

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. Present: Rob Campbell, Vice Chair, called the meeting to order at 6:35 p.m. Rob shared that Andrea Hetheru, Chair, is ill and will not be present in person. However, Andrea participated via Zoom. Rob reminded the audience that we are meeting at a school and have been requested not to use boys and girls bathrooms. There are restrooms marked as “staff” located in the north hallway, and adults are asked to use those. Andrea remarked that she is pleased and happy to be given the opportunity to serve the community as Chair. She thanked the immediate past chair and board members. In-person participants are: Rob Campbell, Khalada Salaam-Alaji, Vinetia Jones, Russell Steppe, Brian Matthews, Sally Smull, Leslie Dudley, Jacinta Hinojosa, Everett Crudup, Dorothy James, and Sheila Minick. A quorum was established.
  - a. Housekeeping: Please be courteous to all. Wait until called upon to speak whether attending in-person or virtually and MUTE or turn off background sounds if attending virtually. On informational items, CVCPG Board Members will ask questions first followed by General Members then the Public. *It is time-saving if an answer to your question is given in a previous speaker’s comments.*
  - b. BOARD OFFICERS TRANSITION: New board officers are Chair, Andrea Hetheru; Vice Chair, Rob Campbell; Recording Secretary, Sheila Minick; Correspondence Secretary, Vinetia Jones.
  - c. The 2024 CVCPG Roster is: Alta Vista, Marry Young; Broadway Heights, Everett Crudup; Chollas View, Brian Matthews; Emerald Hills, Sally Smull; Encanto, OPEN; Lincoln Park, Dorothy James; O’Farrell, Vinetia Jones; Valencia Park, Andrea Hetheru; At-Large: Michael Westmoreland, Sheila Minick, Russell Steppe, Rob Campbell, Leslie Dudley, Khalada Salaam-Alaji, Jacinta Hinajosa, one OPEN.
2. Adoption of the Agenda: Sheila requested to renumber the agenda since there are currently no Items numbered 13-15. Rob requested a motion to add an item to the agenda. The SDHC will be taking action on Sea Breeze Gardens rehabilitation project tomorrow at 2 p.m. It was M/S/C (Sheila motioned, Russell seconded) to approve the agenda with the recommended changes: SDHC/Sea Breeze Gardens will be Item 7 and the agenda renumbered accordingly. The changes were unanimously approved and there were no abstentions. Chair, Andrea Hetheru, requested her support of this item be noted. Leslie asked about the invitation for a representative to attend tonight’s meeting; however, no one responded or was present.
3. New Chair’s Comments: Comments were made during the Call to Order.

4. Non-Agenda Communication from the Public: Our community planning group meeting allows for a public comment period at the beginning of our meeting for items **not on the agenda**, but that are within the scope of the group. (Brown Act section 54954, 3(a)). Community planning group members may respond by asking a question to clarify, and also may schedule the item for a future agenda. *However, no discussion, debate, or action may be taken on such items (Brown Act section 59454.2). (Limit 1 minute due to full schedule.)*
  - A. Cesar and Purita Barber live in District 9 bordering on District 4 (Streamview near Limona). They wanted to inform Chollas Valley neighborhoods about a home business in a residential zone located at 5238 Streamview Dr. It is a pottery business that operates throughout the day. Residents are concerned about health and safety-related issues, e.g., silica, asbestos, and other substances and toxic gas which is hazardous to health. Many residents have experienced sneezing coughing, irritants to the eyes, heart palpitations, etc. Several residents have experienced significant health problems including hospitalizations, asthma, cancer, and severe allergies. Residents have been working with the City and it was suggested to bring this matter to CVCPG neighborhoods' attention due to the close proximity and sharing soil, air, and water pollutants.
  - B. Francine Maxwell participated via Zoom and requested an update on the hiring of District 4 staff; she expressed concern that there has been no notice to the community. Noah Shedrick, District 4, recommended that parties interested in applying for vacancies visit [governmentjobs.com](http://governmentjobs.com). The District Office is in the process of hiring and filling vacant positions. Noah stated that the office wants to hire the best people and expects that within the next few months more positions will be filled.
5. Staff Reports (15 minutes max)
  - A. San Diego Police Department CRO: Chris Jones (430s) 619-527-3507 [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov) or Omar Luzuriaga (440s), 619-527-3532 [OLuzuriaga@pd.sandiego.gov](mailto:OLuzuriaga@pd.sandiego.gov). No one was present and there was no report.
  - B. City of San Diego Mayor's Office: Korral Taylor [taylor@sanidiego.gov](mailto:taylor@sanidiego.gov) ([Storm Flooding Update +?](#)). Korral participated via Zoom. Scott Wahl will be sworn in as SDPD Chief of Police in June when Chief David Nisleit retires. SDFD Fire Chief Colin Stowall is retiring as well and the new SDFD chief will be appointed soon. Korral reported on a high school voter registration challenge during which many participants from Lincoln and Morse High Schools registered to vote. It is Budget time, and the May revise was released. Korral encouraged participants to review items and provide feedback to the council district offices. Korral shared information about a proposed homelessness shelter at Kettner and Vine shelter in District 3. It is near the airport and has a proposed capacity of more than 1000 beds, including

unsheltered families and single males. There will be wraparound services, mental health services, and services for kids. Leslie Dudley mentioned a recent incident regarding a homeless person becoming upset about their tent being removed and setting a fire between Jacobs Center and the adjacent trailer park. She stated a report was filed with enforcement and abatement. She also informed Korral that a fire hydrant on 47<sup>th</sup> Street that was washed away during the flood has not been replaced. Rob Campbell asked if Korral was familiar with a large project at 5256 Naranja Street (she is not).

- C. City of San Diego Planning Department: Selena Sanchez Bailon [ssanchezBail@saniego.gov](mailto:ssanchezBail@saniego.gov). No one was present and there was no report.
- D. City of San Diego Council District 4: 619-236-6644 Henry Foster III installed, [sandiego.gov/cd4](http://sandiego.gov/cd4), Noah Shedrick, [nshedrick@saniego.gov](mailto:nshedrick@saniego.gov) Bruce Williams, Chief of Staff, [bewilliams@saniego.gov](mailto:bewilliams@saniego.gov). Noah was present via Zoom. He shared that there was not much to report other than what has been discussed. If there are questions regarding the May revise or concerns, residents are encouraged to contact the office. Rob addressed the Sea Breeze Gardens rehabilitation project that will be on the SDHC agenda tomorrow. This is something that Henry Foster should be aware of. The District 4 office was included in a January letter, but no response was received. Rob also asked if the District 4 office is aware of the development at 5256 Naranja Street. Noah indicated he has no information about the project but will obtain and provide information about the project.
- E. Board of Supervisors' Office (D4): Karen Montefar-Federico for Monica Montgomery Steppe [district4office@sdcountry.ca.gov](mailto:district4office@sdcountry.ca.gov), 619-531-5544. No one was present and there was no report.
- F. Assemblywoman Weber's Office (D79): 619-465-7903 <https://a79.asmdc.org> [Jesse.Brown@asm.ca.gov](mailto:Jesse.Brown@asm.ca.gov). No one was present and there was no report.
- G. Senator Atkins' Office (D39): Toni Duran [toni.duran@sen.ca.gov](mailto:toni.duran@sen.ca.gov). No one was present and no report was given. No one was present and there was no report.
- H. Congressman Vargas' Office (D51):-Louis Ward III [Louis.Ward@mail.house.gov](mailto:Louis.Ward@mail.house.gov). No one was present and there was no report.
- I. Promise Zone 101 [promiszone@saniego.gov](mailto:promiszone@saniego.gov). No one was present and there was no report.
- J. Jacobs Center: Selena Ellis-Vizcarra, [sellisvizcarra@jacobscenter.org](mailto:sellisvizcarra@jacobscenter.org). 619-527-6161. **Selna Selena** was present and shared she had nothing new to report. There was previously a question about SDG&E proposing to close the satellite office at Market Creek Plaza. SDG&E is not able to do so without going through CPUC. She

- encouraged concerned residents to send letters to CPUC to request the location not be closed. Sheila requested an update on the status of the K-1 reports for DCI Investors. The reports were due in March. Selena stated that Aldrich is completing independent audits and K-1s will be prepared afterward. Jacobs Center is trying to hold a DCI investor's meeting. She stated that one had not been held in several years due to COVID and a change in membership.
- K. San Diego Black Arts & Culture District: Brian Matthews, CVCPG Liaison. Brian reported they had a mixer at Second Chance. He announced that the first Black Arts & Culture Festival will be on 6/29, and it will be held annually. The festival had to move from Marie Widman Park due to the flood and neglect of the park. The festival will be at Martin Luther King, Jr. Park on Skyline Dr. Gates open at 11, and the event closes at 8 p.m. There will be four groups/bands. The festival is free and residents are encouraged to attend and enjoy the day. He also reported that the Black Arts & Culture banner program along the Imperial Avenue corridor will continue.
- L. Chollas Creek Climate Collaborative/Chollas Creek Coalition: Sally Smull, CVCPG Liaison. Sally Smull reported on the first joint city/county meeting. Chollas Creek Coalition includes 25 groups in SESD. Led by Groundworks, they are looking at blue/green infrastructure help, stormwater/flooding, tree canopy, etc. The Coalition is planning four total meetings and plans to meet monthly, the second Thursday, 3:30 – 4:30 via Zoom. Membership is open to individuals who are part of or a representative of a group. Leslie asked if native plants are being considered, and Sally indicated that nothing is definite yet.
- M. Urban Collaborative Project CDC: Barry Pollard. Barry was present but had no report. Khalada asked about the status of flood victims planning. Barry shared they are still meeting Mondays at Jackie Robinson YMCA. There are more than 500 families that will not have homes in about a month when rental assistance expires. There are many houses that have been affected and need to be cleaned of damaged furniture, carpet, etc., and volunteers are needed to help residents get things out of the house and onto the porch. Mold, etc. is an issue. VOAD and FEMA are doing what they can. Barry requested contact from individuals who have any suggestions regarding housing. Khalada asked what the SDHC and County are doing to help keep families in a home and preventing people from being homeless. Barry indicated that these entities need to give an accounting to the community. Khalada shared that the NAACP is sponsoring a housing forum on 6/4 at 5:30 p.m. at the Skyline Library. She doesn't have a flier to share tonight but will make one available. She further indicated that we need data and a list of vacancies that are available in the City. Noah Shedrick indicated that he is taking notes. Carmina Paz from Urban Collaborative Project shared a link in the chat regarding Shine Forever, a partnership with the City targeting 15-24 year olds. There will be an information session this Saturday regarding the purpose, how to apply, and provide networking opportunities. She requested the link be shared, and she will also send a flier. The

goal is to teach young people things they don't learn in school, such as financial literacy, health and well-being, art, being a good citizen, opening a bank account, applying for a passport, managing money, and emotional well-being (yoga, etc). It is intensive self-exploration for youth, with prioritization for those living in the Promise Zone. There will be a mixer at Maxx Moses' studio next to Boys and Girls Club in Encanto. On 6/5, the Environmental Health Coalition will come to their meeting to do a presentation regarding atypical housing projects and best practices, using the Transformative Climate Communities planning grant (Barrio Logan focus). Urban Collaborative Project continues to hold a monthly transportation meeting in partnership with the County the third Thursday at Malcolm X Library at 5 p.m. Participants were encouraged to join the climate change conversation in partnership with the County. MTS will be onsite that day to provide verification information for the Pronto Pass. Eligibility status needs to be verified by 6/30/24 or access will be lost. Carmina encouraged the Barbers and neighbors on Streamview to participate in these events to address their concerns.

6. ACTION ITEM: Correspondence with County regarding Affordable Fair Housing, Vice Chair Campbell. Rob reported that we received a letter in response to our letter that was sent to the County, City, and elected representatives last month regarding CTAC and AFFH. Rob read the response from the County into the record and displayed it on the overhead screen. Prior to tonight's meeting, Rob drafted a response and read it into the record. He proposed that our letter be sent to the same parties as the previous correspondence. He observed that the items specifically related to CTAC and AFFH were not responded to in the letter. Rob clarified for the audience that all tracts within the CVCPG are identified as low-resource and Lincoln Park was also identified as both high poverty and segregated. The CVCPG is concerned that development projects in the community meet the state's CTAC and AFFH regulations which address these issues. It was M/S/C to finalize and send the letter. Sheila motioned, Russell seconded, all were in favor and there were no abstentions. Chair, Andrea Hetheru, requested her support also be noted. Marry mentioned that the CVCPG is requesting clarity regarding CTAC and AFFH as some projects have not been aligned with the standards. Andrea noted that she appreciates the tenor of the questions as it is a lot of information. She anticipates the responses will not be answers to questions, which is why CVCPG is asking very specific questions **about state and federal law** and noted that **we (CVCPG) have reason to believe** the questions have not been answered because actions taken by **people** officials conflict with the law. Each time we repeat this information and line of questions **during a meeting**, it is a mouthful. It would be good to discuss projects and our requests for clarification **for the benefit of members of the public who may be unaware of the background though we need not re-read the entire letter.**
7. SDHC/Sea Breeze Gardens: This item was added to the agenda at the beginning of the meeting. Rob again shared that tomorrow's meeting of the SDHC will include the

rehabilitation of Sea Breeze Gardens. Rob read a draft letter, which repeats some of issues and verbiage in the previous letter he just read, and displayed the letter with illustrations on the screen. Sea Breeze Gardens came to CVCPG in January regarding rehabilitation, and it suddenly came up on the agenda for tomorrow. Rob drafted a letter, and the request is to send the letter urgently by 8 a.m. tomorrow so it is received before the meeting. Rob shared that Sea Breeze asked for lower income restrictions than it already has, the lowest form of affordability that exists. There are 40 years left on its current bond. CVCPG is requesting that the SDHC reject the new bond request based on AFFH requirements. If the request for lower income restrictions is approved, it will be locked in for 55 years. One question is if SDHC is aware of the history of segregation and housing discrimination as this property is almost exclusively minority. It was last rehabbed 20 years ago; Sea Breeze claims the complex is again in need of rehabilitation. It was M/S/C to send the letter to establish our position. Russell motioned, Marry seconded, all approved, and there were no abstentions. Andrea indicated that CVCPG understands the perspective of people who are already living there. She observed that you don't break one law to implement another, and you don't cause problems while trying to solve another. Our neighbors deserve to live in higher resourced areas. People need to be provided with good housing, and the choice is to give them better housing. The people who are there are already locked in for 40 years. Leslie stated she knows some people who live there. Some have children who are autistic or retarded and must be driven to school. Sheila and Vinetia vehemently objected to using the R-word and requested the words neurodivergent or intellectually disabled be used, and Leslie apologized. Sheila stated that school districts are required to provide free and appropriate public education (FAPE). If the local school can't serve children, it is required to send them to another school that can meet their needs and provide bus transportation to that school. It is important for parents to know they can advocate for their children and not believe they must transport their child. Marry discussed concerns about Sundance Market being referenced by Sea Breeze in relation to a resource for food and produce. This is primarily a liquor store and is not making anything better for anyone in the community. Kathleen MacLeod asked if there is an opportunity to increase restrictions to a higher income? Rob reported that Sea Breeze deliberately lowered income restrictions to access funding. Vicky Estrella addressed concern about the complete communities, including educational opportunities. Andrea asked Rob to restate, and he clarified that children who attend low resource schools in low resource communities have worse lifetime outcomes. Jacinta shared that a Yelp search revealed that as of two years ago, Sundance Market did not accept EBT, which many residents likely rely upon.

8. ACTION ITEM: Set up CIP Priorities Subcommittee—will need entries in June to move our needs/requests forward. In the interest of time, no discussion or action occurred.

9. INFO ITEM: PRJ-1114217, 4730 Market Street Project—Expedite Program—Promise Zone and Affordable/In-Fill Housing. Neighborhood Development Permit to construct five (5) five-story apartment buildings consisting of 249 units with 10% affordable units totaling 248,568 square feet (eastern portion of the project site named Monarch Hillside) and six (6) two-and-three story residential buildings consisting of 39 dwelling units with 10 affordable units totaling 46,232 square feet (western portion of the project site named Market Street Residences). The project site is located at 4730, 4744, 4838, 4844, 4850, and 4858 Market Street. The 8.23 acre site is in the CC-3-6 Base Zone, the Transit priority Area, the Parking Standards Transit Priority Area, the Community Plan Implementation Overlay Zone -A, the San Diego Promise Zone, and the San Diego International Airport-Review Area 1 within the Encanto Neighborhoods Community Plan Area and Council District 4. Robert Ito, [robert@itogirard.com](mailto:robert@itogirard.com), Marcella. This is the parcel on Market Street on the north adjacent to AT&T for which Jacobs put out an RFP. The team includes Marcella Escobar-Eck with Atlantis Group, and they are not proposing 100% affordable housing. This is an informational item. The 7.5 acre site south of Guymon is still owned by Jacobs Center and has been vacant for a long time. They are proposing 288 dwelling units consisting of 39 townhome configurations for home ownership and 249 units for multi-family dwellings. There will be 10% affordable housing onsite. The City is processing a Neighborhood Development, Process 2 permit and it is just in beginning phases. Proposing onsite parking of 413 spots. Tobin from the team shared that Hawk Park has trails that lead to Gompers Park so there is access to recreation and hiking. He added that they hope to partner with the community. There was a question about traffic studies from the audience. Steve stated that townhouses will be along Market Street. Instead of a long bar of flat units, they can work with changes on topography. The entrance will be on Market Street, and townhome units have interior parking. The canted units provide views and privacy. There will be no through-traffic so commuters will not be able to drive through the complex to avoid traffic on Market Street. Marcella reported the site has steep topography and there will be a variety in height of many retaining walls. The design of retaining walls will be respectful of neighbors on Guymon, with terraced retaining walls that resemble 3-4 stories in height. A Vehicle Miles Traveled traffic study is being done to determine where people are going to work and shop, vehicle distribution, etc. They have gone through the first round and received feedback. The traffic studies will be available for review. Regarding a question about amenities, it was shared that the Community Center will be an amenity. There will be significant landscaping. Khalada expressed concern about where people shop and work. Sheila expressed concern related to the slope and flooding in the area. The team reported that no storm water can cross the property line. Zack stated the entire site will capture, treat, and store the stormwater on site and taper water out slowly to make sure it doesn't impact downstream locations. Dorothy questioned the parking

ratio; there are 413 spaces, equating to 1.3 spaces per unit. Apartments will have carports, with some garages available for apartments as well. Vinetia expressed concern about graffiti on the retaining walls and the possibility of an economic partner for the under-developed and under-utilized center on the NW corner of the intersection. The team is primarily residential, but it periodically partners with commercial developers. Others have looked at that site in relation to commercial development. Kathleen MacLeod indicated she supports market rate housing; we need to have market rate housing whose owners demand things. She also questioned how they are taking advantage of the hillside. Sally asked if there will be bioretention and big tank for collection. There will be large storage tanks underneath, and trees will be at the water source. The landscape architect was not present to talk about the types of trees. More information will be available when it comes to CVCPG as an action item. Jacinta asked if EV charging will be available. This is a requirement that will be increasing to 50%. On day one, 10% of charging stations will be ready. She also asked about access for special needs families. It is ADA compliant and has ramps for walking. Everett expressed concern about access; there will be two entrances off Market Street. In regard to flooding concerns, there is a stormwater prevention plan and it will be inspected throughout development. Geotechnical testing was completed to ensure there are no fill areas. Rob asked about access on the NW corner. There currently is not, but the sidewalk will be improved to be more connected to the development. Rob also asked about guest parking. It is built into the 1.3 spaces per unit. Each townhouse has 2 car garages. There are four spaces for guest parking. The pool, spa and community center are available for renters. Rob asked about a parking garage. Each parking spot is prohibitively expensive, so a garage is not feasible. Leslie expressed concerns about noise levels with the planes and trolley/trains. Windows will be 65 decibels or below. Robert stated that this project is going to generate over a million dollars in property taxes for the community, and this is something Robert feels very passionate about. This will return as an Action Item in the next month or two.

10. ACTION ITEM: Memorandum of Understanding (MOU) with KIPP Adelante School. In the interest of time, no discussion or action occurred.
11. INFO ITEM: Community Planners Committee (CPC) Meeting – April 2024 (Rob or Marry). In the interest of time, no discussion or action occurred.
12. INFO ITEM: CVCPG Recognition status. In the interest of time, no discussion or action occurred.
13. ACTION ITEM: Approval of Prior CVCPG Minutes: January 29, 2024; February 26, 2024; March 18, 2024; New Roster March 18, 2024; March 25, 2024; (added) April



15, 2024 Board Elections; April 15, 2024. In the interest of time, no discussion or action occurred.

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

14. Meeting Adjournment. It was M/S/C that the meeting be adjourned. Rob motioned, Russell seconded, all approved, and there were no abstentions. Items 8, 10, 11, 12, and 13 are deferred. The meeting adjourned at 8:52 p.m.

Next CVCPG Meeting: 6/17/24, 6:30 p.m. at KIPP Adelante School, 396 Euclid Ave./in Jacobs Center lot.

Respectfully submitted,

*Sheila Minick*

Sheila Minick  
Recording Secretary