

Eastern Area Communities Planning Committee Meeting Minutes July 14, 2026

A video of this meeting is available at: <https://youtu.be/LLVVqjIBpyQ>

Meeting called to order at 7:04 pm.

Members Present:

Lynn Edwards, (Co-Chair), Rolando Park
Bettina Rausa, (Co-Chair), Redwood Village
Sonia Lang, (Vice Chair), Rolando Park
Jim Westheimer, (Secretary), El Cerrito
John Hogan, (Treasurer), Redwood Village

Richard Diaz, Oak Park
Amertah Perman, Oak Park (online)
Emily Perez, Rolando
Kim Nguyen, Rolando
Jessica Arreguin, Webster

Members Absent:

Jen Eastman, Webster; Joseph Yorty, Business Owner (Webster); Valerie Inge, Member-at-Large (Webster)

Quorum: Yes

Chair's Welcome

Bettina welcomed everyone to the meeting. Due to concerns raised last meeting about lack of presence of elected officials' community representatives, Lynn shared that she is reaching out to all city, county, and state rep's offices to find out realistically how often we can expect representatives at our meetings.

Adoption of Agenda or Agenda Changes

- Change review/correction/approval of minutes section to say "June" minutes
- Agenda adopted as is including the change.

Communication from the Public on Non-Agenda Item

- Becky Rapp – Wants to call attention to new city ordinance regarding better regulations for marijuana delivery. Three things to know:
 - 1) Anyone delivering within the city needs a delivering permit.
 - 2) Gives people a way to take action when operating without a permit.
 - 3) Tougher penalties, up to \$20,000/day.
- Daniele Laman
 - Streamview Dr has received a \$12 million grant for a green infrastructure project.
 - Francisco Peralta Vargas is one of the newly appointed commissioners for police practices.
- Kathleen Lippitt – Concerns from city council meeting and financial decisions related to tiered water rates and closure of 13 of 28 public restrooms at the beaches to save money.
- Mr. & Mrs. Javier – Concerns about a ceramic kiln causing air pollution in their neighborhood, causing negative health effects and environmental hazards. They have expressed concerns to 11 different elected officials, but do not feel their concerns are being heard. Urges help for people in the community who are being negatively impacted.
- Jan Hintzman – College/Rolando library updates: Project approved next door to the library. Deal made with a company to finance and build a hotel/residence project with 125 hotel rooms and 550 beds; likely to be used as apartments for students. The construction start date is July 22, Friends of the library have asked to defer start until after school lunches are no longer served, July 31. Different phases of the project will involve closing different driveways to the library.

City, County, and State Representatives' Reports

- Ashkon Jones, Community Representative for District 79, State Assembly Member Dr. LaShae Sharp-Collins
 - The office has had 10 additional bills advance through assembly. Recently, AB2652, which will allow teacher credentialing programs from out of state to be accepted in CA.
 - AB1755, ending CalWorks work hours restrictions, which will eliminate the 100-hour work rule for CalWorks.
 - Upcoming events:
 - Community Recognition event – Man/Woman of the Year, Veteran of the Year, etc. will be Sunday, July 19 from 1-4
 - District 79 virtual budget town hall, 5:30-7:30pm, July 20
- Daniel Horton (Chief of staff) for Webster and Oak Park, District 4, Councilmember Henry Foster III
 - SB79 as of July 1 – Allows dense housing along transportation corridors. Will impact District 4, particularly along Imperial.
 - Aug. 1 planning group deadline to submit CIPs, make sure yours are ready to go.
 - ADU bonus projects – Update forthcoming via email.
 - Chief Logan, SD Fire Safety Chief, also in charge of the Office of Emergency Services. El Nino is coming, with a high chance of lots of rain/flooding. Making sure there is enough money in the budget for stormwater. There is money for channel maintenance and clearing as needed. Let them know if you know of an area that needs attention.
 - Jan 2024 floods – Community development grant available for people who used money to repair from the floods. Out of pocket expenses can be reimbursed.
 - Fairmont Fire Station update – Met with the Mayor and informed him the fire station is not a priority until Station 51 has been redone. Asked for the alternative location analysis. Councilman's office is going back to look at alternate locations and pressing city staff to redo location analysis.
- Sam Gonzalez, Representative for 39th Senate District, State Senator Dr. Akilah Weber Pierson
 - Backpack giveaway and resource fair at O'Farrell Charter School, Aug 8 from 8-10am
 - State Budget is approved, Sam can send link to preview if you want early access
 - SB 869 requires chain restaurants to identify beverages with excessive sugar
- Anisa Mohamed, Community Representative for District 9, Councilmember Sean Elo-Rivera
 - Pendleton/Clay Park – Construction underway, making good progress. Councilmember's office is checking in with contractors frequently for updates. The playground will be demolished and the new playground will begin construction within the next 4-6 weeks. Completion expected March/April 2027.
 - Chollas Creek Triangle project – Currently under title review by development services. Review and appraisal expected to take 12-18 months.
 - University Bikeway project – Construction resumed, preparing for the next phase. Moving towards the outside lanes of 60th-69th street. SANDAG is planning to send electronic information with updates, Councilmember's office is encouraging SANDAG to come to area planning meetings to share updates.
 - Transportation department has funding for graffiti abatement on properties with 4 units or less. Can request via get it done.

Information and Action Items

Information and Action Item: Recommend/not recommend approval for proposed modification to a T-Mobile cellular facility – Brett Cofflet, Real Estate Specialist II, SmartLink PRJ 1125564

- Changes will be like-for-like equipment
- The only visible change will be that the antennas will be enclosed into boxes. The new boxes will be painted the color of the existing water tower.
- Trees will be added to the location, no trees will be cut or removed. The board provided input regarding preferred use of native trees, and especially no eucalyptus trees.
- A landscape architect will be creating a plan for the area.
- John made a motion to approve the project with the recommendation that native trees be used for the landscaping. Seconded by Jim. Motion passed unanimously 8-0-0.

Information and Action Item: Recommend/not recommend modifications to DSD620 for PRJ1117556 4841 68th St – Mia Banducci, P.E., Civil Design Engineer, Fusion Engineering and Technology.

- Bettina reviewed the history of the project.
- Mia Banducci reviewed the proposed changes to the project (9 lots, small lot project, with 9 buildings).
- The project was approved with 1 single family unit and 1 ADU per building, the proposed change is to create 2 ADUs per building, instead of 1. This development is in a transit priority area, so it does not require parking, but the owner elected to provide 4 spaces per lot. Each building will be 3 stories, with 2 livable floors in each building, one with a single-family unit and another level with 2 ADUs.
- Emily made a motion to not recommend the changes. Kim seconded. Motion to not recommend passed, 6-1-0.

Information and Action Item: Approve/not approve submission of EACPC Annual Report – Lynn Report sent and reviewed last month, no changes since then.

- Sonia made a motion to approve the report, Kim seconded the motion. Motion passed unanimously, 7-0-0.

Information and Action Item: Recommend/not recommend submitting the EACPC CIPs to the City Planning Dept – Lynn

- Reviewed the CIP lists for Rolando Park, Redwood Village, and Oak Park, which were finalized prior to the meeting
- Webster – Green Alley on Marilou St and sidewalks on A St. between 47th and 49th
- Rolando – Need to finalize location of suggested new streetlights and sidewalks needing construction; Solita Linear Park, which was previously descope from the Pendleton Park project added.
- El Cerrito – Lea St connection to University Ave and broken sidewalks on El Cajon Blvd (unsure of responsibility to repair sidewalks on commercial corridors; Anisa to check).
- Beautification/landscaping of 54th street from Euclid to El Cajon Blvd to complement pedestrian/bicycle use along this corridor as part of the installation of bike lanes
- Provide 50 permanent parking spaces for College Rolando Library.
- Completion of undergrounding in EA communities.
- Intelligent transportation systems to sync traffic lights between 94 and 8 on Euclid/54th and on College.
- Emily moved to approve the CIPs, John seconded the motion. Motion passed unanimously, 7-0-0.

Review, Correction, and Approval of Minutes

June Minutes

- Lynn moved to approve with changes, Richard seconded the motion. Passed unanimously, 7-0-0.

Subcommittee Reports

- Community updates
 - El Cerrito – No report
 - Oak Park – No report
 - Redwood Village – John: Proposal submitted to city for pocket park. Streamview grant funds were approved. Next month, EACPC will get an update from city engineering on Streamview Phase 2.
 - Rolando – Emily: Traffic request for crosswalk at University/Cartagena, received call that it is being looked at.
 - Rolando Park – Lynn: Movie in the Park on Aug 8, all are welcome. Get the word out about University Ave businesses, they are hurting due to University Bikeway construction.
 - Webster – Jessica: Did a community cleanup, picked up lots of trash, and submitted some “Get it Done.”
- Mid-City Plan Update – Lynn: More information coming next month, specifically regarding SB 79.
- Parks & Recreation – Daniele Laman: Tomorrow is the Colina CRG meeting. Thursday is SD Parks and Rec board, the board will not meet in August.
- CPC June Meeting – Lynn: No update.

For the Good of the Order and Adjournment

Meeting adjourned at 9:12 pm.