



CHAPC
P.O. Box 5859
City Heights, CA 92165
(619) 266-7161

April 17, 2019

MEMORANDUM FOR: City of San Diego Planning Department

From: Committee Chairman Russ Connelly

Subject: Annual report for the 2018-19 Committee year

The Committee began the year with the following 21 members (one youth seat unfilled):

Krista Berry-Ortega	Jose Hernandez	Andre Sanz	Rickie Brown	Aracely Lara
Jesse Sergent	Russ Connelly	Taylor McDonald	Patty Vaccariello	Maria Cortez
Mazda Mehrnaz	Jim Varnadore	Brian Green-Carson	Halima Musa	Randy Van Vleck
Kindra Green	David Nelson	Gerald Womaniala	Roddy Jerome	Juan Pablo Sanchez
Abdullahi Yusuf				

At the March 2018 election, Krista Berry-Ortega, Taylor McDonald, Jim Varnadore & Kindra Green were not re-elected to office. David Bowen, Brenda Diaz, Scott Paquette & Rosa Calvario were elected to office and seated in April. At the May 2017 meeting, Brenda Diaz was selected as Secretary, Patty Vaccariello was selected as Second Vice-Chair, Jose Hernandez was selected as First Vice-Chair and Russ Connelly was selected as Chair.

Committee Changes: In April, Gerald Womaniala's School/non-profit seat was vacated due to lack of attendance. It was filled at the May meeting by Ramla Sahid. In August 2017, Halima Musa tenured her resignation from the Committee's Youth Seat. In November, Aracely Lara & Andre Sanz resigned their At Large seats. The December meeting filled, by appointment, the At Large seats by Francisco Garcia and Jim Varnadore. In January 2019, Lisa Nguyen was appointed to a Youth seat, leaving one youth seat unfilled. The Committee tried several times to find appointees to fill the additional Youth seat but were unsuccessful; outreach to local youth organizations is ongoing.

The Committee completed its 2018-2019 cycle with the following 21 members (one youth seat unfilled):

Lisa Nguyen	David Bowen	Brenda Diaz	Patty Vaccariello	Scott Paquette
Rosa Calvario	Russ Connelly	Randy Van Vleck	Juan Pablo Sanchez	Jesse Sergent
Francisco Garcia	Roddy Jerome	Maria Cortez	Abdullahi Yusef	Brian Green-Carson
Jose Hernandez	Ramla Sahid	Mazda Mehrnaz	David Nelson	Rickie Brown
Jim Varnadore				

Among the major actions and accomplishments of the term were: the hearing of three proposed CUP's for marijuana outlets & two marijuana processing facilities. A great deal of public attendance and input was received during each of those events. The Committee also revised their bylaws (in record time) to revise and clarify election procedures. We had visits/presentations by the City Attorney and the City Chief Operating Officer. Action items included memos of input to various City Staff regarding the City Budget, CIP Priorities, proposed local parking changes and SANDAG Transportation Priorities. Information presentations were also given by the Mayor's Office and various City Departments such as the Police, City Contracting and Real Estate Assets Departments for background information at the request of the Committee.

The actions throughout the year were reported in meeting minutes, copies of which are appended hereto and

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CITY HEIGHTS AREA PLANNING COMMITTEE

Minutes of April 2, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30PM. Krista Berry Ortega, Rickie Brown, María Córtez, Kindra Green Carson, Brian Green Carson, José Hernández, Roddy Jerome, Aracely Lara, Mazda Mehrnaz, Halima Musa, David Nelson, Juan Pablo Sánchez, Andre Sanz, Jessie Sergent, Patty Vaccariello, Randy van Vleck, Abdullahi Yusuf, and Jim Varnadore were present. Taylor McDonald and Gerald Womaniala were absent.
2. The Minutes of March 5 were accepted.
3. The Chairman handed the gavel to Maria, chairwoman of the election subcommittee, who announced the results of the March election. David Bowen, Brenda Diaz and Jim Varnadore (tie vote), Patty Vaccariello, Scott Paquette, Rosa Calvario, Russ Connelly, Randy van Vleck, Juan Pablo Sanchez, Andre Sanz, and Jessie Sergent won seats on the Committee. The Chairman flipped a coin, Brenda Diaz called "heads", the coin landed "heads", and Brenda was seated. The Chairman retrieved the gavel and thanked off-going members Taylor McDonald, Krista Berry, Kindra Green Carson, and Jim Varnadore. The Committee then comprised members present: Rickie Brown, Mazda Mehrnaz, Roddy Jerome, María Córtez, Abdullahi Yusuf, Brian Green Carson, José Hernández, Halima Musa, Jessie Sergent, Juan Pablo Sánchez, Randy van Vleck, David Bowen, Brenda Diaz, Scott Paquette, Patty Vaccariello, Rosa Calvario, and Russ Connelly. One Youth seat is vacant. Aracely Lara, Andre Sanz, David Nelson, and Gerald Womaniala were absent.
4. Patty offered, Jessie seconded a motion to adopt the agenda. The Committee voted 16/0/0 (chair not voting) and the motion passed.
5. Rick Nestor described a project he proposes to build on Juniper Street near Fairmount Avenue in the Hollywood Park neighborhood. Jim Varnadore reminded the Committee about the City Heights E-address list.
6. Kelvin Barrios from CD-9 offered staff comments and updates.
7. After the newly seated members had introduced themselves, Randy and Jim offered Committee comment.
8. The Chairman reported that the Committee Operations Workshop (COW) would be held May 5 in the City Administration Building. He also reported on the presentation that he and Jim offered to the Community Planners Committee about proposed changes to the Code Enforcement priority list.
- 9.1 Mitch Chemers described the Master Sign Plan for the shopping center located at the Southwest corner of 54th/El Cajon Boulevard and answered questions from the Committee and audience. After discussion, Mazda offered, Roddy seconded a motion to recommend approval of the plan. The Committee voted 16/0/0 and the motion passed.

9.2 Bob Faudoa from Gary Engineering offered a courtesy informational presentation about upgrades to a gas station at 47th/Federal in Webster neighborhood. He answered questions from the Committee and audience.

9.3 The Chairman reported on the absences of member Gerald Womaniala. After discussion, Mazda offered, Maria seconded a motion to declare the seat vacant. The Committee voted 16/0/0 and the motion passed.

8.4 At the chairman's request, Randy and Juan Pablo offered to serve on the officer search subcommittee. The Chairman accepted the offers.

9. The meeting was adjourned at 8:02PM.

CITY HEIGHTS AREA PLANNING COMMITTEE

Minutes of May 7, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30PM. Abdullahi Yusuf, Andre Sanz, Brenda Diaz, Brian Green Carson, David Bowen, David Nelson, Halima Musa, Jessie Sergeant, José Hernández, Juan Pablo Sánchez, María Córtez, Mazda Mehrnaz, Randy van Vleck, Roddy Jerome, Rosa Calvario, and Scott Paquette were present. Rickie Brown, Aracely Lara and Patty Vaccariello were absent.
2. The Minutes of April 2 were accepted.
3. David Bowen offered and Maria seconded a motion to amend the agenda by making items 6.2 and 6.3 information items. The Committee voted 15/0/0 (chair not voting) and the motion passed.
4. The Committee received a report from Randy, Chairperson of the Officer Search Subcommittee. Russ was the only candidate for Chairperson. José was the only candidate for first vice-Chairperson. Brenda was the candidate for Secretary. After discussion, the Committee voted 15/0/0 (chair not voting) to continue the selection of second vice-Chairperson for one month and to confirm Russ, José, and Brenda.
5. Alison Moss from SANDAG announced an open-house for the University Avenue bicycle lane project. It will be at 6:00PM Wednesday, May 16 at the Joan Kroc Center. Julian Villegas announced that the Copley Price YMCA had ended access via its front door and asked all users to enter from the 43rd Street entrance.
- 6.1. David Parot described a single-family home construction project to be done at 3155 42nd Street that will be completed by apprentices and youth under supervision of construction workers, and he answered questions. After discussion, David Nelson offered, Mazda seconded a motion to recommend approval of a Neighborhood Development Permit for the project. The Committee voted 15/1/0 (chair not voting) and the motion passed.
- 6.2. Cameron Choriata from Chelsea Construction described a renovation project at 4765 Home Avenue and answered questions.
- 6.3. Rodney Carey from the Neighborhood House Association reported on the status of a parcel of City-owned land at the Northwest corner of 41st Street and Polk Avenue where NHA proposes to install an early-childhood education center. The NHA staff answered questions from the Committee and audience.
- 6.4 Russ called for volunteers to fill two vacant seats. Ramla Sahid from Partnership for the Advancement of New Americans (PANA) volunteered. She delivered an authorization letter from the agency. After discussion, Roddy offered, Juan Pablo seconded a motion to appoint Sahid to the

School/Non-Profit-19 seat. The Committee voted 16/0/0 (chair not voting) and the motion passed.

6.5. Meredith Dawson from the Park and Recreation Department described the plans to renovate the vacant building at Park de la Cruz and form it into a recreation center with emphasis on service to senior citizens and on Therapeutic Recreation Services. The committee discussed the matter.

6.6 Dan Tomsy and María Córtez described plans for a mural along the South wall at Teralta Park and displayed a diagram to show how it might look when finished. The Committee discussed the matter.

7. Kelvin Barrios from Council district-9 staff reported that there will be a budget presentation at 10:30 AM, May 19 at 3850 Westgate Place. He invited attendance. He also reported that there will be an overall City budget hearing at 6:00PM at City Hall on Monday May 14, 2018.

8. The Chairman reported on two audits; one being performed by the City Auditor of the Planning Department, that includes the Community Planning System, and another completed by the County Grand Jury of the Community Planning System itself. These audits had been originated by a single complaint from a citizen. He announced the date for the Committee Orientation Workshop (COW) and the electronic COW, and noted that applications had been received by the City for marijuana outlets in two locations in City Heights.

9. David Nelson and Scott Paquette offered Committee comments.

The meeting was adjourned at 8:45PM.

CITY HEIGHTS AREA PLANNING COMMITTEE

Minutes for June 4th, 2018

1. Chairman Russ Connelly called the meeting to order at 6:38 PM. Aracely Lara, Brian Green Carson, David Nelson, Halima Musa, Jessie Sargent, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Ramla Sahid, Randy Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario, Scott Paquette were present. Abdullahi Yusuf, Andre Sanz, Brenda Diaz, David Bowen and Jose Hernandez were absent.
2. Minutes for May 7 were accepted.
3. Randy van Vleck offered and Juan Pablo Sanchez seconded a motion to approve the agenda. The Committee voted 12/0/2 (chair not voting) and the motion passed.
4. Patty Vaccariello was nominated for the Second Vice Chair position with a unanimous vote 14/0/0 (chair not voting).
5. Maria Cortez announced a City Parks Forum and Fern Street Circus event occurring in City Heights. Additional comment regarding park use and language barrier and interpreter from a public audience member. Randy van Vleck invited all to the City Heights Community Bike Ride Saturday June 16th at noon. Mark Tran introducing the Boy Scouts of America (came to observe meeting) whom meet Sunday at Colina Park. Francisco Garcia, architect, in the process of building own house, wants a push to update to community plan, push for small developers and recognize fees (development fees, regional transit fee, water capacity fees).
 - 6.1. Vacancy appointment for Youth-20 seat – No one volunteered for the position.
 - 6.2.1 Arkan Somo (land owner) described the Marijuana Facility project his tenants would have at 4337 Home Avenue and he answered questions. After discussion, Brian Green Carson offered and Maria Cortez seconded a motion to deny the CUP – Marijuana Retail Outlet and Production Facility. The Committee voted 11/4/0 (chair not voting) and the motion passed.
 - 6.2.2 After discussion, Patty Vaccariello offered and Brian Green Carson seconded a motion to approve the construction of the building in accordance to the Chollas Creek Master Plan. The Committee voted 13/2/0 (chair not voting) and the motion passed.
 - 6.2.3 Patty Vaccariello offered and Roddy Jerome seconded a motion to postpone voting on left lane turn until a future meeting, and requested that the chair contact the city for the traffic study and applicant to propose a traffic study. The Committee voted 15/0/0 (chair not voting) and the motion passed.
 - 6.3 Mariah Mells, Storm Water Division, City of San Diego, described maintenance of the channel to remove debris along sections of Auburn Creek. After discussion, David Nelson offered, and Brian Green Carson seconded a motion to approve the SCR for maps 70 and 76. The Committee voted 15/0/0 (chair not voting) and the motion passed.
 - 6.4 Water and Sewer Job – absent.

7. Staff report from Ben Hueso's Office: Working on Bill SB 1155 (Language Bill), SB 1338 (Access to Interpreters), SB 1374 (Energy Resource Board), SB 1355 (San Diego Coastal Mitigation Funds).

8. Chair's Report - Staff Comment will return to top section of agenda next month.

9. Rosa Calvario, Randy Van Vleck, Patty Vaccariello, offered Committee comments.

The meeting adjourned at 8:52pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for July 2nd, 2018

1. Chairman Russ Connelly called the meeting to order at 6:31 PM. Abdullahi Yusuf, Andre Sanz, Brenda Diaz, David Bowen, David Nelson, Jose Hernandez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Randy Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario. Absent were: Aracely M. Lara, Brian Green Carson, Halima Musa, Jessie Sergent, Juan Pablo Sanchez, Ramla Sahid, and Scott Paquette.
2. Minutes for June 4 were accepted after addressing minor changes
3. Randy Van Vleck offered, and Roddy Jerome seconded a motion to approve the agenda. The Committee voted 13/0/0 (chair not voting) and the motion passed.
4. A community resident asked about current studies regarding University Avenue west of Fairmount Avenue and Interstate 15. David Nelson shared concerns regarding thousands of units for rental which are supposed to alleviate housing shortage however there are no regulations, so those rentals are becoming Air Bnb's. David Bowen shared an MTS article on the Center Line. Patty Vaccariello made an invitation to a meeting on Thursday that will take place at the Euclid Avenue Gateway (Euclid & Home Avenue) at 2:30pm.
5. Kelvin Barrios from CD9 staff: Councilmember Gomez proposed ordinance protecting residents on Section 8. The ordinance will be moving before City Council July 31, additional information to come. In the new fiscal year, they will be following up with projects that were approved (Castle Park street lights).
- 6.1 Vacancy appointment for Youth-20 seat – No volunteers came forward. Will continue search in the Fall when students are back in school.
- 6.2. Daniel Kay from Civic San Diego announced they didn't receive the SANDAG Active Transportation Grant. They still have one million dollars left for a new project in City Heights and are now requesting CHAPC direction on where/what that project should be. David Nelson offered and Patty Vaccariello seconded a motion to draft a letter of recommendation to apply for another grant due July 31, 2018. The committee voted 13/0/0 (chair not voting) and the motion passed.
- 6.3 George Freja from the City of San Diego Public Works Department gave an update on SDP8318 Police Pistol Range improvements. Project was divided into two phases because of lack of funds. They implemented and built Phase 1 in 2017. Phase 2 has secured funding approved by City Council and is currently being designed and when they open bids they will update CHAPC, construction will end summer of 2020. The funds are coming from tobacco settlement funds the Police were able to secure. Chris Serow (SDPD range master) answered questions about the use of the firing range and if they receive income for the use of the facility. Kyle Muze shared that currently the priority is a permanent traffic division facility and if there is any additional funding they are open to a permanent K-9 facility. After discussion Maria Cortez offered and Patty Vaccariello seconded a motion reaffirming the building of sidewalks, street lights, street trees off the south side of Federal Blvd in front of the San Diego Police Department

firing range and to re-evaluate the finishing of a K-9 permanent facility and any other projects remaining from original permit SDP8318. The committee voted 10/0/3 (chair not voting) and the motion passed.

6.4/6.5 CHAPC agrees with staff suggestions for parking realignment on Cherokee and 36th streets and the Chair will be sending an email letting them know we appreciate them letting us know.

6.6 Kelvin Barrios requested a letter of support. Patty Vaccariello offered and Roddy Jerome seconded a motion to approve that CHAPC send letter of support for the application of a SANDAG grant for El Cajon Blvd. The committee voted 11/0/2 (chair not voting) and the motion passed.

6.7. Kevin Wood from Center for Sustainable Energy shared his presentation on providing no-cost support to local stakeholders interested in general and technical information on electric vehicles (EV) and EV charging infrastructure.

7. Chair reminded committee members who haven't taken the e-COW to take it as soon as possible.

8. No Committee comments were made.

9. Meeting adjourned at 8:46pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for August 6th, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Aracely Lara, Brian Green Carson, David Nelson, Jessie Sergent, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Randy Van Vleck, Roddy Jerome, Rosa Calvario, Scott Paquette, Abdullahi Yusuf, Andre Sanz, Brenda Diaz, David Bowen, Jose Hernandez. Absent were: Halima Musa, Ramla Sahid, Rickie Brown.

2. Minutes for July 2 were accepted.

3. David Bowen offered, and Jessie Sergent seconded a motion to approve the agenda. The Committee voted 15/0/0 (chair not voting) and the motion passed.

4. Off-agenda public comments: none.

5. Staff reports and comment:

Naomi Sidomak, Community Planner, invited the community to the San Diego Community Planners Committee meeting on August 15, 2018 from 7-9:00pm on the 4th Floor Training Room, City Operations Building at 122 First Avenue San Diego, CA. 92101

Representative from State Senator Ben Hueso's office mentioned that they are working on bills to get on the floor. Also, that the budget for the state passed.

6.1 Ty Sterns from Urban Corps of San Diego County presented on the multi-use improvements along Oak Park branch of Chollas Creek. The improvements include two pedestrian bridges, kiosk for information. The cost of the project is 900 thousand dollars which will be covered by a Cal Trans Grant. After discussion, David Nelson offered, and Brian Green Carson seconded a motion for the approval to the site development permit for trail improvements project along Oak Park branch of Chollas Creek. The committee voted 11/5/1 (chair not voting) and the motion passed. Randy Van Vleck recused himself from voting.

6.2 Gina Osten gave a presentation proposing a Marijuana Outlet and Production Facility within an existing building located at 3940 Home Avenue. Gina addressed security concerns committee and community had by explaining the process of how customers would have access to the outlet only after several security measures. After discussion, Patty Vaccariello and David Nelson seconded a motion to approve marijuana CUP for the outlet and production facility at 3940 Home Avenue with following conditions: no sign twirlers, no billboard advertisement within half a mile, hours of operation 9am to 9pm instead of 7am to 9pm for the outlet portion, diverted lighting that doesn't intervene with adjacent properties and uses. The committee voted 7/8/1 (chair not voting) and the motion didn't pass. Randy Van Vleck recused himself from voting because City Heights CDC has not taken a position on dispensaries.

7. Chairman asked if anyone knew who had worked on the sidewalk project between on Euclid between Altadena and Home Avenue. Scott Paquette mentioned he, as a private citizen, had

made a request to Traffic Engineering. Chairman mentioned there was a petition for a parking realignment on 35th street between Polk and University Avenue to be a formal item on the agenda for next month. Gave an update on CUP marijuana outlets.

8. David Nelson, Jesse Sergent, Randy Van Vleck, Maria Cortez, Mazda Mehrnaz, Rosa Calvario, Jose Hernandez, Parry Vaccariello offered Committee comments.

9. The meeting adjourned at 8:46pm.

CITY HEIGHTS AREA PLANNING COMMITTEE

Approved Minutes for September 5, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Abdullahi Yusuf, Andre Sanz, Aracely M. Lara, Brenda Diaz, Brian Green Carson, David Bowen, David Nelson, Jessie Sergent, Jose Hernandez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Rickie Bown, Roddy Jerome, Rosa Calvario, Scott Paquette were present. Halima Musa, Juan Pablo Sanchez, Ramla Sahid, Randy Van Vleck, were absent
2. Minutes for August were accepted.
3. Patty Vaccariello offered, and Jessie Sergent seconded a motion to approve the agenda. The Committee voted 13/0/0 (chair not voting) and the motion passed.
4. Off-agenda public comments: David Bowen shared that we should all be using the Get It Done app to report the homelessness issue in our parks because the public are unable to use the parks because of the homeless. Maria Cortez seconded what David Bowen mentioned and shared that the Dia de Los Muertos will be on September 28th.

5. Staff reports and comment:

Kelvin Barrios: There has been some staff movement and there will be a new member joining. City Heights will now have three representatives: Kelvin Barrios, Gloria Cruz, and Matt Yagyagan. Georgette Gomez has office hours every Friday from 2:30pm-6:00pm at the City Heights Recreation Center. The Sally Wong building will be sold to become affordable housing with rental space downstairs for community space for nonprofits.

Eric Young: Gave a report from the Mayor on homeless impacts and infrastructure in City Heights.

6.1 Sergio Salinas manager for the job at 4886 Lantana Street explained the project and answered questions the committee had. David Nelson offered and Rickie Brown seconded a motion to approve the Site Development Permit and water easement vacation for the residence at 4886 Lantana Street. The committee voted 16/0/0 (chair not voting) and the motion passed.

6.2 The committee looked at the parking reconfiguration proposed on 35th Street between Wightman Street and Swift Avenue. Patty Vaccariello offered and Brian Green Carson seconded a motion to approve that the City change to head in parking on 35th Street between Wightman Street and Swift Avenue. The committee voted 15/1/0 (chair not voting) and the motion passed.

6.3 The committee was informed that Halima Musa no longer meet the requirements to fill the Youth-19 seat. Roddy Jerome offered a motion and Brian Green Carson seconded a motion to accept Halima Musa's resignation and open the seat. The committee voted 16/0/0 (chair not voting) and the motion passed.

6.4 The Committee went over the following changes to CHAPC bylaws that the subcommittee discussed at the mid-month meeting August 20th: added Section 5 to Article IV, changes were made to Section 1, 2, 3, and 4 under Article V. Roddy Jerome offered a motion and Brian Green Carson seconded a motion to approve the bylaw amendments as forwarded by the subcommittee with the corrections proposed by the committee. The committee voted 16/0/0 (chair not voting) and the motion passed.

7. Chairman shared a flyer with upcoming workshop dates from the City. He mentioned that next month there will be an action item for a CUP for a marijuana outlet at 2281 Fairmount Avenue and another potential seat vacation due to a member's lack of attendance.

8. Brian Green Carson, Andre Sanz, Roddy Jerome, Rosa Calvario, Jose Hernandez, and David Nelson offered Committee comments.

9. The meeting adjourned at 8:49pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for October 1, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Brenda Diaz, Brian Green Carson, David Bowen, Jessie Sergent, Jose Hernandez, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Ramla Sahid, Randy Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario and Scott Paquette were present. Abdullahi Yusuf, Andre Sanz, Aracely M. Lara and David Nelson were absent.
2. Minutes for September were accepted by a vote of 12/0/2. Randy Van Vleck and Juan Pablo Sanchez abstained because they were not present for the September meeting.
3. Patty Vaccariello offered, and Roddy Jerome seconded a motion to approve the agenda. The Committee voted 14/0 (chair not voting) and the motion passed.
4. Off-agenda public comments: Roberto Garcia from the Census Bureau asked we consider a presentation about the helping the Census since City Heights has a population that is hard to count.
5. Staff reports and comment -
Ben Hueso Representative: Dawn Hendon said 10 out the 10 bills that the Senator helped introduce into the State Senate passed.
Georgette Gomez Representatives: Gloria Cruz and Matt Yagyagan shared the council district neighborhoods they represent as well as the Georgette's office hours (every Friday 2:30pm-6:00pm).
6. 6.1: Toby Hallal, the architect working on the project, went over the plans for the marijuana outlet. The outlet would be for retail only, there would be no manufacturing or cultivation. They would be updating the parking, bus stop and other requirements by the City. Blake Marchand and Jon Saco owners of the March and Ash dispensary answered questions and comments from the committee and community members about fire brush management, bus stop enhancements, parking lot, security, their other location in Mission Valley, the Auburn Creek bed, proximity to schools/play grounds, and crime rates. After discussion, Patty Vaccariello offered and Roddy Jerome seconded a motion to approve the CUP for a marijuana outlet at 2281 Fairmount Avenue with two 24hr unarmed security guards, an enhanced bus waiting area on the private property, that the applicant consider hiring City Heights workers and to work with the community on projects of community benefit. The committee voted 4/11/0 (chair not voting) and the motion did not pass. No further motion was proposed for this item.

6.2: Ramla Sahid expressed she wanted to stay on the committee and why she had missed 3 meetings in a row. After discussion, Maria Cortez offered and Brian Green Carson seconded a motion to keep Ramla Sahid on the committee, that she notify the Chairman if she intends to miss further meetings, that she complete the necessary City eCOW training

before the next scheduled meeting and to notify the Chairman when that training is completed. The committee voted 15/0/0 (chair not voting) and the motion passed.

7. The Chairman shared that the Planning Department approved the proposed changes made to our bylaws. Announced the mid-month meeting would be taking place on October 15th and there would be a discussion about what the community wants from Wakeland (developer) for properties they are proposing to develop along University Avenue. The current building used to host CHAPC meetings has been sold so there could be a possible change of location in the future but he will keep us posted.
8. Ramla Sahid, David Bowen, Rickie Brown, Juan Pablo Sanchez, Randy Van Vleck, Maria Cortez, Mazda Mehraz, Rosa Calvario, Jose Hernandez, and Patty Vaccariello offered Committee comments.
9. The meeting adjourned at 8:31pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for November 5, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Aracely M. Lara, Brenda Diaz, Brian Green Carson, David Bowen, David Nelson, Jessie Sergent, Jose Hernandez, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Ramla Sahid, Randy Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario, Scott Paquette were present. Abdullahi Yusuf, Andre Sanz, Patty Vaccariello were absent.
2. Randy Van Vleck offered and Jessie Sergent seconded a motion to approve the minutes for October. The committee unanimously approved the minutes.
3. Maria Cortez offered and Brian Green Carson seconded a motion to approve the agenda. The Committee voted 15/0/0 (chair not voting) and the motion passed.
4. Off-agenda public comments: Jim Varnadore encourage voters to go vote on November 6th. City Heights resident made a comment about the ninety-degree parking on the east side of 35th Street between Landis Street and University Avenue looking more like a parking lot rather than a community of family homes.
5. Staff reports and comment -
City Planner: Nathan Cosman will be attending quarterly or as needed and his role is to be a conduit between the city and the community.

Chief Operating Officer: Kris Michell with the Mayor's office introduced herself and explained she will be focusing on the operations and transparency of the city. She can be reached at 619-235-5806 or kmichell@sandiego.gov.

Council Representative: Gloria Cruz handed out the November edition of the District 9 newsletter. Addressed a question David Bowen had in regards to an article in the San Diego Union Tribune in rewards for reporting illegal dumping.

6. **6.1:** Mara Elliott (San Diego City Attorney), came to give a presentation on some of the work she is doing. They are in the process of filming training materials so when there is no staff available to guide us we feel we have the knowledge to resolve issues that come before the committee. They have enacted a gun violence restraining order program and have achieve 80 restraining orders by working directly with the police chief in the last eleven months. They have a Family Justice Center (located at 11th and Broadway) which is a place a victim of domestic violence can get all the help they need under one roof. You can contact her via email at cityattorney@sandiego.gov.
- 6.2:** Erik Tilkemeier, Economic and Urban Development Director from City Heights Community Development Corporation mentioned that they are partnering with Wakeland Housing and Development to pursue the acquisition of four city owned sites associated

with the SR-15 construction. City Heights CDC is requesting a letter of support for a grant with a deadline for December 5, 2018. After discussion, Brian Green Carson offered and Ramla Sahid seconded a motion to offer a letter to support, in concept, a mixed-used transit oriented affordable housing development, consistent with the Mid-Cities Community Plan, as proposed by a partnership between Wakeland Housing & Development and City Heights Community Development Corporation, on the parcels located at University Avenue & 40th Street (APN 447-491-31), University Avenue & 41st Street (APN 454-762-13) and 4101-22 University Avenue)454-763-25,-15,-16 aka Sally Wong building) in City Heights. The committee voted 11/4/1 (chair not voting) and the motion passed. Randy Van Vleck abstained because he has an economic interest.

6.3: Groundwork San Diego - Chollas Creek presentation was tabled for another time when Vickie Estrada (landscape architect and urban designer) can give the presentation.

6.4: Aracely Lara addressed the issues she had and why she was unable to make it to CHAPC meetings. She wants to vacate her seat and offered her resignation.

6.5: Ramla completed the eCOW and there is no further action to follow up.

6.6: Brenda Diaz, Jessie Sergent, and Scott Paquette volunteered to serve on the election subcommittee.

7. Chairman shared that discussed at the October CPC meeting that the City is still working on their parks master plan. They are still receiving input from the public through a website established for the project (www.cityofsandiegoparksplan.com) to update the current plan from 1955. Chair met with Matt Yagyagan from Councilmember Gomez's office because they have started to take priority lists for what projects to include in the fiscal year 2020 budget. The priorities for budget items will be discussed at the November mid-month meeting so that we can approve the letter at the December meeting and send it to the Councilmember's office. Chair stressed that committee members should read the research materials he sends out before the meetings. Mentioned there might be a new location for our monthly meetings potentially at 43rd Street beginning January 2019.
8. Brenda Diaz, Randy Van Vleck, Maria Cortez, Aracely Lara, David Bowen offered Committee comments.
9. The meeting adjourned at 8:13pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for December 3, 2018

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Abdullahi Yusuf, Brenda Diaz, Brian Green Carson, David Nelson, Jessie Sergent, Jose Hernandez, Juan Pablo Sanchez, Maria Cortez, Mazda Mehrnaz, Patty Vaccariello, Ramla Sahid, Randy Torres-Van Vleck, Rickie Brown, Rosa Calvario, Scott Paquette were present. David Bowen and Roddy Jerome were absent.
2. The committee unanimously approved the minutes for November.
3. Patty Vaccariello offered and Jose Hernandez seconded a motion to approve the agenda. The Committee voted 15/0/0 (chair not voting) and the motion passed.
4. Off-agenda public comments: Winter Festival – Saturday and Sunday December 9th and 10th at Thorn Street & Belle Isle Drive
5. Staff reports and comment:
Council Representative - Gloria Cruz announced new council inauguration at Golden Hall @ 10:00 am. Announced a community clean up at Colina del Sol, there were 40 volunteers. In 2018 they were able to do 19 clean ups. They are also conducting interviews this month for their internship program.
6. **6.1:** David Nelson offered and Patty Vaccariello seconded a motion to appoint Jim Varnadore to the At Large 2019 seat. The committee voted 10/5/0 (chair not voting) and the motion passed and Jim Was seated.
6.2: Patty Vaccariello offered and Juan Pablo Sanchez seconded a motion to appoint Francisco Garcia to the At Large 2020 seat. The committee voted 14/1/0 (chair not voting) and the motion passed and Francisco was seated.
6.3: No youth appeared to be appointed. Item was continued until next meeting.
6.4: A draft letter was presented by the Mid-month subcommittee. After considerable debate on it's contents, Patty Vaccariello offered and David Nelson offered to approve the draft letter as amended with the request of the police chief and the captain of Mid-City attend this meeting at their earliest convenience to discuss police priorities. The committee voted 16/1/0 (chair not voting) and the motion passed.
6.5: Presenter did not appear before the Committee and the item was continued for a future meeting.
6.6: Groundwork San Diego presented their Chollas Creek rehab project. After discussion David Nelson offered and Brian Green Carson offered to support in concept

the channelization changes of Chollas Creek between 805 and Home Avenue not superseded by any existing plans and not be dependent on expansions of highway 94. The committee voted 16/0/1 (chair not voting) and the motion passed. Francisco Garcia abstained.

6.7: Lesley Henegar, Senior Planner, Planning Department gave a presentation on the citywide tree planting program. She answered questions by community and committee.

6.8: Brenda Diaz gave an update from the Election Subcommittee. Randy Torres-Van Vleck joined the Subcommittee. The Subcommittee will be reconvening in December to discuss outreach ideas and go over application paperwork.

7. Chairman shared we are looking for a permanent location for our monthly meetings.
8. Patty Vaccariello, Francisco Garcia, Jim Varnadore, Randy Torres-Van Vleck, Jose Hernandez, Maria Cortez, Jessie Sergent, David Nelson, Ramla Sahid offered Committee comments.
9. The meeting adjourned at 8:20pm.

CITY HEIGHTS AREA PLANNING COMMITTEE

Minutes for January 7, 2019

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Abdullahi Yusuf, Brian Green Carson, David Nelson, Jose Hernandez, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Ramla Sahid, Randy Torres-Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario, Scott Paquette, Jim Varnadore, Francisco Garcia, and Lisa Nguyen were present. Brenda Diaz, David Bowen, and Jessie Sergent were absent.
2. The committee unanimously approved the minutes for December.
3. Patty Vaccariello offered and Maria Cortez seconded a motion to approve the agenda. The committee unanimously approved the agenda for January.
4. Off-agenda public comments: Patty Vaccariello - get well card from surgery to be signed for Jessie.
5. Staff reports and comment:
 - 5A:** Lt. Stephen Shebloski and CRO Terry Hoskins of the San Diego Police Department gave updates on behalf of Chief Nisleit who couldn't be present due to a last-minute event and the Mid-City Captain who was out of town. They addressed that one of their priorities is dealing with the homeless. They are working with community groups to help with neighborhood policing. Currently the San Diego Police Department is short 190 police officers due to retirements and other reasons. They also answered questions from the committee and community.
 - 5B:** Gloria Cruz of Council District 9 office invited the committee and community to the State of the District January 23, 2019 at Fair@44 from 6-8pm. She mentioned that Kelvin Barrios will be leaving and that Matthew Yagyagan will be taking on a new role and other community representatives will be filling in the empty role. The office will be hiring a new community representative.
6. **6.1:** Appointment to fill Youth Seats: Patty Vaccariello offered and Roddy Jerome seconded a motion to appoint Lisa Nguyen to the Youth 2020 seat. After the Chairman asked for a review of her application, the committee voted 17/0/0 (chair not voting) and the motion passed and Lisa was seated.
 - 6.2:** Utility Easement Adjustments – Hollywood Palms Apartments: Brendon Burgen from Affirmed Housing. Wants recommendation to the city that will allow them to abandon the current easements and record new easements that are not in

the middle of their private driveway. Jim Varnadore offered and Maria Cortez seconded a motion to recommend approval. The committee voted 16/0/2 (chair not voting) and the motion passed. Randy Torres-Van Vleck and Rickie Brown abstained from voting due to their employment with project partners.

6.3: Update from Election Subcommittee: The subcommittee has begun doing outreach as well as begun dispersing application packets for those interested in running for a seat. The application is due Feb 22, 2019 and the election will take place March 4, 2019 at 4089 Fairmount Avenue.

7. Chairman shared that Caltrans update on the kiosks on I-15 freeway is still in progress and hopes to have answers by next month's meeting. Next month's meeting will take place at 4089 Fairmount Avenue.
8. Rosa Calvario, Mazda Mehraz, Jose Hernandez, Francisco Garcia, Maria Cortez, and Lisa Nguyen offered Committee comments.
9. The meeting adjourned at 7:57pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for February 4, 2019

1. Chairman Russ Connelly called the meeting to order at 6:30 PM. Abdullahi Yusuf, Brenda Diaz, Brian Green Carson, David Bowen, David Nelson, Jessie Sergent, Jose Hernandez, Maria Cortez, Mazda Mehraz, Patty Vaccariello, Ramla Sahid, Randy Van Vleck, Rosa Calvario, Scott Paquette, Jim Varnadore, Francisco Garcia, and Lisa Nguyen were present. Juan Pablo Sanchez, Rickie Brown, and Roddy Jerome were absent.
2. The committee unanimously approved the corrected minutes for January.
3. Jim Varnadore offered and David Bowen seconded a motion to approve the agenda. The committee unanimously approved the agenda for February.
4. Off-agenda public comments: Maria Cortez shared the next meeting for ITCH (Improving Transportation in City Heights) is Monday February 11th at 5:30pm at the Price Building. She also mentioned that the Teralta West Neighborhood Alliance will be meeting on February 20th from 6-7pm at the Metro Villa on 39th and University Avenue. Jim Varnadore and Lisa Nguyen passed out lucky red envelopes for Lunar New Year.
5. Staff reports and comment: Representatives from Georgette Gomez's office, Christopher Vallejo and Anna Medina Ochoa passed out a newsletter as well as a map that shows a rudimentary coloration of what the district representatives boundaries will look like going forward.
6. Business Agenda:
 - 6.1:** Project engineer Young Dan and project manager Reyhaneh Martin introduced the project AC Water and Sewer Group 1044. The project proposes to replace 1 mile of water main and 0.1 miles of sewer main on University Avenue between Highland Avenue and Euclid Avenue and alleyways. The work will consist of replacement of mains, services, fire hydrants, sewer laterals, manholes and other appurtenances. In addition, the work will include curb ramps installation and concrete pavement in alleys. They are tentatively scheduled to start construction in summer 2020 and end construction in summer 2021. They answered questions from the committee and left their contact information.
 - 6.2:** This started as a petition from residents on 42nd Street: to convert the existing parallel parking spaces to angle parking spaces on 42nd Street between Thorn Street and Myrtle Avenue. The new configuration would add approximately 22 parking spaces. The City wants to know if the CHAPC objects to the plan. After discussion, Patty Vaccariello offered and Maria Cortez seconded a motion to approve the perpendicular parking on 42nd Street between Thorn Street and Myrtle Avenue. The committee voted 17/0/0 (chair not voting) and the motion passed.

6.3: A proposal for angle parking on Poplar Street between Jamies Way and Columbine Street. It is head in parking and it would add 19 parking spots. After discussion, David Bowen offered and Maria Cortez seconded a motion to accept the perpendicular parking on Poplar Street. The committee voted 13/4/0 (chair not voting) and the motion passed.

6.4: The Transit Priority Area (TPA) is proposed for the University and El Cajon Blvd transit corridors and on the City's maps it shows that the Northern half of City Heights is covered by this proposal. Transit Priority Areas are based on where the transit is. In the areas designated as TPAs developers can ask for zero parking in those projects. This isn't final, its only what city staff is proposing. At the last Community Planners Committee meeting, they were uncomfortable approving this proposal and instead came up with a second proposal that states they want a pilot program. Most of these developments that are going to come in aren't going to be proposed for the next five years to ten years. Therefore, we won't know what the impact of zero parking is going to be for at least another 15-20 years. By that time the concern is that there won't be a way to resolve the parking and transit issues. The City wants all or nothing. Either we approve new projects with transit areas with zero parking or we don't. Russ wanted to bring this up because of the fact that we have a great deal of transit and have a parking crisis. Wants to have a discussion so that if the Committee wants to craft a proposal or letter with a position that we can submit to the city to express what the CHAPC's opinion is on the subject. After discussion, Jim Varnadore offered and Brian Green Carson seconded a motion to approve the City's recommendation for zero minimum parking space requirements in Transit Priority Areas and for communities that are undeserved, additional amenities must be considered. The committee voted 5/12/0 (chair not voting) and the motion did not pass.

6.5: Brenda Diaz, Chair of the Election Subcommittee shared that there was an event put on by Mid-City CAN, City Heights CDC, PANA and Circulate SD on January 28th. The event "Learn about your local Planning Group" included a panel of previous and current committee members from different area planning groups. Also reminded those interested in running about the deadline to turn in their application.

7. Chairman shared that he's working on getting a person from Purchasing and Contracts Department that oversees water projects come out to the committee to explain the process of how they select a contractor and how that contractor is vetted. Spoke with Caltrans in regards to the transit deck kiosks. They are currently working on a draft lease for the City of San Diego. They need a lease in place before anything further can be ascertained. Next month's meeting will be chaired by vice-chair Patty Vaccariello due to Russ being part of the election subcommittee.
8. Jose Hernandez, Jessie Sergent, Mazda Mehraz, Randy Van Vleck, Jim Varnadore, and Francisco Garcia offered committee comments.
9. The meeting adjourned at 8:08pm.

CITY HEIGHTS AREA PLANNING COMMITTEE
Minutes for March 4, 2019

1. Chair Patty Vaccariello called the meeting to order at 6:31 PM. Russ Connelly, Brenda Diaz, Brian Green Carson, David Bowen, David Nelson, Jessie Sergent, Juan Pablo Sanchez, Maria Cortez, Mazda Mehraz, Ramla Sahid, Randy Van Vleck, Rickie Brown, Roddy Jerome, Rosa Calvario, Scott Paquette, Jim Varnadore, Francisco Garcia, and Lisa Nguyen were present. Abdullahi Yusuf and Jose Hernandez were absent.
2. The committee unanimously approved the minutes for February.
3. Jim Varnadore offered and Maria Cortez seconded a motion to approve the agenda. The committee unanimously approved the agenda for March.
4. Off-agenda public comments: A community member, Ahmed, gave compliments on good work of CHAPC.
5. Staff reports and comment: Christopher Vallejo and Ana Medina from the office of Georgette Gomez, gave thanks for the election presence and announced the annual bike to work day on May 16th. March 22nd being the deadline to sign up as a bike pit stop.

SANDAG is considering an Orange Avenue Bikeway workshop. Date TBD.

Policy Advisor, Laura Gates, to support a proposal with transportation amendments and to bring back topic back to committee in the future.

6. Business Agenda:
 - 6.1:** Raul Contreras, Manager of Parks and Recreation, put forth a proposal to set curfew in 5 parks, including City Heights Mini Park on 43rd Street near University Avenue, from 9PM to 5AM. Required curfew, if passed, would amend current ordinance. Complaints and proposal were brought about by complaints from the local community about illegal activities occurring in the park.
 - 6.2:** East-Block Parcel on El Cajon Boulevard and Fairmount Avenue, not in CHAPC district, but adjacent, is proposing a multi-use project, including civic and 100% affordable senior housing and family housing with 117 studio units for the senior housing, 78 units for family housing, a public gathering space, and 160 parking spaces. Presented by Maryan, the Price Philanthropies Coordinator for the project, Architect Rob Quigley, and Missy Jones, the San Diego Public Library Director. Project is currently contingent on financing and an approximate December ground breaking.
 - 6.3:** Daniel Kay, Principal Engineer at Civic San Diego, has given updates on a Civic San Diego's Project on Euclid Avenue. There are proposed improvements between Myrtle Avenue and Dwight Street on the West of Euclid Avenue to complete 1,000 ft of

sidewalk, be ADA accessible and planted with trees to fulfill the Climate Action Plan. Currently in the bidding phase, with 6-12 months of design and permitting and 6 to 8 months for contractions.

6.4: Election Results, no final count at the time.

7. Chair Comments: Site Master Plan for Hoover High School input meetings occurring Wednesday, March 6th, at 6PM.

Previous agenda item regarding a CUP for a Marijuana Outlet on 3940 Home Avenue, will have a public hearing to the City Council on March 6th, at 9AM, at 202 C Street, Downtown San Diego.

8. Maria Cortez, Ramla Sahid, David Nelson, and Francisco Garcia offered committee comments.
9. The meeting adjourned at 8:00pm.