

Roll Call, Confirmation of Quorum, Call to Order, Welcome. The meeting was called to order at 6:41 p.m. A quorum was established. Present in person: Sheila Minick, Saige Gonzales Walding, Marry Young, Rob Campbell, Evan Toma, Dorothy James, Erik Becerra, and Jacinta Hinojosa. Present online: Everett Crudup, Vinetia Jones. Chair Gonzales Walding welcomed those present and reviewed the process for participation.

1. Adoption of the Agenda: It was M/S (Marry Young, Rob Campbell) to accept the agenda as submitted. Sheila Minick requested a friendly amendment to correct the spelling of Jacinta's last name (Hinojosa) and add the Chair's Report (Item 4), with a secondary amendment to add Public Comment (Item 3) prior to the Chair's Report. The agenda was approved by all as amended.
2. Action Item: Presentation by Bashar Najar (PRJ-1100145) 4470 Hilltop Dr. San Diego, CA (15 min)

This is the second presentation of this item which was previously presented in January. Some of the feedback that was received was implemented, e.g., trees on 44th and Hilltop to beautify the corner. There will be only one entrance for maintenance on Hilltop. In response to a question, Mr. Najar shared that the property was previously a house that burned down during the COVID-19 Pandemic, and it is now a vacant lot. They are seeking support for the CUP. Environmental, grading, etc. will be completed as part of it. Evan Toma shared that he has family members and friends interred at Holy Cross Cemetery and noted that the grounds are well cared for. Rob Campbell stated that he looked at the Community Plan and was curious how the map doesn't align with what the Community Plan says. It appears as if there was a land use change. After further review, it was found that the City made a land use change on 9/26/2024, but the Community Plan has not been amended to reflect this change. This area includes removal of multi-family zoning where there is existing housing (not reflected on the map). Mr. Najar stated that the multi-family housing is owned by the diocese, and the rest of the change occurred last year. The only change they are requesting today is the parcel in question. Rob requested documentation from the City Planner addressing this issue. Chair Gonzales Walding read the 2/13/25 e-mail to Mr. Najar from Selena Sanchez Bailon in which the CVCPG was included in distribution. The e-mail indicates "City staff agreed that the cleanest option to allow the proposed cemetery use was to amend the community plan and include a policy in the community plan that permits cemetery

uses through a Conditional Use Permit (CUP). This approach was preferred because changing the land use and rezoning the area to permit cemetery uses would have resulted in a downzone from a residential zone, which could conflict with state housing law (SB330).” Members of the CVCPG discussed this in relation to the City’s citation of SB330 as a reason for being unable to retroactively rescind Footnote 7, observing that the City was “unable” to change zoning for Footnote 7 but has a workaround for this project. It was M/S/C (Rob Campbell, Saige Gonzales Walding) not to approve the project based on existing state land use (SB330). Evan Toma and Erik Becerra voted against the motion. All others voted to approve the motion.

3. Public Comment

Barry Pollard, Urban Collaborative Project, shared that the San Diego Park Foundation is planning an informal meeting/conversation with the community on 9/18 at 6 pm at the Encanto Recreation Center to get input about making improvements to Encanto Recreation Center. He encouraged community members to attend.

Rob Campbell shared concerns regarding SB 79, a proposed state law on Governor’s desk. It proposes housing density around mass transit, particularly around trolley stops of which there are three in our community. The closer to the stop, the more housing density and height is allowed. It overrides all existing community plans. Rob stated that San Diego bonus densities are included. District 4 is the most dense; each trolley stop would have twice the density of the entire CVCPG Community Plan. Rob indicated that it doesn’t mean that it will be built, but land values will increase exponentially. If the governor signs the bill, property will be worth 20 times more than it is now, and residents will be solicited by predatory investors to sell their property. It is important to make residents aware of the potential value so they are not taken advantage of and encourage residents not to sell to predatory investors. The bill has not yet been signed, so concerned individuals can still write to the Governor to share their concerns.

Ozzy Meneses, Director of Community Projects and Partnerships, Groundwork San Diego, shared that Groundwork is a non-profit which works on restoring the environment, environmental justice, and supporting planning groups in the community. He works with Gabe Rubio, the intern who is usually present at

CVCPG meetings. Ozzy shared that he will be working on the CIP projects that CVCPG submitted.

Becky Rapp, participating online, wanted to bring to attention to a serious, growing community issue—the sale of intoxicating hemp products Delta 8 and Delta 10, which mimic the effects of marijuana. It is packaged like candy and has been linked to poisoning, hospitalizations, and psychotic episodes. It is also an environmental justice issue as a hookah lounge in Logan Heights has been problematic. Emergency responders have responded to more than 200 calls related to intoxicating hemp near that location. It is recommended that the City impose a city-wide ban and support stronger zoning protection, and she requested CVCPG support this effort in writing.

Sally Smull, participating online, requested that the CVCPG agendas get posted at Encanto Recreation Center, which she reportedly requested for some time. The Encanto Recreation Group will be meeting on 10/22/25. It will hold its Annual Haunted House on 10/23/25 and a follow-up event at Emerald Hills park on 11/1/25. Sally concurred with Rob Campbell's comments regarding SB 79.

Bruce Williams, Council District 4 Representative, thanked the CVCPG for supporting the honorary street renaming after Willie Morrow. On 9/8/25, the City Council heard and unanimously approved the motion. The ceremonial unveiling will be on 10/9/25 at 10 a.m., near the Morrow Mansion, on Tooley Street between Oriole and Winnett Streets. Per City staff, Bruce also shared that Emerald Hills Park has been approved to get \$5.6 million for parking lot improvements, playground, courts, etc. Bruce noted he has newsletters for distribution. There is a proposed water and wastewater increase, which residents can protest only via the written protest form in the newsletter packet. Electronic protests will not be counted. Bruce reminded residents that Councilmember Foster is available to meet with constituents on Fridays at the Live Well Center. Contact Stephanie at 619-236-6644 to schedule an appointment. Rob Campbell expressed his concern that CVCPG's support of the honorary street renaming for Willie Morrow was omitted from the newsletter, and he would like official written acknowledgement. Evan Toma asked that the CVCPG meeting notices, dates and times be included in the newsletter.

4. Chair's Report:

- A. Envisioning Parks in each of our neighborhoods of Chollas Valley. Chair Gonzales Walding shared that she went to an Encanto Park meeting recently and observed some beautiful artwork proposed for the Rec Center, Boys & Girls Club, and along Imperial Avenue. She also received a Community Resource flier. Saige requested that we go out into the community and talk to our neighbors about parks. She encourage people to participate in the meeting Barry Pollard reported on earlier in the meeting.
- B. Klauber Lawsuit update: Chair Gonzales Walding reiterated concerns about SB79 and reviewed the 8/18/25 Press Release regarding the CVCPG lawsuit against the City over project reliance on Footnote 7. The press release included the GoFundMe link, which is managed by Courtney Boatland. The community continues working on fundraising. The attorney is being paid. There are community residents who are interested in forming a non-profit, and she clarified that it is not the CVCPG. The chair also shared information from Marry Young regarding maintaining our local watershed, which has been decades in the making. She encouraged everyone to continue to hold the City accountable to the general and community plans and reminded those present "The people united will never be defeated."
- C. Flooding Housing Workshop: Chair Gonzales Walding attended the recent state training regarding flood damage, and the information will be placed on the CVCPG website. She is working with our intern, Gabe Rubio, to create a community calendar on the website.

5. Approval of Minutes from June 2025 and July 2025.

- A. It was M/S/C (Rob Campbell, Evan Toma) that the 6/23/25 Elections Final Minutes be approved as submitted. There were no objections. Abstentions due to not being on CVCPG at the time: Erik Becerra, Evan Toma, and Saige Gonzales Walding. All others approved.
- B. It was M/S/C (Rob Campbell, Jacinta Hinojosa) that the 6/23/25 Meeting Minutes be approved as submitted. There were no objections. Abstentions due to not being on CVCPG at the time: Erik Becerra, Evan Toma, and Saig Gonzales Walding. All others approved.
- C. It was M/S/C (Rob Campbell, Evan Toma) to approve the 7/21/25 Minutes as submitted. All approved. There were no objections or abstentions.

Meeting Adjournment: It was M/S/C (Marry Young, Sheila Minick) to adjourn the meeting. The motion carried. The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Sheila Minick

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Recording Secretary