

# *From the* Combined CVCPG Minutes 2024:

Jan 29, Feb 26, March 18, March 18 Election, March 25 SPECIAL Meeting, April 15,  
2024 Board Elections

## January 29, 2024 CVCPG Minutes

1. Call to Order, Welcome, Roll Call: The meeting was called to order at 6:13 p.m. In-Person Participants: Sally Smull, Rob Campbell, Marry Young, Andrea Hetheru, Venetia Jones, Russell Steppe, Sheila Minick, Leslie Dudley, Brian Matthews, Dorothy James, Michael Westmoreland (late). A quorum was present. Khalada Salaam-Alaji and Everett Crudup were unable to attend in person and participated via Zoom.
2. Housekeeping: Participants were reminded to turn off or silence phones and be courteous to all. CVCPG Officers and Board members will ask questions first during communications, then General Members, and the public.
3. Adoption of Agenda: Added Item 20: Promise Zone. It was M/S/C (Sheila Minick, Marry Young) to approve the agenda with this change. Andrea Hetheru abstained.
4. Staff Report from SDPD: Officer Chris Jones (430s) [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov) or Omar Luzuriaga (440s) [oluzuriaga@pd.sandiego.gov](mailto:oluzuriaga@pd.sandiego.gov): Chris Jones gave a short report. SDPD had been proactively addressing parking and enforcement issues before the flood on 1/22/24. They were actively issuing notices and following up on 72-hour parking issues throughout the community. He shared that effective Thursday, 2/1/24, officers will be going on 12 hour shifts to ensure availability of for the duration of an anticipated storm. SDPD officers participated in the Martin Luther King Holiday event and the Knox and Martin Luther King Parades, with the Chief participating in the event downtown. Command staff participated in the community Martin Luther King Parade. SDPD Southeastern Division is exploring setting up Coffee with a Cop to provide opportunities for people to talk to police, share concerns, personal interaction, etc. The event doesn't have to be coffee, can be Jamba Juice or other community location. Suggestions are welcome. Sally requested information regarding drop off of disaster-related supplies at the Southeastern Office; however, officer Jones was not able to provide the hours of availability.
5. Non-Agenda Communication from the Public:

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(A) Sheila Minick shared that the Market Creek Plaza Community Owners' Coalition, comprised of member of Diamond Community Investor (DCI), Community Investment Fund (CIF) and Neighborhood Unity Foundation (NUF) are meeting collectively to request information and accountability from JCNI. Sheila requested that anyone who purchased shares in Market Creek Plaza or is a member of one of the other groups and has not been active or informed contact her to be part of the group. Contact information: [MinickSheila@gmail.com](mailto:MinickSheila@gmail.com),

(B) Emilia Castillo, Oak View (possibly Oak Park), addressed the flood-related emergency situation at 47<sup>th</sup> Street El Rey Trailer Park. This community needs assistance and support. She mentioned that residents are probably not requesting help and think they can address issues do it on their own. She requested outreach to ensure they are made aware of resources and specifically provide outreach to residents regarding resources and support systems. Emilia encouraged everyone to complete the County Survey. Per Leslie Dudley, the Red Cross has been going in and out of the park, and the landlord has been helpful and is assisting with clean-up. Leslie stressed that the area surrounding 47<sup>th</sup> Street has fallen into disrepair over the years. The bridge is blocked and is not being cleaned (47<sup>th</sup> Street by the park). She stated that a transformer was hit by something during the flood and stated there is no fire hydrant.

(C) Becky Rapp: Expressed condolences to community members and those that have been most affected by the flood and flood-related damage. She shared concerns regarding smoke shops and locations in which they are allowed to operate. Several planning groups have put together a letter asking the City Council to write an ordinance to address this issue as there are no regulations. She is requesting support from CVCPG to protect our youth regarding minor-oriented sites. Becky mentioned that the Downtown Planning Group submitted a letter. Sally mentioned that there was a greater distance from specific sites but the City reduced it. Becky clarified that Cannabis shops have regulations, but smoke shops do not and they do carry products that have THC.

(D) Flood-related issues. Leslie Dudley has been traversing the community. She stated that three bridges in Encanto were taken out, including in Lincoln Park at 47<sup>th</sup> Street. Leslie stated that the community needs engineers to come out as well as help from the State and professionals. The community does not need token support, it requires a disaster relief office set up in the community. This is a long-term issue. She expressed concern that State and Federal funds not go to non-profits that don't have the expertise in disasters, toxicity, etc.

6. Staff Reports: Many at the disaster community leader's meeting at Jackie Robinson YMCA.

A. City of San Diego Planning Department: Selena Sanchez Bailon ([ssanchezbail@sandiego.gov](mailto:ssanchezbail@sandiego.gov)). No one present.

B. City of San Diego Council District 4: 619-236-6644, [CouncilDistrict4@sandiego.gov](mailto:CouncilDistrict4@sandiego.gov), [sandiego.gov/cd4](http://sandiego.gov/cd4), Bruce Williams, [bewilliams@sandiego.gov](mailto:bewilliams@sandiego.gov). No one present.

C. City of San Diego Mayor's Office: Korral Taylor, [taylorlk@sandiego.gov](mailto:taylorlk@sandiego.gov) sent a report to Sally for January, but it is not related to CVCPG or the storm. No one present.

D. 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 present.

E. Senator Atkins' Office (D39): Toni Duran, [toni.duran@sen.ca.gov](mailto:toni.duran@sen.ca.gov). No one present.

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- F. Congressman Vargas (D51): Louis Ward III, [louis.ward@mail.house.gov](mailto:louis.ward@mail.house.gov). No one present.
- G. Monica Montgomery-Steppe (County). No one present.

7. **Action Item: PRJ-1102562 – 4970 Market St., Chollas Creek Apartments**, parcel 7 (Process 5)  
Easement vacations for slope, storm drain, and flowage easement. Site is zoned CC-3-6. Tommy, Silvergate Development and Dolvin Buchanan, 4c Engineering + Geomatics. Engineering, Water and Sewer (Dev Project Manager – Sara Osborn, [sosborn@san Diego.gov](mailto:sosborn@san Diego.gov)). Tommy reviewed that the project is being brought for action tonight. They have been working on this project since 2021. There will be 39 apartments, with 34 townhomes with garages on the perimeter. Two are live/work homes. Elevation slides were displayed; there is direct access to Chollas Creek Park. There is ADA access up to Guymon, but no vehicular access on Guymon. There is only vehicle access from Market Street. Amenities were a topic at the informational meeting. Tommy reviewed that the proposal includes BBQ grills, fire pits, picnic tables, and an outdoor covered area (3400 SF). The NE corner will tentatively be 600-700 SF of children's play area options, perhaps a soft play area, water play area, or wooden boat-type structure. They focused amenities toward toddlers and families. Per the landscape architect, there is not a safe space for a basketball court. They plan to build affordable units on site vs. off site, three inclusionary units on site. Dolvin shared that the purpose of the request is related to the removal of three easements. Storm drain easements will be relocated, infrastructure updated, concrete added, with realignment for cleaning, etc. The slope easement will be vacated, which should have been removed previously. If this type of easement is not vacated, it is placed on the property owner to resolve. The slope easement serves no purpose. A flowage easement needs to be vacated. When Walgreens and adjacent property was completed, there was a flowage easement to complete work. It was removed from Walgreens but not the remaining lot. Because the parcel was not part of the development, it was not removed from the property. It doesn't serve any purpose and is a constraint for the owner to proceed. Brian Matthews asked: (1) what is on the other side of 4970 Market Street? It is a bus yard. (2) Who was the previous developer? The answer is unknown. Leslie Dudley asked: (1) Will Writerz Blok artwork be included? No, that is not in the plan. (2) Can a spray lot for water play be included? They are open to a spray lot on the tot lot. (3) Can the parking lot be made with reflective material vs. black asphalt? There will be canopy trees will be on the property. (4) Chollas Creek Park is not safe and underutilized. The developer completed a project in Vista Village, which included a homeless encampment and gang activity. The development provided eyes on the street and people on/in the park, which became a community asset. Rob Campbell: Thanked the developer for inclusive housing and asked that they not be located next to one another if possible. Units will likely be dispersed and include, one of each bedroom type (1, 2, 3). LandLabs is the landscaper. There will be 24-36 inch box trees, and a slide and swing, under a canopy. It was suggested that the developer consider putting the children's area near the BBQ centralized area and the adult area on the northeast part. Marry Young thanked the presenters for hearing concerns and incorporating suggestions into the plan. Leslie asked about the number of parking spots; Sheila mentioned the previous presentation reflected 111 spots. There will be a controlled access gate. *It was M/S/C (Andrea Hetheru, Marry Young) to grant vacation of easements, with all in favor.* Tommy mentioned that they recently broke ground on the Jamba Juice near Euclid and Naranja.

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8. Info Item: **Sea Breeze Gardens Apartments Rehab Affordable Housing Project** for 268 units, 4888 Logan Ave., San Diego, CA 92113 – Lincoln Avenue Communities, Brandon Hodge, [bhodge@lincolnavecap.com](mailto:bhodge@lincolnavecap.com) or Cricket Cleary, [ccleary@lincolnavecap.com](mailto:ccleary@lincolnavecap.com). Brandon Hodge, VP with Lincoln Avenue Communities. The proposal is for a substantial rehabilitation of Sea Breeze Gardens. Sarah Robbins also participated in the presentation. The owner is based in Santa Monica but has a national footprint in 26 states. 1100 units in the state, with 3 in San Diego County. They have had much experience with renovations and take pride in providing upgrades to affordable housing and providing safe housing. Sarah stated that Sea Breeze has 16 acres, 36 2-story multifamily buildings, a community building, resident services/management area, and 6 laundry rooms. It was constructed in 1968 and included 313 surface parking spaces, with 268 units. The last rehab was in 2008. Common areas include a resident service provider for games, arts & crafts, teen programs, adult education. Lincoln Avenue acquired the property in 2021 and has completed some renovations. A comprehensive rehab is needed for quality of life. Unit mix current and proposed: 100% of units Section 8 30% of income towards rent, with various AMIs for family units. The rehabilitation will extend affordability for 55 years. They noted that there are 250,000 people on the waiting list for public housing. Projected timeline: They secured federal funding for rehab via SD Housing Commission bonds in 7/23. The Permit submission will be in 2/24. HUD approvals are anticipated in 4/24. The tax credit closing is in 7/24. The end of project is anticipated in 12/25. The owner feels goals align with Chollas Valley Community Plan. The complex has been an integral part of the community since it was built; it will be green and environmentally conscious. Costs will exceed \$21.5 million, with each unit cost being \$80,256. The project will renovate landscaping, parking lot, roofs, gutters, and all community spaces. They will set aside 10% as accessible units and others will meet current ADA compliance requirements. Leslie Dudley expressed interest in the 10% energy improvements quote. This will be achieved with Energy Star appliances, LED lighting, and low-flow water. Brian Matthews asked about heating, air, and solar. Units don't have air;1 all have fans. They are looking into solar energy. Michael Westmoreland asked about the cost per unit, specifically if it includes general fees or an amount dedicated to each unit? It is a general amount. Michael followed up asking what is being done to ensure the costs don't increase during renovation? There will be agreement before starting and California also has regulations regarding this issue. Dorothy James asked about displacement of residents during renovation. Residents will be placed in hotels while units are being renovated. Rehabilitation will be phased over 18 months, and a relocation consultant is a member of the project team. Residents will be informed ongoing. Moving, relocation costs will also be covered. Sheila Minick asked about the impact on children going to school during relocation. Efforts will be made to find hotel placements as close as possible to minimize the impact on education. Brandon stated they are soliciting residents to ask these types of questions and working through the logistics. Brian asked about the current occupancy. There are only 1-2 units vacant at this time, and there are thousands of people waiting for the units. There aren't vacant units to relocate people within the complex. There are quick timelines for completing the renovations, approximately 10 days. Brian asked about costs for temporary relocation. There is a separate fund of \$1 million set aside. Dorothy expressed concerns about time overruns. Residents will be accommodated, and all costs will be covered. Resident notices will occur at two months, one month, two weeks, one week, and 1 day notification ongoing. Leslie Dudley asked about rate increase

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after renovations. There will be no increase related to renovations. She also asked about the eviction rate. Brandon does not have it but can get it to CVCPG via e-mail. Marry Young asked if people will be displaced. No, the State has regulations, even if residents are over the income limits for the complex. 60% - 50% AMI

are income limits to qualify for the property. 10% of the units will be going to 30% AMI requirement. The majority of the property residents will qualify under this change. Everett Crudup asked if residents are allowed to work through contractors, Brandon would need to talk to the contractor. There is no list of resident employment so he can't really respond to this. Rob Campbell addressed concerns about the purported "prime location" in city of San Diego in relation to educational and infrastructure issues and asked if they have visited the site. Brandon responded that any similar housing development would be considered affordable housing in San Diego. Brandon and Sarah have been to site in person six or seven times. They will be at resident and construction meetings as well as spending time on-site during construction. They will maintain a resident complaint log for feedback (things that are going right and wrong). Khalada asked if they will be hiring African-American construction workers. Brandon indicated they work with a general contractor who does a lot of local work. He will need to gather that information. Rob further discussed concerns regarding schools, reducing income, education, segregation, marketing, etc. Michael Westmoreland requesting information about outdoor renovations. There will be new roofs, gutters, paint, upgraded landscaping, irrigation, repairs to concrete and asphalt, and new concrete for ADA/accessibility. Leslie mentioned that people in this community have been on the Section 8 waiting list for more than a decade and expressed concern about people from other areas being placed into vacancies when our residents need places to live. Marry requested information about when presenters will provide answers. Brandon stated it is an informational item and he is open to e-mailing and coming back to bring answers to questions asked. Andrea Hetheru asked if there are other ways to make a project like this profitable. Does it have to be 100% restricted? Segregated? What about market rate tenants? Brandon indicated these are not possible as restrictions last for 25-30 years and can't be removed. The renovation extends that timeframe.

9. Chair's Report: CPC was dark for December. CVCPG meeting January 23, 2024 was cancelled due to City/County State of Emergency – 3+ inches of rain resulting in flooding and SDG&E power outages.; Malcolm X Library had water in the side rooms. Outreach & Elections Committee Volunteers needed for March 18, 2024 elections. Connect with community members and business owners to apply for CVCPG Board. Collect applications for positions at February 26, 2024 meeting. Run the election on March 18, 2024 (voting opens early at 5 p.m.). February 26 6 p.m. in the small Music Room at Malcolm X Library – only has space for Board Members, Tech assistance. Multipurpose room is getting updates and painting January-February 2024. Everyone else will be by Zoom online, app or phone. UNLESS we find another location by February 20. Spanish translation will be available by Zoom. We didn't meet last week due to the storm. Power outages and damage to ([sandiego.gov/storm](http://sandiego.gov/storm)). Spring Valley library through Wednesday. We need to get started on elections, March 18. With new bylaws, city requires CVCPG to accept anyone who meets the criteria. Sally hopes someone with interest in land use and infrastructure will join us. Next month we will have the same meeting issues. If we get another room she will let people know.

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10. Public Part of Meeting: Meeting Adjournment: M/S/C (Rob , Sheila). Andrea asked about the appearance of the adjournment and requirements of the Brown Act. Sally stated we would be discussing approval of minutes, need to complete IPEG per Planning Committee, by-laws, and collection of data.
11. Continue with Internal Board Work (public can attend, but not exciting).
12. Approval of Prior CVCPG Minutes: No action taken.
  - (1) June 26, 2023:
  - (2) July 17, 2023: Approved at the September ~~28~~ 18, 2023 Meeting.
  - (3) September 18, 2023:
  - (3) October 16, 2023:
  - (4) November 20, 2023:
  - (5) Bylaws Committee Minutes:
  - (6) December special meeting minutes: tabled to February:
13. Finish **Inclusive Public Engagement Principles Worksheet** [engagement@sandiego.gov](mailto:engagement@sandiego.gov) (Sally Smull).  
Action Item: Community Planners Committee Report – November. Inclusive Public Engagement Principles Worksheet (due by February 1, 2024 – one answer for entire CPT). IPEG DISCUSSION Worksheet Topics 11029-23.doc. Due to time constraints, Sally will distribute this for feedback for compilation and submission.
14. *Action Item: Collect all Board Diversity Surveys and Ethics Declaration.* (The Board is required, but individuals may choose not to. Earnings, race & ethnicity, etc). Collect anonymously). Sally distributed copies that she had and will e-mail copies for people to complete/submit ASAP.
15. *Action Item: Bylaws Committee Progress & Next Steps.* Share letter to city about our request to turn in when we get elected DF Representation. Discussion, review FINAL version just approved by Bylaws Committee. (Sally Smull). Review Bylaws/New C P 600-24 CVCPG Procedures and Responsibilities including: Terms and Conditions, Community Representation and Participation Plan. The bylaws have to be submitted by 1/31/24. It is a hard deadline. The bylaws committee agreed to submit the bylaws as is but it is understood that they will be amended due to outstanding items that require further discussion. It was M/S/A/C (Leslie, Marry seconded and amended) to approve the bylaws and declaration of community as recommended by the bylaws committee at tonight’s meeting held prior to the CVCPG meeting and that the declaration reflect that the CVCPG asked for additional time due to the state of emergency and flood that prevented CVCPG from holding scheduled meetings (Sally requested this from Marlon Pangilinan but has not yet received a response). All in favor: Marry, Everett (Zoom, doesn’t count for vote), Brian, Leslie, Venetia, Andrea, Rob, Michael, Russell, Sheila, Dorothy, Khalada (Zoom, doesn’t count for vote). The by-laws are required to be submitted online, and Sally will submit. Michael Westmoreland volunteered to deliver hard copies as well, and this was supported.

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16. Action: Vote for Final Approval of CVCPG Terms and Conditions, Community Representation Plan, and Election information. Action: Approval vote # approved # absent (Include actual names/neighborhoods on Final Minutes of 1/29/2024. Incorporated into Item 15.
17. Action: Authorize ( ) to turn in paperwork online for SD Planning Department and act as CVCPG Rep if there are any questions. # approved # abstained # absent. Incorporated into Item 15.
18. Ad Hoc Action Item: Election Committee – set up meeting dates, location, membership. No action.
19. Action Item (Rob Campbell): Design Standards/Project Review Subcommittee formation, set up meeting dates, location. Prep for Feb 26 CVCPG includes (a) 19 Ocean View Town Homes for Sale, Ocean View Blvd. & Willie James Jones, (b) 137 Affordable Senior Apartments at 4588 Market St. (old welfare building site), and if time allows (c) Radio Towers 137 Homes for Sale, 5702 Old Memory Lane (Expedited Project) and (d) Holy Cross Cemetery & Mausoleum – CUP – adding rows of headstones in empty lot next to property. No action taken.
20. *Promise Zone: Letter.* Leslie stated that CVCPG needs to reinitiate having a CIP committee and have a disaster preparedness office in the community for at least 6 months. Leslie expressed concern about the possibility of a non-profit that doesn't have expertise or experience addressing issues.
21. Unfinished business shall be tabled and placed on the agenda for the following meeting.
22. Internal Board Meeting Adjournment: M/S/C (Russell, Andrea ) that the meeting be adjourned at approximately 8:10 p.m.

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