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Contact: Craig A. Sherman, Esq.

Email: CraigShermanAPC@gmail.com

Phone: (619) 702-7892

Local Community Planning Group Sues to Halt Unlawful Approval of Bonus ADUs Lacking Sidewalks in Under-Resourced Neighborhoods

San Diego, CA — May 14, 2025 — The Chollas Valley Community Planning Group (CVCPG), a dedicated organization representing some of San Diego's most historically underserved neighborhoods, urgently and passionately advocates for fundamental rights and pedestrian safety for all residents. It is with deep regret that CVCPG finds itself compelled to challenge the City of San Diego's current policies that permit projects lacking essential pedestrian infrastructure, such as sidewalks and accessible pathways, to move forward under the City's ADU Bonus Program.

This program, supposedly designed to promote affordable housing through increased accessory dwelling units in excess of state requirements, has unfortunately been exploited in ways that threaten the safety, accessibility, and dignity of residents of San Diego, especially in neighborhoods that have long suffered from persistent underinvestment and neglect. Despite clear laws and standards emphasizing pedestrian safety and disability rights, the City has approved multiple projects within the Sustainable Development Area (SDA) that do not include the necessary infrastructure for safe and accessible walking paths.

These approvals not only disregard legal obligations under the Americans with Disabilities Act (ADA), the California Fair Employment and Housing Act (FEHA), and the California Affirmatively Furthering Fair Housing Law (FFHL), they also undermine basic human rights. There are residents, families, and individuals with disabilities who deserve the same safe and equitable access to transit, community resources, and housing as anyone else. Denying proper pedestrian pathways perpetuates segregation, cloaks neighborhoods in barriers, and erases the dignity of those who rely on accessible infrastructure for basic mobility.

The pattern of neglect and inequitable treatment must end. The CVCPG does not stand for proposals that neglect the basic rights of our community members. Our continuous efforts, including formal legal action, aim to compel the City to uphold its legal and moral duties: to prioritize pedestrian safety, to conform to accessible design standards, and to foster inclusive, equitable neighborhoods that Affirmatively Further Fair Housing (AFFH). We are calling on the City to:

- Cease approving projects that lack sidewalks and accessible pathways
- Enforce existing laws requiring pedestrian infrastructure for all new developments and approvals

- Recognize that accessible pathways are not optional, they are essential for real community safety and equity
- Commit to fair housing principles that protect the rights of residents with disabilities and historically marginalized populations
- Provide the same opportunity to walk to transit in low resource areas as that of highest resource areas

This lawsuit is rooted in the fundamental belief that every person, regardless of their neighborhood or background, has the right to safe streets, accessible transit, and affordable housing opportunities without discrimination or barriers. Chollas Valley neighborhoods have long faced disparities through City neglect, but through this legal challenge, we aim to restore a piece of justice and ensure that development benefits everyone equitably.

We call upon City officials, community leaders, and partners to join us, not just for the residents of Chollas Valley but for the integrity of our City. The path to equitable, safe, and inclusive neighborhoods is through accountability, adherence to laws, and a community-centered approach that places the rights and safety of residents above unchecked development.

Together, we stand for justice, accessibility, and the fundamental rights of all Californians as we work to Affirmatively Further Fair Housing in San Diego.

About CVCPG

The Chollas Valley Community Planning Group is a voluntary, community-led organization established to advocate for the interests of the following neighborhoods: Encanto, Emerald Hills, Lincoln Park, Broadway Heights, O'Farrell, Valencia Park, Alta Vista, and Chollas View. Its mission is to promote responsible land use, protect community character, and ensure equitable development that meets the needs of all residents, including those most vulnerable to neglect and discrimination. General inquiries can be directed to ChollasValleyCPG@gmail.com

Our website is: <https://chollasvalleycommunityplanning.com>

We are accepting donations for legal defense funds for this suit and future legal expenses to work towards Eliminating Areas of Concentrated Poverty – Working to break the cycle of economic disparity by bringing resources, infrastructure, and investment into underserved areas of the Chollas Valley and Affirmatively Furthering Fair Housing (AFFH) – Ensuring that all residents, regardless of background, have access to fair, affordable, and high-quality housing opportunities throughout the entire City.

Donations can be made to:

<https://www.gofundme.com/f/donate-to-uplift-chollas-valley-communities>

End of Release

For further information, media inquiries, or to support our efforts, please contact Craig A. Sherman at CraigShermanAPC@gmail.com