

# From

Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.

## **CVCPG March 18, 2024 Minutes**

1. Call to Order, Welcome, Roll Call: In-person: Leslie Dudley, Marry Young, Russell Steppe, Vinetia Jones, Dorothy James, Sally Smull, Andrea Hetheru, Sheila Minick, Rob Campbell, Khalada Salaam-Alaji. Via Zoom: Everett Crudup. An in-person quorum was established.
2. Housekeeping: Participants were reminded to mute or turn off background sounds, be courteous to all, wait until called upon to speak, and only speak when unmuted. CVCPG Officers and Board Members will ask questions first during communications, then General Members, then the public.
3. Adoption of Agenda: Item 7 was corrected to reflect the number of proposed market rate homes is 110 and affordable homes is 13. Due to time constraints and the number of pressing agenda items, it was M/S/C to defer Item 8 (approval of past meeting minutes) and Item 9 (bylaws) to the special meeting scheduled for 3/25/24. Sheila Minick, motioned to accept the agenda as amended; Marry Young seconded. Leslie Dudley opposed and Khalada Salaam-Alaji abstained. All others were in favor. Leslie requested that it be noted she had asked to display 200 photos of flood-related damage at tonight's meeting; the Chair declined and requested Leslie prepare 20 photos for display. The Chair noted that the agenda is full and that Leslie was invited  
Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.

to share more photos at the community presentation scheduled for the Radio Towers development and flood damage discussion scheduled for 3/19 at 6 p.m. at Malcolm X Library.

**4. Non-Agenda Communication from the Public:**

A. Flood Damage. Jacinta Hinajosa stated that Castana Street also had damage and she would like to share photos. Korral Taylor was online and was asked about Mayor's response to Lincoln Park. It did not appear that officials were visiting Lincoln Park, 47th Street, and Castana Street where there was extensive damage. Korral stated she and Noah from D4 will be going to visit those areas this week. Leslie expressed concern about damage to Jacobs Center, KIPP Adelante Academy, El Rey Mobile Home Park, Castana Street, and Escuela. She shared that the City didn't realize that community members were talking about north 47<sup>th</sup> Street and they went to south 47<sup>th</sup> Street near Lincoln High School. She also discussed damage related to an SDG&E transformer and sinkhole. Marry Young asked if there be a formal report including all the damage from the Encanto neighborhoods including outreach efforts and which communities were affected. If so, then the community will know which others are left out. Korral requested that if people see or hear that individuals are being left out, please let her know and she will follow up with canvassers and provide them more direction. Korral stated that at the end of this there will be a final report, but it is not clear when all damage has been assessed and the situation will be over. The process will likely take a couple of years. More than 1200 surveys were completed. Korral stated that she can provide a snapshot, and Sally requested this be presented at the 4/15 meeting if possible. Specifically requested are the list of communities canvassed and assessment of damages from the City. Korral indicated that the focus has been on structural and automobile damage, but there is likely to be more widespread damage outside of these areas. Khalada asked if the City knows how many people were affected to date, and Korral indicated this will be included in the snapshot report.

**5. Staff Reports (15 minutes max)**

A. San Diego Police Department CRO: Chris Jones (430s) 619-527-3507: Officer Jones off on Monday. [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov) or Omar Luzuriaga (440s) 619-527-3532 [OLuzuriaga@pd.sandiego.gov](mailto:OLuzuriaga@pd.sandiego.gov). Officer Luzuriaga presented a report. He indicated that SDPD continues to serve areas impacted by flooding, e.g., additional patrols. There are reports of prowlers and burglaries. People are breaking in to empty houses to steal tools and renovation equipment. SDPD is asking neighbors who observe unfamiliar vehicles pulling into and out of driveways to call SDPD and provide as much information as

**Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.**

possible, e.g., license plates, vehicle description. The Southeastern Division was a hub to receive donations from public (food, blankets, clothing) and staff allocated donations to families who experienced loss. There was recently a cold case murder solved (Lomita neighborhood). Upcoming community events include: (1) a Crime Stoppers fundraising event 3/23 12-5 at 7400 Lisbon St. (Keiller Park). For Crime Stoppers; (2) Peace in the Park 3/30 at Mountain View Rec Center that includes collaboration with community organizations and an Easter Egg hunt; (3) 4/27 National Prescription Drug take-back day; DEA will be at the Live Well Center for 4 hours and people can safely dispose of prescription medications. Officer Luzuriaga shared that on 3/11 at Keiller Park a man approached 9 and 12 year old children, stating he was a police officer. He tried to lure them into the car to take pictures. The children flagged down an adult, who called 9-1-1. There has been a lot of press coverage. SDPD recently partnered with ABC re: undercover sales of alcohol to minors. He was happy to report that 46 individuals were approached and none purchased alcohol for the teens. A community member asked if SDPD knows about people having vehicles broken into in the Castana Street vicinity. SDPD is aware that that is occurring but people are not submitting the reports to SDPD and are going directly through their insurance. Rob Campbell reflected that people aren't submitting reports because calling means a person has to stay online for unreasonably long periods of time. Officer Luzuriaga indicated that there are forms online that can be filled out. Rob indicated that it would be helpful to have SDPD to report on areas where they are seeing a higher response rate and what SDPD is doing as this will help CVCPG as projects come to the group.

- B. City of San Diego Mayor's Office: Korral Taylor [taylor@sandiego.gov](mailto:taylor@sandiego.gov). Korral shared that the Midway Rising workshop scheduled for today was canceled. She will keep CVCPG updated. Korral mentioned that an online Budget Course will be available. She also announced that the Mobility Master Plan is being presented at library tonight. Korral will send a report to Sally.
- C. City of San Diego Planning Department: Selena Sanchez Bailon [ssanchezbail@sandiego.gov](mailto:ssanchezbail@sandiego.gov). Selena was not present and did not provide a report. Some members of the CVCPG believed that she would be attending the meeting in person.
- D. City of San Diego Council District 4 619-236-6644 [councildistrict4@sandiego.gov](mailto:councildistrict4@sandiego.gov) sandiego.gov/cd4 Bruce Williams – Chief of Staff [bewilliams@sandiego.gov](mailto:bewilliams@sandiego.gov). Noah Shedrick, D4 shared that one of the main ways that D4 gets reports is by residents using Get it Done. He shared that he will be going out with Korral to survey damage. The area near Seabreeze was cleaned out, and information from FEMA was distributed. Noah encouraged everyone with damage to submit applications. Noah also discussed that per the Unsafe Camping Ordinance, the Mayor has designated that certain areas and parks can't be camped in and signage will be posted. Noah distributed the list of parks that will

**Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.**

have signage. When asked how parks were selected, Noah stated the Mayor's office opened up for feedback from communities and these are the parks that are the most problematic. There were three in our area: Chollas Lake Regional Park, Marie Widman Park, and Willie Henderson Park. Bruce indicated that we want to encourage no camping in any of our parks and encourage the community that if an encampment is observed, call D4 or use Get it Done. Sally will add this issue to the list of items for follow-up that is being provided to Korral.

- E. San Diego County Board of Supervisors Office (34): Rep is? Monica Montgomery Steppe, [district4office@sdcounty.ca.gov](mailto:district4office@sdcounty.ca.gov) 619-531-5544. No one was present and no report was provided.
- F. Assemblywoman Akilah Weber's Office (D79): 619-465-7903 <https://a79.asmdc.org> [Jesse.Brown@asm.ca.gov](mailto:Jesse.Brown@asm.ca.gov). Jesse shared that on 4/5 there will be a Literacy Event 10-11:30 In collaboration with JR YMCA, United Way, Sesame Street, and Computers to Kids. They will be raffling off computers as part of the event. Vicky Estrella requested follow up on the Cal Care Meeting she had with staff about 3 weeks ago.
- G. Senator Atkins' Office (D39): Toni Duran [toni.duran@sen.ca.gov](mailto:toni.duran@sen.ca.gov). No one was present and no report was provided.
- H. Congressman Vargas (D51): No one was present and no report was provided.

6. **Action item: PRJ-1091403 Oceanview Terrace (Expedite Program – Discretionary Project) – 19 Townhomes Development, Ocean View Blvd. & Willie James Jones Ave., by EcoHouse and Ito, Girard & Associates. Within the Promise Zone, Transit Priority Area .90 acre site, RM-2-5 zone. Robert Ito ([robertito@itogirard.co](mailto:robertito@itogirard.co), 619-954-7017). Robert stated they are excited about bringing home ownership to the community. He and his partner are passionate about home ownership, generating equity and wealth, and providing long-term housing stability. Khalada Salaam-Alaji expressed concerns about the expense of homes, noting the average home is \$1 million and rent is \$3,000 per month. She is not sure what we are going to do for our children or grandchildren and stated that it is devastating to see what is happening to our young people. Robert shared about 47 home ownership opportunities at Hilltop Crossing and stated that many were first-time home buyers. Dorothy James requested they focus on the missing middle of 100-150% AMI. Andrea Hetheru expressed support for market rate homes in our community, stating she is very hopeful it will make a difference in the community as our homes have been devalued. Sheila Minick thanked the developer for including solar, EV charging stations, and heat pumps. It was M/S/C to approve**

**Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.**

the project (Andrea Hetheru motioned, Rob Campbell seconded). Leslie Dudley voted no. All others voted to approve the project.

7. Info Item: PRJ-1107880 Radio Towers Property (Expedite Development Project, Inclusionary Housing Conditions) – Initial Review 5702 Old Memory Lane/60<sup>th</sup> St., San Diego, CA 92114; 110 (corrected) for-sale, market-rate homes, 13 (corrected) affordable homes by drhorton.com 951-739-5444 Dan Boyd [dboyd@drhorton.com](mailto:dboyd@drhorton.com) Meg Carroll [meg@redpinc.com](mailto:meg@redpinc.com) DSD: Jose Bautista [JABautista@sandiego.gov](mailto:JABautista@sandiego.gov) (10 minute presentation – what’s new, 10 minute discussion): Dan Boyd stated that the project remains at 110 houses and 13 affordable homes and includes 4 primary vista points. Over the last couple of months, they have enhanced recreational amenities which will be available once the development is open. It will include park benches, BBQs, dog areas, and great views of the city to the south and west. DR Horton has refined the proposal that City staff have commented on during preliminary review. The proposal is comprehensive. The City has four cycles, and the project will be going into its first review, having submitted draft reports. DR Horton anticipates getting feedback over the next couple of weeks and believes it will be in staff review for the summer. As they start reaching conclusion of technical reports, he will be passing reports on to Sally. They are studying areas of attention vigorously. This includes traffic. The City has approved a scoping agreement in which City staff tell them how/what to study, then DR Horton writes the report. It hopes to submit a traffic report to the City next week. This is an ongoing item. Another area of concern is architecture. Updated elevations were requested, and sales and marketing staff are involved. Once this is done, DR Horton will submit to the City a design manual. The City has reviewed items but not given comments. This will be provided to Sally once accepted, hopefully within the next month or so. The third area is related to cultural resources. There has been no change and have not determined if anything is onsite. There are some off site. For example, there is historical value in the existing building and the Radio Towers. DR Horton is in the process of gathering additional information for City staff re: historical value and hope to have feedback in 2-3 weeks. There could be some historical significance. Once staff make a recommendation (historical, nonhistorical, in-between), the City has its own historical board that will weigh in, and this will be ongoing. When the report is finalized, it will be provided to Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.

Sally. Finally, CEQA reports are being completed and submitted for review. DR Horton hopes to hear back in the next week or so. There will likely be no CEQA review until early to mid-2025. At this point, it will go to the Planning Commission. The project has been submitted and staff are reviewing; everything takes time. The project requires improvement to 60<sup>th</sup> Street adjacent to the project. More information will likely be available for the CVCPG by August. Sheila Minick asked again about improvements to Emerald Hills Park, noting that people purchasing market-rate housing will expect a park with amenities. While DIF fees go to Park Improvements, they are not specific to this park. She requested that DR Horton work collaboratively with the community and D4 staff to have the fees directed to Emerald Hills Park. Dan indicated willingness to work with the seated D4 Council Member on the issue. Sheila asked Noah Shedrick to bring this back to D4. Vicky Estrella indicated that she is not sure how 60<sup>th</sup> Street can accommodate more traffic and expressed concern regarding potential evacuation. Dan stated the City is evaluating ingress/egress and emergency vehicle access, and there will be more information to come. Evelyn Smith expressed concern about traffic in the greater Emerald Hills community. According to a recent study on Roswell Street, the speed was less than 28 mph, and they stated that traffic hasn't increased in 20 years. There are concerns about speeding and traffic volume that she and others have expressed ongoing in relation to backing out of their driveways. She stated the City is trying to make it out like what we see and experience is not true. Dan stated the City required them to take traffic counts during peak traffic conditions and is based on current traffic counts. There will be current information and counts included in the report. There were roadway sensors, but he was unable to provide the names of the streets. Dan stated it will be part of the report. Leslie Dudley expressed concern about the name of the park. She indicated that the Emerald Hills gang thinks they own the park. Khalada Salaam-Alaji stated that traffic is a serious issue. Rob Campbell expressed concern that Selena, the City Planner, was supposed to be here in person. She is also not online. Rob would like this noted. It would be helpful to have the City Planner present while discussing these issues. Rob was also concerned at the appearance of exclusivity in the area. It will be an HOA and is very different than the surrounding areas. Russell Steppe indicated that the community is looking for a formal statement about the issues.

Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.

8. Approval of prior CVCPG Minutes: It was M/S/C to defer this item to 3/25/24 special meeting.

- A. June 26 2023:
- B. July 17, 2023: Approved at the September 18, 2023 Meeting.
- C. September 18, 2023
- D. October 16, 2023:
- E. November 20, 2023:
- F. December 11, 2023 (Bylaws Special Meeting):
- G. December 18, 2023:
- H. January 29, 2024:
- I. February 26, 2024:

9. Action Item: It was M/S/C to defer this agenda item to 3/25/24 special meeting.

- A. Bylaws Committee Rough Draft turned in January 31, 2024. Full CVCPG Board Approval Required (10 minutes) Procedures and responsibilities including: Terms and Conditions, Community Representation and Participation Plan. Committee will meet 3/20 via Zoom.
- B. Collect all Board Diversity Surveys and Ethics Declaration that have not been returned. Review combination totals.
- ~~C. Action: Vote for Final Approval of CVCPG Bylaws AKA Terms and Conditions: number approved — number abstentions~~
- ~~D. Action: Community Representation and Participation Plan Approval: number approved — number abstentions~~

10. Ad Hoc Action Item: (Rob Campbell) Tally up votes and share new roster (5 minutes). (See election report)

- A. Expired Positions (8+ years) March: Alta Vista Neighborhood, Lincoln Park Neighborhood, At-Large (requires 2/3 vote if no one else seeks position).
- B. Open Positions for March: Encanto Neighborhood, At-Large, At-Large.

Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.

C. Current Positions Filled, Open for March 2024 – Broadway Heights, Chollas View Neighborhood, Emerald Hills Neighborhood.

11. Action Item: Letter of Inquiry regarding Promise Zone funding grants, services. Can they help regarding getting Federal Funding for stormwater infrastructure? Review draft version. Approval Vote: The proposed Promise Zone letter was drafted and sent to members by Vinetia. Leslie reported that she did not receive the draft letter. Vinetia provided a copy for Leslie to review during the meeting; Leslie reviewed the letter and agreed with the contents. It was M/S/C (Leslie motioned, Marry seconded) to send the letter. There were no nays or abstentions, and all voted to approve the letter.

12. Chair's Notes: Community Forum for Radio Towers Project, Storm Flooding Disaster sharing & updates, City Budget & CIP info. There will be a Radio Towers presentation at Malcolm X Library on Tuesday, 3/19; 5-6 p.m. is a meet your neighbors session, 6-7:30 p.m. is the forum. The meeting is hosted by Emerald Hills Neighborhood Council and is for neighborhood groups, councils, MADS. Tylisa Suseberry will be the moderator. RSVP to: [ehnc92114@gmail.com](mailto:ehnc92114@gmail.com). Residents are encouraged to send questions, concerns, flooding damage photos, etc. in advance if possible. Pictures can be emailed to Sally or brought to the presentation on a USB. INFO Item: Kipp Adelante School has offered to host CVCPG. Sally briefly discussed issues we have experienced with meetings running long and exceeding the library's hours. Leslie Dudley expressed concern about meeting at KIPP, particularly related to flood damage at the school. Concerns were also expressed about meeting at Jacobs Center in the past. KIPP invited people to visit. After people tour the school, it will be put on the agenda for an action item. The next CVCPG meeting is 4/15, and people were asked to visit the school before that time.

13. Info Item: CTCAC Opportunity Map (Rob Campbell) (10 minutes). Rob shared background on Affirmatively Furthering fair Housing. There are mapping tools intended to advance states'

Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.



AFFH objectives to combat discrimination and facilitate taking meaningful action to avoid further segregation and poverty concentration. Rob displayed a map, and the red lines outlined the CVCPG boundary. It indicates that we have no census tracts above the Low-Resource level. There is one tract that is both Low-Resource and High-Poverty and Segregated (Lincoln Park). Last month, the County came to present on a proposal for the Market Street project. Rob shared that the proposal would further lower the metrics. It was M/S/C (Rob motioned, Andrea seconded) to put this item on next month's agenda, and all approved.

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

15. Meeting adjournment: It was M/S/C (Sheila motioned, Russell seconded) to adjourn the meeting. All approved. The meeting adjourned at 7:54 p.m. MARCH 18, 2024

Next CVCPG Meeting is scheduled for April 15, 5:30 p.m. Board of CVCPG elections open. 6:00 p.m. meeting at Multipurpose Room at Malcolm X Library, 5148 Market St., San Diego, CA 92114. Seat new Board Members at the beginning of the meeting. May Info item: Market Street Project/47<sup>th</sup> For Sale and Rental Project: Robert Ito [robert@itogirard.com](mailto:robert@itogirard.com), Marcella. Date Uncertain: Holy Cross Cemetery & Mausoleum PRJ 1100145 4470 Hilltop—CUP—adding rows of headstones in empty lot next to property. Giorgi or Yomaira, Najars Engineering, [irvin@meramconstruction.com](mailto:irvin@meramconstruction.com).

Respectfully submitted, Sheila Minick, Recording Secretary

Combined Minutes Approved at the 6/17/24 CVCPG Board Meeting: 1/29/24, 2/26/24, 3/18/24, New Roster 3/18/24, 3/25/24 Special Meeting, 4/15/24 Board Elections.