Lemon Grove.

Sector G — 45 houses are affected

- **Angelus Ave. 45** homes of the 78 homes (within ½ mi of TOD) affected by SB79 and within the **VHFHZ**. Within ¼ mi: **1442 and 1455** (subject to 65 feet or taller buildings). Affected ranges: even 938-1392 and odd 949-1395. Excluded (33 homes): even numbers 804–928 and odd numbers 919, 926, and 929. Angelus Ave begins at Canton Ave, in Lemon Grove.

Note: Leppert Ct, Leppert St., and the western section of Viewcrest–Imperial Ave–Woodrow Ave are not included in SB79.z

Jamacha Neighborhood Chart Data — Affected Homes by Street (SB79)

Street	Total homes (street)	Within 1/4 mi	1/4–1/2 mi	Total affected homes	% affected
Woodrow Ave.	est 90	0	63	63	70.0%
Angelus Ave	78	0	45	45	57.7%
Armacost	52	2	37	39	75.0%
Marjorie Dr.	64	0	22	22	34.4%
Di Marino St.	33	2	20	22	66.7%
Watwood Rd.	18	6	12	18	100.0%
Larwood Rd.	22	0	22	22	100.0%
Harlan Cir.	18	0	12	12	66.7%
Deville Dr.	14	3	11	14	100.0%
Shipley Ct.	15	2	13	15	100.0%
Harlan Pl.	8	0	8	8	100.0%
Victoria Ct.	5	0	3	3	60.0%

Dinovo St.	13	0	4	4	30.8%
Hagmann Ct.	8	0	8	8	100.0%
Laddeck Ct.	9	0	9	9	100.0%
Harlan Pl.	8	0	8	8	100.0%
Hagmann St.	8	0	3	3	37.5%

Note: “Within 1/4 mi” counts are listed only where explicitly stated above; otherwise they are shown as 0 and included in the “1/4–1/2 mi” column. “% affected” is calculated as (Total affected homes ÷ Total homes). For “est 90”, “% affected” is an estimate using 90 as the denominator ($63 \div 90 = 70.0\%$).



TO:

City of San Diego
Mayor Todd Gloria
Councilmember Henry Foster
Council President Joe LaCava

RE:

Special Meeting on SB79 Phased Implementation

Date: May 7, 2026

Time: 6:00 p.m.

Location:

202 C Street
Council Chambers, 12th Floor

Request

We respectfully request that Councilmembers support the Planning Department's **SB79 Implementation Report** by Heidi Von Blum, dated **February 13, 2026**. This report proposes **postponing implementation of SB79 in Low Resource Areas and Very High Fire Hazard Zones until 2031**, allowing time for necessary studies to be completed and for development of an **Alternative Plan** that:

- Affirmatively Furthers Fair Housing
- Apply an Equity Forward approach
- Comply with the **Baker lawsuit** requirements

Relevant Legal Context

Baker et al v. City of San Diego et al.

- **Case Number:** 3:2019cv01013
- **Name of Case:** Baker et al v. City of San Diego et al. **[1]**
- **Nature of Suit:** 443 – Civil Rights: Housing/Accommodations
- **Cause:** 42:3601 – Fair Housing Act



As stated in the settlement, “Among other concessions, San Diego agreed to place at least 70% of all future affordable housing projects in moderate-, high-, and highest-resource neighborhoods rather than in lower-income areas.”

Planning Commission Concerns

We strongly urge you to **oppose the recommendations by the Planners Commission**, which eliminate the Equity Forward framework and treats **Low Resource Areas with inadequate infrastructure** the same as **High Resource Areas**, despite their substantially different conditions and capacities. Avoid demolition of Naturally Occurring Affordable Housing (NOAH) that builds generational wealth for 1st time minority home buyers.

Jamacha Neighborhood Impacts

The **Jamacha Neighborhood** will experience significant impacts from SB79 implementation:

- **Total homes affected:** 307, 17 within $\frac{1}{4}$, and 290 within $\frac{1}{4}$ - $\frac{1}{2}$
- **Sectors impacted:** 4 of 8 sectors (D, E, F, and G)
- **Transit-Oriented Development (TOD):** Massachusetts Trolley Station in Lemon Grove, is City with population under 35k and only required to implement 0.25, the TOD crosses city borders into Jamacha in the City of San Diego and we request equity with the 0.25 mile from TOD
- **The impact of SB79 is out of scale with the single family homes the majority of homes are single story homes.**
- **The residents already have numerous Get It Done complaints due to parking shortages and heavy duty commercial vehicles parking in exclusive residential RS1-7 zones from Semi-trucks with trailers, to Auto haulers transporting 8 vehicles, parking for the weekend or more on two lane residential streets.**

Please refer to the attached maps for clarity:

- **Jamacha Color Sector Map:**
https://drive.google.com/file/d/1RKg2_y7SfjUnZu2Qu7tXXG8jriXZCzEq/view?usp=drive_link
- **Jamacha Black-and-White Map:**
https://drive.google.com/file/d/1cRoUSHtzhwqwbXsxOTSrfHH5_fuXjfLH/view?usp=drive_link



- **Jamacha Shape File (ZIP) for map overlays:**

https://drive.google.com/file/d/14o6oXV2GIUhF8uaigV1IZw6_GeU0RHZA/view?usp=drive_link

Proximity to TOD and Housing Characteristics

SB79 will affect:

- **306 total homes**
 - **11 homes** within $\frac{1}{4}$ **mile** of the TOD
 - **295 homes** within $\frac{1}{2}$ **mile** of the Massachusetts Trolley Station

There are **no vacant parcels** within this area. All affected properties are **single-family homes**, many housing **multiple generations of low-income residents**. These homes are a vital source of **intergenerational wealth** for current residents.

Equity Across City Boundaries

SB79 should be **applied equally in TOD areas that cross city boundaries**.

- The **City of Lemon Grove** has a population under 35,000 and is only required to implement SB79 within **0.25 miles** of the TOD.
- The Jamacha Neighborhood, located within the **City of San Diego**, includes **306 parcels within 0.5 miles** of the same station.

If San Diego applied the **same 0.25-mile standard** used by Lemon Grove, **only 11 single-family homes** would be affected—**not 306**.

Existing Neighborhood Conditions

The Jamacha Neighborhood is designated a **Low Resource Area** under CTCAC and has unique constraints:

- Most homes are located in **Very High Fire Hazard Zones**
- Homes were largely built between **1960 and 1990**, without built-in fire sprinkler systems
- Streets are **two lanes**, frequently lined with parked vehicles on both sides
- Many garages have been converted to ADUs or living space



- Households commonly have **3 vehicles**; some have **up to 8 vehicles** due to multiple adult residents
 - Residents rely on private vehicles because:
 - Average commute by car is **25 minutes**
 - Transit commutes could exceed **2 hours**
-

Transit and Accessibility Issues

- The **Massachusetts Trolley Station** operates **approximately every 20 minutes during peak hours**, not every 15 minutes, and is frequently delayed.
 - We request that **MTS monitor service without advance notice** to operators.
 - Due to **steep grades** and an **aging population**, many residents cannot safely walk even **½ mile** and depend on being driven to the station.
-

Fire Safety and Traffic Concerns

We request inclusion of an **Alternative Plan** for parcels within **Very High Fire Hazard Zones**. Current risks include:

- Congested intersections at **Massachusetts Avenue and Lemon Grove Avenue**
 - Rush-hour backups into **Canton Drive (Lemon Grove)** and **Imperial Avenue**
 - Limited evacuation capacity due to street design and density
-

Closing

Sincerely,

Dorene Dias Pesta
