



November 1, 2024

Honorable Mayor Todd Gloria

Office of the Mayor
San Diego City Administration Building
202 C Street, 11th Floor
San Diego, CA 92101

City Attorney Mara Elliot

Office of the City Attorney
San Diego City Administration Building
1200 Third Avenue, Suite 1620
San Diego, CA 92101

RE: REQUEST FOR APPROVAL OF A NEW POLICY ADOPTED BY THE CHOLLAS VALLEY COMMUNITY PLANNING GROUP

The Chollas Valley Community Planning Group (CVCPG) respectfully submits for your review and approval a policy that was adopted by a two-thirds majority vote at our meeting on October 28, 2024. The policy recommends denial of any proposed development project within the Chollas Valley plan area that relies on Footnote 7 of Table 131-04D, per San Diego Municipal Code §131.0443, Chapter 13, Article 1, Division 4.

CVCPG adopted this policy based on the following significant concerns:

- **Procedural Circumvention:** Footnote 7 appears to have effectively rezoned areas in the Chollas Valley plan area from RS1-2 to RS1-7 without following the established city procedures for rezoning outlined in Chapter 12, Article 3, Division 2 of the San Diego Municipal Code.
- **Conflict with the Community Plan:** The apparent rezoning conflicts with the Chollas Valley (formerly Encanto) Community Plan, potentially undermining the carefully considered guidelines of our community's vision and goals. The 2015 Community plan had identified these two affected areas as potential park locations given that the city's Parks Master Plan has a goal to acquire 100 acres of new parkland in San Diego
- **Equity and Legal Implications:** The use of Footnote 7 raises concerns about perpetuating inequitable development practices that may violate state and federal Equal Protection, Due Process, and Fair Housing laws. It may also conflict with the Equity, Environmental Justice Elements of the City's General Plan, and .

Potential Impact on Project Review Process

This policy represents a departure from CVCPG’s traditional project review approach, in which each proposed development is considered on a case-by-case basis. Instead, it establishes a predetermined recommendation of denial based on specific zoning criteria. As our current operating procedures do not specify how proposed developments should be reviewed in detail, this policy could be seen as a fundamental change to our review process.

Council Policy 600-24 mandates that any significant amendments to a recognized Community Planning Group's operating procedures be reviewed and approved by the Mayor and City Attorney. Given the nature of this policy and its impact on our development review practices, we seek your formal approval to ensure compliance.

We kindly ask for your guidance and a timely review of this policy. Please feel free to contact me at chollasvalleycpg@gmail.com should you have any questions or need additional information.

Thank you for your attention to this matter.

Andrea Hetheru, Chair

Chollas Valley Community Planning Group



Vinetia Jones Correspondence Secretary

Chollas Valley Community Planning Group

