

## AGENDA (REVISED)



Serving: Alta Vista, Broadway Heights, Chollas View, Emerald Hills, Encanto, Lincoln Park, O'Farrell, and Valencia Park

**Andrea Hetheru, Chair • Valencia Park**

**Robert Campbell, Vice Chair • At-Large**

Marry Young, Alta Vista; Everett Crudup, Broadway Heights; Brian Matthews, Chollas View; Vacant Seat, Emerald Hills; Vacant Seat, Encanto; Dorothy James, Lincoln Park; **Vinetia Jones, Corresponding Secretary, O'Farrell;** At-Large: Leslie Dudley, Jacinta Hinojosa, **Sheila Minick, Recording Secretary**, Russell Steppe, Michael Westmoreland, 2 Vacant Seats

**Monday, April 21, 2025, 6:30pm**

**KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego CA 92114**

**(Located in Jacob's Center lot. Closest Entry is off Market Street.)**

You may also join us by Zoom or phone:

<https://us02web.zoom.us/j/82630149654?pwd=9d9MpaxcjJsNBRrybm4W6GTiuZILuq.1>

Meeting ID: 826 3014 9654 Passcode: 654560

OR Dial +1 669 444 9171

**1. Roll Call, Confirmation of Quorum, Call to Order, Welcome**

Please 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. *It is time-saving if an answer to your question is acknowledged in a previous speaker's comments.*

**2. Adoption of the Agenda: (items 1 & 2: 4 minutes) To 6:34 (1<sup>st</sup>/ 2<sup>nd</sup>/ # approved # abstained**

**3. Non-Agenda Communication from the Public (2 minutes per speaker, 16 minutes total) To 6:50**

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 detailed discussion or substantive action may take place on such items. (Brown Act section 59454.2).*

**4. Closed Session (ACTION ITEM) (15 minutes) To 7:05**

Discussion of Legal Advice Regarding Anticipated Litigation (Government Code § 54956.9(a)):

- a. One potential case regarding the City Council's recent decision to consider the approval of an environmental determination on the Klauber Project as well as the project itself bypassing the Planning Commission on each. Approval of either would rely on "Footnote 7." CVCPG will discuss legal advice received from attorney regarding potential legal options and strategies. CVCPG may also consider authorizing the expenditure of available donated funds for fees as proposed by the attorney

- b. One potential case related to the City of San Diego's approval of Bonus ADU projects for which there is reasonable cause to believe are in violation of San Diego Municipal Code §113.0103, the Americans with Disabilities Act (ADA), and the City's obligations under state and federal fair housing laws, including Affirmatively Furthering Fair Housing (AFFH). These reasons were articulated in CVCPG's March 24, 2025, letter to city councilmembers, et al. CVCPG will discuss legal advice received from attorney regarding potential legal options and strategies. CVCPG may also consider authorizing the expenditure of available donated funds for fees as proposed by the attorney.

**RECONVENE OPEN SESSION: Report Actions taken: (5 minutes) To 7:10**

**5. INFO ITEM (15 minutes) To 7:25**

Klauber Development / PRJ-0693289: Presentation by developer, Cindy Phan, or representative. The project is requesting a Neighborhood Development Permit, Site Development Permit, and Tentative Map for the subdivision of the project site into 25 lots and the development of 23 single-story single-family dwelling units, one lot for the development of a park, and one lot for the development of two private drives. Residential lots would range in size from approximately 5,650 square feet to approximately 14,388 square feet, and the lot for the park would be approximately 5,314 square feet. This project relies upon Footnote 7. See attached withdrawn NORA for more details.

**6. ACTION ITEM (Originally heard on January 27, 2025): (15 minutes) To 7:40**

PRJ-1123421/Process 5- Craig Howard of *DBRDS Design and Wat Lao Buddhist team* presenting. Requesting deviations:

- a. height increase from zoning code limit of 30' max to 45' 6" on 44th Street property in order to accommodate dramatic curved roof trusses held to be typical of Buddhist temple designs around the world. The trusses themselves are almost 20' tall.
- b. Re-routing a city-owned drainage easement around the proposed location of new temple

**7. Chair's Report (10 minutes) To 8:10**

- a. **ACTION ITEM:** Annual Report
- b. **INFO ITEM:** Klauber Environmental Determination and rescission

**8. ACTION ITEMS: (15 minutes) To 8:00**

Approval of Minutes for February 24, 2025; February 25, 2025; March 17, 2025

**9. Corresponding Secretary/Acting Elections Coordinator Report (10 minutes) To 8:20:** Status of Elections

**10. Vice Chair's Report: INFO ITEM: (10 minutes) To 8:30**

AFFH Committee meetings and report.

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

**Meeting Adjournment** 1<sup>st</sup>/ 2<sup>nd</sup>/ #approved

**Unless otherwise specified all CVCPG meetings occur at 6:30pm at KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego, CA 92114**

Email for board and committee agendas and Zoom/phone information: [ChollasValleyCPG@gmail.com](mailto:ChollasValleyCPG@gmail.com)

Agendas and meeting minutes can also be found online at:

<https://www.sandiego.gov/planning/community/profiles/encanto/agendas> and at

<https://chollasvalleycommunityplanning.com>

Phone: 619.354.0558 (This number is checked for messages no more than twice per week. The best way to reach us is through email.)

This Public Notice and Agenda is physically posted at the Valencia Park/Malcolm X Branch Library, KIPP Adelante Preparatory Academy, and the MLK Recreation Center at least 72 hours in advance of the meeting date