

City Heights Area Planning Committee
Meeting Minutes of Monday, **August 3, 2026** 6:00 PM
City Heights/Weingart Branch Library
3795 Fairmount Avenue, San Diego, CA 92105
Meeting ID: 245 416 124 193 68, Passcode: L85fL6EQ

Board Member	City Heights District	Present/Absent
Maria Cortez	At Large	Present
Russ Connelly	At Large	Present
Nam Nguyen	At Large - Third Chair	Present
Ozzy Meneses	At Large	Present
Jennipher Hager	Business	Absent
Mazda Mehrasz	Business	Present
David Nelson	Business	Present
Edwin Lohr	District 1 - Second Chair	Present
Evihn Vasily	District 1	Present
Denisse Lopez	District 2 - Secretary	Present
Jennipher Hager	District 2	Absent
Patty Vaccariello	District 3	Present
Marcellus Anderson	District 3 - Chair	Present
Noema Aguilar	District 3	Absent
Mary Otero	District 4	Present
Maria Lopez	District 4	Absent
Jodee Page	District 4	Present
Dan Castanon	District 5	Present
Sneha Craig	School/Non-Profit	Present
Victor Ponce	School/Non-Profit	Absent
Tanya Brown	Youth	Present
Vacant	Youth	Vacant

1. Call to Order

Meeting call in order at 6:01

2. Correction of Minutes – June 1, 2026

Correction noted: Maria Lopez was present but was marked absent and fix Mary

Motion: David Nelson

Second: Edwin Lohr

3. Approval of the Agenda

Motion: David Nelson

Second: Patty Vaccariello

4. Staff Comment

- *Fatima Maciel (Mayor Todd Gloria's Office):*
- *Diana Frias (District 9 Representative):*
 - *Legislative recess until next week*
 - *Transportation department related to graffiti remove 200 private location and 300 outstanding*
 - *Beautify the blocks Aug 8 would be doing graffiti abatement*
 - *Orange complete start Aug 3 and would be affect 32nd street to Estrella avenue*
- *Sam Gonzalez (Office of State Senator Webber Pierson):*
 - *Backpack giveaway 8am to 10am would have school supplies this Saturday Aug 8 and would have 21 provider resources with the senator being their to provide update from state senator legislation*

5. Off-Agenda Public Comment

Angela: Highlight the trash in front of the library and the heat in library happening

Mary: San Diego Unified is hiring right now for maintenance and their a vacancy of 8

David Nelson: Mention of the misuse of funds with the city not keep up with maintenances have the city being almost close to bankrupt

Jodde: Advocate to keep the freeze of the sidewalk

Ozzy: Traqi complete the second cycle this program with an 8 week program with next program coming in december

Maria: National Night out with have the movie being SANDLOT and the continue of have Teralta West Alliances meeting at the starbucks next to marlborough

Patty: San Diego park and recreation resolution of have watering the euclid gateway

Paul: 4 billion deficit their maintenance and with have a better way to find better solution

6. Business Agenda

6.1. 4275 44th Street – 24-Unit Rental Project

22 (1 bedroom) and 1 (2 bedroom) apartment which would relocate their residences and would demolish the parking grade. This area is being developed as it would provide affordable housing near the transit area. Bike storage and would have a bike maintenance a small infill project.

- Patty: We like our project to be attractive and what are the features that would be included. Landscaping
- Jodde: Enforce they don't have car with the residences as they would receive perks for not having parking
- Scheng: What is a 6.5 FAR
- David: Size of a bedroom apartment?
- Mazda: How can family live in 400 feet apartment we are limit the standard of living we need to do something else
- Mary: SB69 is turning into a club as politician is selling themselves with the clog in City Heights
- Ozzy: What type of feedback are you looking for?
- Katherine: What is square foot for low-income and what is the cost? What is the rent?
- Paul: Support for this project as this simple project would build more affordable housing due to the housing crisis

6.2. CHAPC– District Reports

Last month I was able to meet with the board and being able to improve the meeting and is open with feedback. This would be a new time at 6pm with working on the temperature of the room. This for everyone to have a district report and any emergency issue around the area that can be discussed with the board. This format to keep information about what is going around with our neighborhood.

- Edwin: would have time but would have small snip of the report
- Angela: How often would it be presented?
- Russ: Concern about clean up our meeting in where we have the discussion
- Ozzy: Is this intention to interact with the people in the district area and talk about what going on with being time allotted

6.3 Capital Improvements Program

The list of priorities for City Heights for the needs and wants.

- Patty: Sidewalk from Euclid gateway project and could remove invasive species restore plants
- Evahn: Wanting beautification area and green area with slowing measure such as runabout
- Russ: Wondering what happening from list of 5 year ago of the Capital Improvements Program in the project
- Mary: Wondering about street sign with and want street sweeping in her area
- David: This list is being very specific and should be very generic for all the area

Chair Comments

Action items to resent CPI list and the historical item with next month provide a report district 3

Committee Comments, Questions and Answers

- David: when would the CPU update
- Edwin: Request D9 representation
- Jodde: What we do with the status with the list CPI list and sent a copy with to representation

Adjournment

Motion: Russ

Second: Evihn

Close at 7:46