



Chollas Valley CPG <chollasvalleycpg@gmail.com>

# PRJ-0693289 | Klauber Development Environmental Determination Hearing

17 messages

**Murillo, Andrew** <JMurillo@sandiego.gov>

Thu, Sep 12, 2024 at 1:41 PM


To: "ChollasValleyCPG@gmail.com" <chollasvalleycpg@gmail.com>

Hello,

Will anyone in your office like to speak in the hearing on Tuesday? If so, I need to know by the end of the day, please.

**J. Andrew Murillo**

Development Project Manager II  
City of San Diego  
Development Services Department

: 619-557-7986 (email preferred)

Working remotely: Thursday and \*Friday

In the office: Monday, Tuesday, and Wednesday

\*Off every other Friday

[SanDiego.gov/DSD](https://www.sandiego.gov/DSD)

**Want a second opinion on my interpretation, or need to contact my supervisor for further assistance?**

Supervisor Name and Title: Oscar Galvez, Development Project Manager III

Phone: 619-446-5237

Email: [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

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**Chollas Valley CPG** <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

Thu, Sep 12, 2024 at 1:59 PM

To: "Murillo, Andrew" <[JMurillo@sandiego.gov](mailto:JMurillo@sandiego.gov)>

Cc: Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>, [hortond@sandiego.gov](mailto:hortond@sandiego.gov), Council President Sean Elo-Rivera <[SeanEloRivera@sandiego.gov](mailto:SeanEloRivera@sandiego.gov)>

Yes, we would like to speak during the hearing. However, on September 6, 2024, the attached inquiry was sent to Council President Elo-Rivera which includes, among other things, the question as to whether the hearing as described on the notice should take place on Tuesday, September 17, 2024.

Andrea Hetheru, Chair  
Chollas Valley Community Planning Group  
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**2 attachments**

 **Notice of Public Hearing- Klauber.pdf**  
78K

 **Request for Clarification from Council President re-Klauber Hearing.pdf**  
473K

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**Murillo, Andrew** <[JMurillo@sandiego.gov](mailto:JMurillo@sandiego.gov)>

Thu, Sep 12, 2024 at 2:11 PM


To: Chollas Valley CPG <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel" <HortonD@sandiego.gov>, CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>

Understood. However, until instructed otherwise, I will proceed as though the hearing will be held on 9/17/24. Also, I was instructed that anyone who would like to present will need to submit the presentation by 5:00 today.

**J. Andrew Murillo**

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City of San Diego  
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Supervisor Name and Title: Oscar Galvez, Development Project Manager III

Phone: 619-446-5237

Email: [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

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**From:** Chollas Valley CPG <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>  
**Sent:** Thursday, September 12, 2024 2:00 PM  
**To:** Murillo, Andrew <[JMurillo@saniego.gov](mailto:JMurillo@saniego.gov)>  
**Cc:** Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>; Horton, Daniel <[HortonD@saniego.gov](mailto:HortonD@saniego.gov)>; CouncilMember Sean Elo-Rivera <[SeanEloRivera@saniego.gov](mailto:SeanEloRivera@saniego.gov)>  
**Subject:** [EXTERNAL] Re: PRJ-0693289 | Klauber Development Environmental Determination Hearing

**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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**Chollas Valley CPG** <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

Thu, Sep 12, 2024 at 2:59 PM

To: "Murillo, Andrew" <[JMurillo@saniego.gov](mailto:JMurillo@saniego.gov)>  
Cc: Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>, "Horton, Daniel" <[HortonD@saniego.gov](mailto:HortonD@saniego.gov)>, CouncilMember Sean Elo-Rivera <[SeanEloRivera@saniego.gov](mailto:SeanEloRivera@saniego.gov)>

Andrew, I am unclear on the "need to submit presentation today"  
Written materials on the appeal need to be submitted by email today? And, to what address should the materials be sent?

Andrea

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**Chollas Valley CPG** <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

Thu, Sep 12, 2024 at 3:06 PM

To: "Murillo, Andrew" <[JMurillo@saniego.gov](mailto:JMurillo@saniego.gov)>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel" <HortonD@sandiego.gov>, CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>

Also, Andrew:

**How much time will we be given, *per appellant and in total*, to speak to the subject?**

Andrea

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**Chollas Valley CPG** <chollasvalleycpg@gmail.com>  
Draft

Thu, Sep 12, 2024 at 3:12 PM

[Quoted text hidden]

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**Chollas Valley CPG** <chollasvalleycpg@gmail.com>

Thu, Sep 12, 2024 at 3:24 PM

To: GalvezO@sandiego.gov

Cc: "Murillo, Andrew" <JMurillo@sandiego.gov>, "Horton, Daniel" <hortond@sandiego.gov>, Robert Campbell <robert.campbell.encanto@gmail.com>, Council President Sean Elo-Rivera <SeanEloRivera@sandiego.gov>

Mr. Galvez,

For clarification of the process of the PRJ-0693289 | Klauber Development Environmental Determination Hearing, it is respectfully requested that you provide answers to each of the questions asked in this email thread---including those in the letter that is attached and emailed to Council President Elo-Rivera. By reference the questions in the letter to the Council President are posed to you as well?

Andrea Hetheru, Chair  
Chollas Valley Planning Group

, ----- Forwarded message -----

**From:** Chollas Valley CPG <chollasvalleycpg@gmail.com>

Date: Thu, Sep 12, 2024 at 3:06 PM

Subject: Re: [EXTERNAL] Re: PRJ-0693289 | Klauber Development Environmental Determination Hearing

To: Murillo, Andrew <JMurillo@sandiego.gov>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, Horton, Daniel <HortonD@sandiego.gov>, CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>

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**3 attachments** **Klauber NORA June 2024.pdf**  
101K **Notice of Public Hearing- Klauber.pdf**  
78K **Request for Clarification from Council President re-Klauber Hearing.pdf**  
473K

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**Murillo, Andrew** <JMurillo@sandiego.gov> Thu, Sep 12, 2024 at 4:35 PM  
To: Chollas Valley CPG <chollasvalleycp@gmail.com>  
Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel"  
<HortonD@sandiego.gov>, CouncilMember Sean Elo-Rivera  
<SeanEloRivera@sandiego.gov>


You can email your presentation to me so I can forward to the city council. As far as time, each speaker gets 2 minutes unless you have a presentation. In which case you will have as much time as you need, we just need to let council know prior.

**J. Andrew Murillo**

Development Project Manager II

City of San Diego

Development Services Department

 619-557-7986 (email preferred)

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**Want a second opinion on my interpretation, or need to contact my supervisor for further assistance?**

**Martha Blake**

Supervising Project Manager

City of San Diego

Development Services Department

 619-446-5375

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**From:** Chollas Valley CPG <chollasvalleycpg@gmail.com>

**Sent:** Thursday, September 12, 2024 2:59:10 PM

**To:** Murillo, Andrew <JMurillo@sandiego.gov>

**Cc:** Robert Campbell <robert.campbell.encanto@gmail.com>; Horton, Daniel <HortonD@sandiego.gov>; CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>

**Subject:** Re: [EXTERNAL] Re: PRJ-0693289 | Klauber Development Environmental Determination Hearing

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---

**Chollas Valley CPG** <chollasvalleycpg@gmail.com>

Fri, Sep 13, 2024 at 6:06 AM

To: "Murillo, Andrew" <JMurillo@sandiego.gov>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel"

<HortonD@sandiego.gov>, CouncilMember Sean Elo-Rivera

<SeanEloRivera@sandiego.gov>, "Foster III, Henry" <HLFoster@sandiego.gov>

Good Morning Andrew,

Our PowerPoint presentation for the hearing on Tuesday, September 17 is attached. Given that we were not directly notified (indirectly) of the hearing and did not get confirmation that our appeal was accepted as a CPG within 300 feet of the proposed development per San Diego Municipal Code, Chapter 11, Article 2, Division 5, or a Basic Due Process would seem to indicate should be given to an appellant; AND given that we were only notified late yesterday afternoon that, if we wanted to speak long enough to present our case, we would have to submit a PowerPoint presentation by the end of business yesterday and to whom it would have to be submitted, it is our hope (in the interest of justice) that the submission this morning will allow us sufficient time to speak on Tuesday.

I have been up all night. CPG members and officers are volunteers. And, unlike many CPGs in the city, Chollas Valley CPG officers all work paying jobs full time. We have no staff and we have families to care for.

Respectfully,

Andrea

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**KLAUBER PUBLIC HEARING POWERPOINT.pptx**  
10913K

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**Murillo, Andrew** <JMurillo@sandiego.gov>

Fri, Sep 13, 2024 at 6:22 AM

To: Chollas Valley CPG <chollasvalleycpg@gmail.com>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel" <HortonD@saniego.gov>, CouncilMember Sean Elo-Rivera <SeanEloRivera@saniego.gov>, "Foster III, Henry" <HLFoster@saniego.gov>

Thank you for that, I will forward it to council. How long do you need for your presentation?

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**Chollas Valley CPG** <chollasvalleycpg@gmail.com>

Fri, Sep 13, 2024 at 6:37 AM

To: "Murillo, Andrew" <JMurillo@saniego.gov>  
Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, "Horton, Daniel" <HortonD@saniego.gov>, CouncilMember Sean Elo-Rivera <SeanEloRivera@saniego.gov>, "Foster III, Henry" <HLFoster@saniego.gov>

30 minutes.

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**Murillo, Andrew** <JMurillo@saniego.gov>

Fri, Sep 13, 2024 at 10:53 AM

To: Chollas Valley CPG <chollasvalleycpg@gmail.com>

Good morning,

I have been informed that 10 minutes will be allowed for each presentation.

[Quoted text hidden]

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**Galvez III, Oscar** <GalvezO@saniego.gov>

Fri, Sep 13, 2024 at 3:26 PM

To: Chollas Valley CPG <chollasvalleycpg@gmail.com>  
Cc: "Murillo, Andrew" <JMurillo@saniego.gov>, "Horton, Daniel" <HortonD@saniego.gov>, Robert Campbell <robert.campbell.encanto@gmail.com>, CouncilMember Sean Elo-Rivera <SeanEloRivera@saniego.gov>, "Gates, Lara" <LNGates@saniego.gov>


Good Afternoon Andrea,  
The Development Services Department's response is attached.

Thank you!

**Oscar Galvez III**

Development Project Manager  
City of San Diego  
Development Services Department



: 619-446-5237

[SanDiego.gov/DSD](https://SanDiego.gov/DSD)

**Need to request a second opinion on an interpretation, or contact my supervisor for further assistance?**

Supervisor Name and Title: Martha Blake, Supervising Development Project Manager

Phone: 619-446-5375

Email: [MBlake@sandiego.gov](mailto:MBlake@sandiego.gov)

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**From:** Chollas Valley CPG <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

**Sent:** Thursday, September 12, 2024 3:24 PM

**To:** Galvez III, Oscar <[GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)>

**Cc:** Murillo, Andrew <[JMurillo@sandiego.gov](mailto:JMurillo@sandiego.gov)>; Horton, Daniel <[HortonD@sandiego.gov](mailto:HortonD@sandiego.gov)>; Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>; CouncilMember Sean Elo-Rivera <[SeanEloRivera@sandiego.gov](mailto:SeanEloRivera@sandiego.gov)>

**Subject:** Fwd: [EXTERNAL] Re: PRJ-0693289 | Klauber Development Environmental Determination Hearing

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**3 attachments**

 **DSD Response to CVCPG - 09-13-24.pdf**  
82K

 **Chollas Valley Community Planning Group Letter dated 09-06-24.pdf**  
471K

 **NORA for Klauber Development PRJ-0693289.pdf**  
676K

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**Chollas Valley CPG** <[chollasvalleycpg@gmail.com](mailto:chollasvalleycpg@gmail.com)>

Fri, Sep 13, 2024 at 4:52 PM

To: "Galvez III, Oscar" <[GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)>

Cc: "Murillo, Andrew" <[JMurillo@sandiego.gov](mailto:JMurillo@sandiego.gov)>, "Horton, Daniel" <[HortonD@sandiego.gov](mailto:HortonD@sandiego.gov)>, Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>, CouncilMember Sean Elo-Rivera <[SeanEloRivera@sandiego.gov](mailto:SeanEloRivera@sandiego.gov)>, "Gates, Lara" <[LNGates@sandiego.gov](mailto:LNGates@sandiego.gov)>

Thank you for your response, Mr. Galvez.

For clarification, is there an important difference between a project not being subject to *further* environmental review as stated in CEQA Guidelines Section 15183 and something being *exempt* from CEQA? Do projects that are exempt from CEQA not require any environmental review under CEQA at all? Are those categorical exemptions found in the CEQA Guidelines under Section 15300 et seq, and include certain classes

of projects, such as minor alterations to land, certain infill development, and emergency projects, and some others that fall entirely outside the scope of CEQA and do not need any form of environmental impact analysis?

Andrea Hetheru, Chair  
Chollas Valley Community Planning Group

[Quoted text hidden]

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**Chollas Valley CPG** <chollasvalleycpg@gmail.com>

Fri, Sep 13, 2024 at 7:06  
PM

To: "Murillo, Andrew" <JMurillo@sandiego.gov>

Cc: Robert Campbell <robert.campbell.encanto@gmail.com>, Council President Sean Elo-Rivera <SeanEloRivera@sandiego.gov>, "Horton, Daniel" <hortond@sandiego.gov>, "Foster III, Henry" <HLFoster@sandiego.gov>

Hello Andrew,

I'm requesting the following:

1. the name and title of the official(s) giving you the instruction to only allow CVCPG 10 minutes to present.
2. to be informed whether the official(s) limiting us to 10 minutes is aware that you, Andrew, told me that CVCPG would have as much time as we needed to present and that the PowerPoint presentation was created with very short notice (less than 1 day) to align with that time frame.
3. Whether you and/or the official(s) instructing you to give CVCPG such short notice of the requirements for presenting as appellants during the hearing are aware that the 10 minute constraint as well as the very short notice may constitute a violation of Due Process.

Andrea H., Chair  
CVCPG

[Quoted text hidden]

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**Blake, Martha** <MBlake@sandiego.gov>

Mon, Sep 16, 2024 at 8:51 AM

To: Chollas Valley CPG <chollasvalleycpg@gmail.com>, Robert Campbell <robert.campbell.encanto@gmail.com>, CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>, "Horton, Daniel" <HortonD@sandiego.gov>, "Foster III, Henry" <HLFoster@sandiego.gov>

Cc: "Murillo, Andrew" <JMurillo@sandiego.gov>, "Galvez III, Oscar" <GalvezO@sandiego.gov>, "Gates, Lara" <LNGates@sandiego.gov>, "Halsey, Keely" <KHalsey@sandiego.gov>, "Mezo, Renee" <RMezo@sandiego.gov>

Good morning:


The City Council meetings are run by the Council President's office, and they provided information to Andrew that, consistent with typical practices, all parties (appellant and project applicant) will be allowed 10 minutes for presentations. That was clarified to Andrew after he sent the message on Thursday afternoon, so he followed up with the information about the 10 minute limit Friday.

For your final question, the Council President, Sean Elo-Rivera was copied on your email and on this response so that office is aware of your concern regarding the time constraint.

Thank you,

**Martha Blake**

Supervising Project Manager  
City of San Diego  
Development Services Department

: 619-446-5375

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**Want a second opinion on my interpretation, or need to contact my supervisor for further assistance?**

Supervisor name and title: Renee Mezo, Assistant Deputy Director

Phone: 619-236-6033

Email: [RMezo@sandiego.gov](mailto:RMezo@sandiego.gov)

[Quoted text hidden]

[Quoted text hidden]

---

**Galvez III, Oscar** <GalvezO@sandiego.gov>

Tue, Sep 17, 2024 at 6:42 AM

To: Chollas Valley CPG <chollasvalleycpg@gmail.com>

Cc: "Murillo, Andrew" <JMurillo@sandiego.gov>, "Horton, Daniel"

<HortonD@sandiego.gov>, Robert Campbell <robert.campbell.encanto@gmail.com>,

CouncilMember Sean Elo-Rivera <SeanEloRivera@sandiego.gov>, "Gates, Lara"  
<LNGates@sandiego.gov>

Hi Andrea,

There are several types of CEQA exemptions; statutory, categorical, and common sense exemptions. CEQA Guidelines Section 15183 provides a statutory exemption from CEQA.

Once a project is determined to meet the statutory exemption requirements, then no additional environmental review is required as stated in CEQA Section 15183.

The Klauber project was determined to meet CEQA Guidelines Section 15183 criteria and was determined to be exempt from CEQA.

Thank you!

**Oscar Galvez III**

Development Project Manager

City of San Diego

Development Services Department

📞: 619-446-5237

[SanDiego.gov/DSD](https://SanDiego.gov/DSD)

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Phone: 619-446-5375

Email: [MBlake@sandiego.gov](mailto:MBlake@sandiego.gov)

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**Sent:** Friday, September 13, 2024 4:52 PM

**To:** Galvez III, Oscar <[GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)>

**Cc:** Murillo, Andrew <[JMurillo@sandiego.gov](mailto:JMurillo@sandiego.gov)>; Horton, Daniel <[HortonD@sandiego.gov](mailto:HortonD@sandiego.gov)>; Robert Campbell <[robert.campbell.encanto@gmail.com](mailto:robert.campbell.encanto@gmail.com)>; CouncilMember Sean Elo-Rivera <[SeanEloRivera@sandiego.gov](mailto:SeanEloRivera@sandiego.gov)>; Gates, Lara <[LNGates@sandiego.gov](mailto:LNGates@sandiego.gov)>

**Subject:** Re: [EXTERNAL] Re: PRJ-0693289 | Klauber Development Environmental Determination Hearing

[Quoted text hidden]