

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. The meeting was called to order at 6:35, and participants were welcomed. A quorum was established. Board members participating in-person: Vinetia Jones; Sheila Minick; Andrea Hetheru; Russell Steppe; Marry Young; Jacinta Hinojosa; Brian Matthews; Dorothy James. Board members participating via Zoom: Rob Campbell, Leslie Dudley.

Housekeeping: Participants were reminded to be courteous to all. Wait until recognized by the chair to speak whether attending in-person or virtually. If present virtually, MUTE microphone when not speaking. On informational items, CVCPG Board Members will ask questions first followed by the public. *It is timesaving if an answer to your question is acknowledged in a previous speaker's comments.*

2. Adoption of the Agenda: Chair Andrea Hetheru reviewed the proposed agenda and requested that Items 4 and 6 be stricken from the agenda, with further discussion in the non-agenda comment section of the agenda. Sheila Minick requested a correction to Jacinta Hinojosa's last name. It was M/S/C (Sheila Minick, Marry Young) to approve the agenda with Item 4 (minutes) and Item 6 (by-laws revision) being stricken from the agenda and Jacinta's last name being corrected. All were in favor; there were no abstentions or objections.
3. Non-Agenda Communication from the Public: Members of the public may raise matters not on the agenda but are within the scope of matters reasonably related to the well-being of the Chollas Valley Community Planning area. Community planning group members may respond by asking a question to clarify and may schedule the item for a future agenda. *However, no discussion, debate, or action may take place on such items (Brown Act section 59454.2).*
 - a. Craig Howard, architect with Wat Lao Buddharam SD Buddha Simma Shouchitto, attended and invited the public to participate in a public event at the Temple on March 9, 2025 1 p.m. to 3 p.m. This will be a community workshop to discuss with the community the proposed Temple building, what the group is working on, outreach to the neighborhood, and provide an opportunity to talk to members of the design team. The Temple proposal was presented to CVCPG at the January 27, 2025 meeting.
 - b. Dorene Dias-Pesta requested community solidarity at City Hall at the meeting on March 4, 2025. She is offering "We are District 4" yellow t-shirts for an \$8 donation.
 - c. Evelyn Smith serves on the Parks and Recreation Board. She shared that last Thursday, the Board voted to rename Clay Park after Dr. Bertha Pendleton, former San Diego City Schools Superintendent and educator.

d. Sheila Minick requested that members of public sign in if they have not already done so.

e. Brian Matthews asked if there is a dedication ceremony planned for the renamed Dr. Bertha Pendleton Park. Evelyn Smith shared that it is tentatively scheduled for March 28, 2025. The community will be notified once this is confirmed.

f. Kathleen Lippett shared a PSA about the ongoing issue of Fentanyl. She stated that 50%-60% of drug tablets are contaminated with Fentanyl. She advised participants that if someone is suspected of overdosing on the drug, it is important to administer Narcan. If none is available, people should keep the person awake, breathing, and ~~on~~ lying on their side until emergency workers arrive. Kathleen also mentioned that individuals typically start using alcohol and marijuana, then move on to more potent substances.

g. Sally Smull asked what effort CVCPG has undertaken to promote elections for the planning group. She also mentioned that CVCPG needs someone to be responsible for social media and the website.

h. Andrea Hetheru shared that she and Vice Chair Campbell need to make phone calls tonight in order to move ahead on Item 5. c. She requested Item 4 be struck from tonight's agenda because there needs to be adequate time to thoroughly review all records having to do with items linked to 5 c. In relation to Item 6, there is insufficient time to complete everything required as the bylaws need to be reviewed for consistency and logic in relation to elections. CVCPG will schedule a special bylaws meeting to address the election issue, and there will be elections for the Board and Officers at the regular meeting in April. CVCPG will notify the City of this. Under 600-24, planning groups are encouraged to have elections in March but are not required to. Once the bylaws are changed, the CVCPG Board, City Attorney and Mayor need to approve them.

4. ACTION ITEMS:

Approval of Minutes for November 18, 2024, December 9, 2024, December 16, 2024, and January 27, 2025. *This item was stricken from the agenda.*

5. Chair's Report:

a. INFO ITEM: March 4, 2025 Re-hearing on Removal of Footnote 7: An amendment to section 131.0431 development regulations table 131-04D related to RS-1-2

- zones in Encanto (Chollas Valley) Neighborhoods and Southeastern San Diego community planning areas. The community was surprised when Council Member Foster introduced a motion to remove Footnote 7 and the Bonus ADU program at the January 28, 2025 Council Meeting. The Bonus ADU item was challenged by Hoffman & Forde, which represents some of the people building ADUs in Encanto, and alleged this was in violation of the Brown Act. These items are reported to be reintroduced in March. The community does not know if the items will be separated. There will be another hearing in which the community will have another opportunity to express concern about Footnote 7, but the hearing has not yet been noticed. There will need to be a second reading, and Mayor Gloria will need to sign it. It is not yet known if Footnote 7 will be taken off the books entirely or if it will be removed retroactively as the community has requested.
- b. INFO ITEM: Letter of support for removal of Footnote 7 from California State Senator Akilah Weber Pierson. The Chair shared that prior to the January 28, 2025 hearing, the CVCPG received a letter of support from Dr. LaShae Sharp-Collins. During the January 28, 2025, the CVCPG also received a letter from State Senator Dr. Akilah Weber-Pierson, 39th Senate District. Chair Hetheru read the letter into record.
 - c. INFO ITEM: Status of Retention of Attorney for representation on Footnote 7 and any projects reliant on it as well as the city of San Diego Bonus ADU Program. The CVCPG Board authorized the Chair and Vice Chair to discuss issues with attorneys. The Chair and Vice Chair learned this afternoon that there is an attorney who is interested in formally representing the CVCPG. There will be a special CVCPG Board Meeting at KIPP February 25, 2025 at 6:30 p.m. to discuss the issue, potentially followed by a meeting with the attorney. The meeting notice has been posted online and at Malcolm X Library. The public can speak to the motion, then the Board will go into closed session.
 - d. INFO ITEM: Introduction of new Meeting and Executive Assistant Intern. Gabe Reubio, a lifelong resident of Encanto, will take Ramon's place to help us. Groundwork is funding at this time, and potentially other funding will be pursued in the future. Gabe will be placing a "donate" button on the CVCPG website to assist with funding administrative support, legal fees, etc.
 - e. INFO ITEM: Indemnification of community committee members. Chair Hetheru reviewed on the overhead screen the indemnification for community members participating on CVCPG and associated committees. Per Council Policy 600-9 and 600-24, the City acknowledges that community members are doing important work with the Community Planning Groups and will be supported in

this work. There are provisions related to this in the aforementioned policies. People have to be appointed to the committees and attend Community Orientation Workshop (COW) training. There are community members who wish to serve on the AFFH committee, and this will be formally addressed at the next meeting.

6. ACTION ITEM:

Revise CVCPG bylaws/operating conditions for election and appointment so that each CVCPG position's term, appointment and election is equivalent, consistent, logical, and aligns with the intent of the Bylaws committee as recommended in January 2024. Currently, the bylaws/operating conditions state that terms of each position are for three years each and that each position is designated for election in either an odd or even year. This is a mathematical impossibility. Correcting this error will change the remaining term for some positions. *This item was stricken from the agenda.*

7. INFO Item:

Valencia Park Improv 3 project: Mehrnaz Zare Afifi, Ph.D. presenting, Project Manager, Engineering & Capital Projects Department, City of San Diego: Project will replace approximately 2,145 LF (0.41 miles) of 6-inch and 8-inch existing Vitrified Clay (VC), Copper Pipe (CP), and Polyvinyl Chloride (PVC) of sewer mains with 8-inch PVC sewer mains and will install 819 LF (0.16 miles) of new PVC sewer mains. It also includes replumbing 22 sewer laterals. Mehrnaz Zare Afifi reviewed on the overhead screen the Engineering & Capital Projects Department's City of San Diego Valencia Park Improve 3 (S) Power Point dated February 2025. She indicated that the project is currently in the final design of the project. The project is part of a program to upgrade the City's sewer system, with pipes to be replaced due to age, leaks, breaks, or other problems. The Power Point varied slightly from the information item submitted prior to the meeting, indicating the replacement of approximately 959 linear feet (0.18 mi) and associated sewer laterals, installation of approximately 819 LF (0.16 mi) of 8 inch PVC , replumbing of 23 sewer laterals, street resurfacing and curb ramps, and excavation for sewer mains, manholes, and cleanout. She stated that letters of notice were provided to residents in October 2024. Door hanger notices will be distributed 30 days in advance. Agreements to replumb were sent to owners for those that require it.

Brian Matthews asked if the projected work hours be modified due to parking and traffic concerns, which were echoed by neighbors who were present (7 a.m. to 5 p.m.). Mehrnaz reported that the work will not occur during the entire time, but rather the projected hours are a timeframe during which work may occur. The end of

the workday is typically 2:30 to 3:30, and it depends on the contractor(s), which is currently to be determined. Dorothy James shared Brian's concerns. Vinetia Jones asked if the project is fully funded or will the City be waiting for funds. Mehrnaz shared that after the design is finished, they will be requesting the funds. Vinetia asked if the City will be requesting federal funds. Mehrnaz reported that the project will be completely funded by the City. Rob Campbell asked about street resurfacing. Each street segment has a different Overall Condition Index (OCI); the paving request was sent to the Transportation Department and is pending. Mehrnaz indicated that tonight she is relating the scope of the project and influence areas. Rob also asked if access is not ADA compliant will access be restored at non-ADA compliance? Mehrnaz indicated ADA compliance will be met. Rob also asked if stormwater or pothole issues will be addressed. Mehrnaz indicated these items are not related to the Stormwater Department for the scope of work of this project.

Barry Pollard suggested that in light of flooding the community encountered, in future meetings it would be helpful for presenters to talk about what the City has done. Barry also asked how the project was identified. Mehrnaz stated that projects of this nature are based on Master Plan recommendations to Public Works Department and Public Utilities based on a history of maintenance, age of pipe, DI, and type of pipe, then comes to Engineering & Capital Projects. Erik Becerra addressed concerns about similar work on Radio Drive. He requested help identifying who is in charge of that project to address issues such as water temperature, detour signs, and narrowness of the road. Dorene addressed concerns about the community name on the Power Point, requesting that it address the correct neighborhood. At top, it indicates Valencia Park, but the narrative indicates it is Encanto. Since "Encanto" is used as a bucket term, misnaming the community makes it look like Encanto gets a lot of money. She reiterated the importance of attention to this being paid at the Master Plan level. A resident of Bonita Drive shared concerns about the start date as they were informed it would begin in June/July. Mehrez indicated there were delays. Brian expressed concerns about the communication. He requested that Mehrez go back to the powers that be to share people's concerns, e.g., change of date and wishes of the people who live in the area where work is being done. The powers that be need to communicate in a better fashion, need to keep people informed. Andrea Hetheru responded regarding Erik's and Brian's concerns. The City will already have the equipment there, so why not go ahead and resurface the street? She also asked if there is one person to address concerns about all of the issues who would that be? Mehrnaz can be contacted, and she will forward them to the correct people or give us the correct point of contact. A resident expressed concern about not being informed of the changes and the students getting out of school at the same time the construction will be wrapping up. It was suggested that Mehrnaz return in the future to provide an update.

8. INFO Item:

Transformative Climate Communities Planning Grant oriented toward Emerald Hills, Chollas View, and Lincoln Park presented by Alix Aceituno, Project Coordinator, Urban Collaborative Project CDC. Awarded 2-year planning grant from the State. Transformative Climate Communities (see handout). Barry Pollard, UCP, indicated that individuals always compare our community with others, and we often get the short-end of the stick. UCP found this grant to explore transportation and climate impact. There are monthly meetings, walk audits, and the transportation expo in April; barriers and the lowest life expectancy in our community is a focus. Transportation, trees, sustainability, and other things related to the climate, reducing toxicity, and traffic flow are areas of focus. UCP is one of three groups in the State who received the grant. The Environmental Health Coalition received this grant in 2018 and applied for the implementation grant. This is the planning grant portion that needs to be completed before the implementation grant. This is just a pilot, focusing on the three communities and will elevate the neighboring communities. Barry also shared information regarding the Urban Greening Plan for which UCP received \$100,000. Rob Campbell asked if UCP will be asking for a Community Plan Amendment. Barry responded that they will be referring to the Chollas Valley Community Plan, and it is possible a CPA will be requested. Barry consulted the Community Plan when UCP applied for the grant. It may not be 100% but will be very consistent with the plan. UCP will not be relying on the City to implement the plan--it will be up to UCP and neighbors to implement and sustain. There was concern expressed about informing the community. Barry stated there is a feedback loop to develop the mission, values, and vision for the Urban Greening project. There will be an Urban Greening Equity Workshop 3/15/25 10:00 a.m. to 1:00 p.m. Barry reminded everyone that they are invited to the Fourth Annual Transportation Justice Expo is scheduled for 4/5/25 at Gompers, 10:00 a.m. to 2:00 p.m. Barry also mentioned that UCP is looking for Community Ambassador Board (CAB) Member. UCP will come back in the future, perhaps in May, to present more information. A resident shared that the community wants a park at Radio Towers project. Leslie Dudley expressed concerns about taking care of things that haven't already been taken care of, such as Market Street. She requested that Barry/UCP reach out to her for specific feedback.

9. ACTION Item:

Reconstitute the Affirmatively Furthering Fair Housing (AFFH) Committee so there is greater likelihood that the voting members can attend. This means changing which CVCPG members are voting members of the committee. This item was deferred due to time constraints.

10. ACTION Item: This item proposes that CVCPG request all active and officially recognized Community Planning Groups (CPGs) in the City of San Diego endorse the letter as directed by vote of CVCPG at its January 27, 2025 meeting and dated February 9, 2025 sent to the Mayor, all City Council Members, and the Governor. This item also proposes that CVCPG requests that the endorsements are sent to the same addressees of the CVCPG letter and any other persons and entities each CPG determines. The letter urged: an immediate halt to all permits issued under the Accessory Dwelling Unit (ADU) Bonus Program; an immediate half of any reliance on the Sustainable Development Area (SDA) boundaries as defined by the City of San Diego for Bonus ADUs; and a directive to the City Attorney to conduct a thorough review of both SDA and the Bonus ADU Program for compliance with the City's duty to Affirmatively Further Fair Housing (AFFH) and to comply with ADA. Other planning entities have initiated support without being specifically requested to do so.

Chair Hetheru shared that there will be a special meeting tomorrow at 6:30 p.m. at KIPP Academy, and a quorum of 7 is required to take action on recommendations regarding legal representation. The CVCPG needs to raise money for legal representation in about 36 hours.

***Unfinished business** shall be tabled and placed on the agenda for a following meeting.*

Meeting adjournment. It was M/S/C (Vineta Jones, Brian Matthews) to adjourn the meeting. All approved; there were no objections or abstentions. The meeting adjourned at 8:23 p.m.

NEXT CVCPG General Meeting: March 17, 2025, 6:30 p.m. at KIPP Adelante Preparatory Academy, 426 Euclid Ave., San Diego, CA 92114.

Respectfully submitted,

Sheila Minick

Sheila Minick
Recording Secretary