

Eastern Area Communities Planning Committee General Meeting Minutes, March 10, 2026

A video of this meeting is available at: <https://tinyurl.com/38u8dyay>

Meeting called to order at: 7:02pm

Members Present

Bettina Rausa, (Chair), Redwood Village
Sonia Lang, (Vice Chair), Rolando Park
John Hogan, (Treasurer), Redwood Village
Emily Perez, Rolando

Jen Eastman, Webster
Jim Westheimer, El Cerrito
Laura Riebau, El Cerrito (online)
Kim Nguyen, Rolando

Absent:

Members of the public present: Richard Diaz, Lupe Diaz, Jessica Arreguin, Demian Camacho, Emily Eckstein, Valerie Inge, Sara Dastsgheibi, Lynn Edwrds, Kerri Libby, Amertah Pearman, Adam Manley, Ozzy Meneses, Naiyali Cruz, Rocky Goyal, Jan Hintzman, Sumer Haenin, Alexis White, Iman Hosseini-Shakib, Purita Javier, Cesear Javier, Nthania Lang, Tim Davey

Online attendees: Steve Lamprides, Daniele Laman, 16192086813 (Laura Riebau), Jennifer Bennett RVCC, Sam Gonzalez - State Senator Weber Pierson, MD, Becky Rapp

Quorum: Yes

Chair's Welcome: Chair welcomed everyone to the meeting and reminded attendees that we have a full agenda and timekeeping will be held strictly. She also reminded people that when they were given the opportunity to speak that they ask their question without context and not use their time to make statements, but rather to ask a question. Each person would be able to ask only one question at a time and if time remained, we would circle back to them for any follow-up questions they may have. The Chair also announced that Cathy Martinez (member at large) has resigned from her position on the Board.

Agenda changes:

- Move Review/Correction/Approval of February Minutes to April's meeting.
- Move Information Item "Introduction of Candidates" immediately after Public Comment section of tonight's meeting due to the election (voting closes at 8:00pm)
- Modify CPC report to February Meeting
- John motioned to accept proposed agenda changes, Sonia seconded. Approved unanimously.

Non-agenda public comment:

- Becky Rapp: City revisiting the “SEED Program” (Socially Equitable Cannabis Program). It was presented at the City’s economic development and intergovernmental relations committee a week prior to the March EACPC meeting. It proposes adding 36 new marijuana permits. Currently, the City allows 36 pot shop permits city-wide. While the City is in a budget deficit, programs like this require staff time, administrative oversight, consulting services, and grant funding. The public has not seen a comprehensive audit on how existing tax revenue has been collected or whether the existing industry meets expectations. The city has not been transparent about this for over 5 years. Equity programs like this in other cities have cost millions in public funding while producing very few operating businesses. Urges us to speak with the city representative to deny moving forward with the SEED Program
- Kathleen Lippitt: In 2024 the City asked for feedback on the 5-year infrastructure program. Public submitted more than 1200 ideas. The program/plan had no resemblance to community priorities, such as City-endorsed rezoning laws. Requesting that people remind the City Council that they work for the public and not for special interest groups, for-profit industry like marijuana, and developers.
- Ozzy Menenses from Groundwork San Diego introduced to a new Intern who is also on the board of the Mt Hope Planning Committee.
- Puurita and Cesear Javier: expressed environmental concerns about a residential kiln in City Heights

Information: Introduction of candidates who are present and would like to be considered for an EACPC board seat

- Lynn Edwards, Rolando Park
- Amertah Perman, Oak Park
- Richard Diaz, Oak Park
- Jessica Arreguin, Webster
- Joseph Yorty, Business Owner (Webster)
- Additionally, the following current board members are running again for another 2-year term (no introduction needed):
Jim Westheimer, El Cerrito
Emily Perez, Rolando Village
Sonia Lang, Rolando Park
Jen Eastman, Webster

City, County, and State Representatives' Reports

Bruce Williams - Community Representative for Webster and Oak Park, District 4, Councilmember Henry Foster III: Remind people to go on the City website and fill out the Mayor's Budget Survey, which is open until May.

- Fatima Maciel – Community Representative, Office of the Mayor: Not present; Mayor's Report was emailed to the EACPC chair and shared with the board members before the meeting.
- Anisa Mohamed – Community Representative for District 9, Councilmember Sean Elo-Rivera: SANDAG's University Ave Bikeway Project will begin mid-March to include the section of College Ave to 69th St. Travel lanes will be reduced to 1 lane in either direction. Intersections at Alamo Dr, Aragon Dr, and Bonillo Dr will have left turns prohibited during the project. No parking on the south side of University Ave. Parking will be partially restricted on the north side of University Ave. Travel delays are imminent. Driveways for businesses and homes will be accessible. Any questions/comments should be directed to Anisa.
Bettina asked if there were any updates on the Chollas Triangle Park and abatement efforts, Anisa will follow up next time with the latest updates. Daneille Laman mentioned that Parks & Rec will need to buy back some land parcels in the area.
- Sam Gonzalez – Representative for 39th Senate District, State Senator Dr. Akilah Weber Pierson: Announced a Senior of the Year and Non-Profit of the Year Awards from the Senator's office. Seniors must be 60 years or older. The deadline for nominations are March 31, 2026. See the website or contact Sam. Sam also let us know that the Senator's office is offering certificates of recognition for outgoing and incoming EACPC board members. Contact Sam with the name of the person you wish to recognize.

Information and Action Items

Election Results: Voting closed at 8:00 pm, Kim and John tallied the votes and announced the following results.

Newly elected members:

Amertah Perman, Oak Park
Richard Diaz, Oak Park
Jessica Arreguin, Webster
Joseph Yorty, Business Owner (Webster)

Re-elected members:

Jim Westheimer – El Cerrito
Sonia Lang – Rolando Park
Emily Perez – Rolando Village
Jen Eastman – Webster

Additionally, Valerie Inge expressed interest in being considered for the Member-at-Large open seat and will submit a Candidate Form and the Board will review and will elect/not elect at the April meeting.

Information and action: Request for support (approve/not approve) for the El Cerrito & Rolando Park SD & GI Project, City of San Diego Stormwater Dept:

Iman Hosseini-Shakib, PhD, PE, Assoc. Civil Engineer, Stormwater Dept, City of SD and Summer Hasenin, PE, Senior Civil Engineer, Deputy Director, Stormwater Dept, City of San Diego, gave an overview of the El Cerrito and Rolando Park Stormwater Drain and Green Infrastructure Project as they are requesting the board's approval of the project. They fielded many questions from Board member and members of the public in attendance including specific questions about the storm drain near the Village Green Apartments that breached back in January 2024 (January 22, 2025) that caused major flooding for the resident of the Village Green Apartments (all units on the ground floor were flooded) and again this year during the storms between December 31, 2025 and January 2, 2026. The question posed was what the specific reason was that we can share with the residents of Village Green as to why the storm drain next to the apartment complex is not included in this sewer and drain upgrade project, especially since the project borders this area. Sumer explained that plan was developed without including the storm drain next to Village Green and since this has been a long project to bring to fruition, they will not be making any modifications to the plan. She acknowledged the need in that area but stated that not every community can be addressed in one project. Another question from a Board member asked if the City has the funds to upkeep the (modular) wetlands, and if they don't maintain it, will it all flood again in two years. Sumer explained that they receive funding from tax revenues to perform the basic maintenance/operation of the system and that this specific infrastructure is part of the infrastructure and assets the City owns. Another Board member asked why the city is not considering a plastic liner in the sewer pipes, if that might be a less expensive maintenance. Iman responded that re-lining is not as expensive and not as effective and permanent as replacing the pipes, and lining is usually reserved for private property. A request was made asking if there was/if we could see a document that drives the decision on where these projects are planned. Sumer explained that they have an inventory of assets and they conduct asset management planning. Each year, a score is assigned to every asset, and they are prioritized based on a hierarchy that includes: score, age, environmental, and social factors. She said the information can be accessed on the City Stormwater Department website. A member of the public asked if the project was scored from 800-14. Sumer responded that this project has not yet been scored. Another member of the public asked if this project would benefit the Village Green Apartments, and Sumer responded again that this project would not include the storm drain at Village Green. Another Board member asked if the project had secured federal funding, to which Sumer responded yes.

Jim made a motion to approve the project, and Emily seconded. Unanimously approved.

Information: 6540 University Ave lot plans, Rocky Goyal, Real Estate Developer. Rocky provided information about his plans to develop the empty lot that is currently 6540 University Ave and asked for input from the Board and attendees on what we would like to see developed in this space. Idea expressed included: a small shopping center/opportunity for small business owners in the area, a wine/live music venue, dining, mini-Target, and

business offices. The consensus is that we would like for it to be a “point of pride” for the neighborhood and a place where we could either run errands or gather for meals and other socialization.

Information and action: Jan Hintzman, President of Friends of College-Rolando Library Asking EACPC to support the effort of the Friends of the College-Rolando Library to ask the Mid-City Community Plan Update (MCCP) to include the College-Rolando Library in its plans. While the library is not within the MCCP, it serves many resident that reside in the communities that are within its boundaries. Jan also asked the Board to support the library in making efforts to fundraise to buy the empty lot next door in an effort to restore needed parking for library users that were lost to the private property owner. The owner is no longer able to develop this plot, and it remains empty while the library is severely lacking in parking space, again, lost to the private property owner. The board expressed a need for more details regarding the fundraising plans to be able to make a motion on this part of Jan’s presentation/request.

Laura made the motion to approve supporting the Friends of the College Rolando Library’s desire/efforts to be included in the MCCP. Jim seconded. Unanimously approved.

Subcommittee Reports

- **Update on 4841 68th St project** - Bettina

The Developer wanted to let the EACPC know that the construction plan has been updated/approved to now include a vertical ADU building, and if the Board would like him to return and present an update and take questions, he would be available. No request was made.

- **Community Updates**

Redwood Village – John Hogan: Jennifer and John (RVCC president) met with the CA Native Plant Society regarding the possibility of obtaining grants for a planned pocket park for the empty, city-owned lot at 60th and University Ave. There will be a Garden Tour event in Redwood Village on Sunday, March 22.

Rolando Village – Emily Perez: A fence is now up around Pendleton Park and construction is imminent. Reminder of the Rolando Street Fair on April 12, 2026.

Rolando Park - Lynn Edwards: The quarterly volunteer trash pick up, aka Street Sweep, will take place on University Ave on Saturday, March 21, 8am-10am (meet at Party House Liquor Store). Invited Rolando Village and El Cerrito to join

Webster – Jen: The fire station location remains ongoing

Parks & Recreation – Daniele Laman

Colina del Sol Park GRC meetings are on the third Wednesday of the month; this month's meeting will include a possible curfew for Colina del Sol Park. Chollas Lake Little League opening day was on the last Saturday of February. Horace Mann Middle has a new small soccer playing area nearby, it is not part of the joint-use park area. A meeting will be held on April 6 regarding the placement of the basketball courts in the North Chollas Park area.

CPC February Meeting – Laura Riebau

Finished the 2026 land development code update and voted on it. A group called Ride San Diego is advocating for higher use of public transportation. Presented the idea that all the neighborhoods should require parking permits so that only residents are allowed to park on the street, given all the residential development in the area that requires no parking for residents, since the City has encouraged more residential buildings near public transportation access.

Review, Correction, and Approval of Minutes - February minutes will be reviewed at the April meeting.

For the Good of the Order and Adjournment: Meeting adjourned at 9:06pm.