

1. Roll Call, Confirmation of Quorum, Call to Order (6:34), Welcome. In-Person participants: Marry Young, Dorothy James, Vinetia Jones, Andrea Hetheru, Leslie Dudley, Sheila Minick, Jacinta Hinojosa, Michael Westmoreland, Russell Steppe, Robert Campbell. Zoom: Brian Matthews

Housekeeping: Participants were reminded to be courteous to all. Wait until recognized by the chair to speak whether attending in-person or virtually. If present virtually, MUTE microphone when not speaking. On informational items, CVCPG Board Members will ask questions first followed by the public. *It is timesaving if an answer to your question is acknowledged in a previous speaker's comments.*

2. Adoption of the Agenda: It was M/S/C (Rob Campbell, Sheila Minick) to revise the paragraph after Item 7. C. to read: "The full term of each of the sixteen seats on the Chollas Valley Community Planning Group is for two years. Half of the seats will be open for election in odd numbered years and half in even numbered years as follows . . ." It was M/S/C (Sheila Minick, Andrea Hetheru) to correct Jacinta's last name to Hinojosa. All members approved these revisions. There were no objections or abstentions.

3. Non-Agenda Communication from the Public: Members of the public may raise matters not on the agenda but are within the scope of matters reasonably related to the well-being of the Chollas Valley Community Planning area. Community planning group members may respond by asking a question to clarify and may schedule the item for a future agenda. *However, no discussion, debate, or action may take place on such items (Brown Act section 59454.2).*

- a. Thad Winkle, Groundwork, shared a flier regarding a community workshop on 4/12/25 at Trinity Lutheran Church regarding the Jamacha Waterway Revitalization Project, a green infrastructure project east of Marie Widman Park.

- b. Greg Morales, Encanto, expressed concern about the 50% loss of Black and Latino ownership of property in District 4 in last 14 years. Greg was particularly concerned about lost equity, becoming a pop-up, the increase of taxes, and price wars. He indicated that the City is probably not going to want to give up these things. Greg spoke to someone who advised him to remove the sentiment about what is going on in the community.

- c. Dorene Dias-Pesta, Jamacha, encouraged the community to attend the 4/12/25 event that Thad announced. There are going to be a lot of people there. This project has been in Jamacha's Community Plan since 1986, albeit a small portion. Dorene shared that while driving down the hill on Meadowbrook looking to the west, people will notice that palm trees and native plants were removed. Dorene indicated that

these items were cleared out by the Stormwater Department without notice to residents.

d. Becky Rapp. This evening, Becky discussed concerns regarding intoxicating hemp products that are being sold in the community. In 9/24 emergency regulations regarding the sale of intoxicating hemp products were announced. During the last 18 months, there has been no enforcement regarding this emergency ban. There are two smoke shops in her community which are selling these products, with no enforcement or ramification. Becky stated that it is important to be proactive in protecting the community; there should be a policy covering these products, including enforcement. Becky is requesting a local ban in the form of City of San Diego policies, and she urged the CVCPG to address this issue. Becky was requested to submit on the CVCPG website the specific action she is requesting from CVCPG.

e. Kenny Key, Emerald Hills, shared his frustration regarding a lack of response from the owners of the Radio Towers project in relation to drainage issues on adjacent Old Memory Lane properties. Kenny would like assistance from CVCPG regarding responsibility for drainage on the properties; it is causing problems and damage to the homes on Old Memory Lane which are directly below the proposed project. The Radio Towers property owners will not respond to the individual homeowners. It seems the City views the issue as a private matter. Kenny also shared his frustration with Council Member Foster and former Council Member Monica Montgomery-Steppe reportedly being non-responsive regarding the issue. Leslie Dudley indicated that sometimes people take legal action to resolve such issues.

4. ACTION ITEMS

- a. Approval of Minutes for November 18, 2024: The minutes were displayed and reviewed. It was M/S/C (Vinetia Jones, Robert Cambell) to approve the minutes as amended. All approved; there were no objections or abstentions.
- b. Approval of Minutes for December 9, 2024: The minutes were displayed and reviewed. It was M/S/C (Rob Campbell, Michael Westmoreland) to approve the minutes as amended. All approved; there were no objections or abstentions.
- c. Approval of Minutes for December 16, 2024: The minutes were displayed and reviewed. It was M/S/C (Rob Campbell, Vinetia Jones) to approve the minutes as amended. All approved; there were no objections or abstentions.
- d. Approval of Minutes for January 27, 2025: The minutes were displayed and reviewed. It was M/S/C (Rob Campbell, Vinetia Jones) to approve the minutes as amended. All approved; there were no objections or abstentions.

5. Chair's Report

- a. Info Item: Resignation of Khalada Salaam-Alaji, At-Large Member. Khalada sent an e-mail to Andrea Hetheru and Rob Campbell to submit her resignation; she provided a reason ~~to Andrea and Rob Campbell~~; it is not clear that she wanted to share the reason with others so it will remain private.
- b. Info Item: Status of Footnote 7: Andrea Hetheru shared that the community had some what of a victory. Footnote 7 was repealed unanimously. She further shared that media had asked why Footnote 7 was passed quietly as well as questioning the retroactive effect on projects. CVCPG retained an attorney who submitted a comment letter stating that the repeal was, by law, retroactive since the developers had no vested rights. ~~There was some statement made during the March 4 hearing that it would be. CVCPG retained an attorney, who sent correspondence to City Council Members and staff.~~ At one point, the correspondence was listed on the Council agenda, but it was buried. The day of the hearing, it was missing from the agenda. Again today, it was completely missing. Susan Baldwin and Chair Hetheru each wrote to the City Clerk and Council Members prior to the meeting. ~~The response was it was misplaced, but it was not corrected. Its placement was never corrected. This is marginally plausible.~~ Council Member Campillo confirmed that the letter was received as he referenced the CVCPG attorney's correspondence during the hearing. ~~At issue is if the developer has the right to keep going just because an application was submitted to the City.~~ Council Member Campillo indicated that our argument that the developer did not have the right to continue was very compelling. Heidi Von Blum's statement was essentially that per the Municipal Code, if an ADU proposal application was submitted, then they can move forward. The Chair also indicated that per the Planning Department, a fourth review letter regarding the Klauber project was sent. In the letter, the project was reduced from 25 to 23 homes, so it does appear that the Planning Department is moving ahead as if prior projects relying on Footnote 7 is legal. Our attorney was clear that if it was repealed, it did not need to state that it explicitly applied retroactively. Dorene Dias-Pesta asked if this will be addressed on tomorrow's Council agenda. Chair Hetheru indicated that people can address Footnote 7 but ~~that it was her non-attorney opinion that opponents to reliance on Footnote 7 shouldn't be addressed the retroactive part~~ as Footnote 7 needs to first have its second reading.
- c. Info Item: Status of ADU Bonus Program: Chair Hetheru displayed on the overhead a screenshot of the votes that were taken at the March 4, 2025 City Council meeting. There was no action taken, only a motion was made for City Staff to present recommendations for a revised ADU program. There was acknowledgement that several projects were approved under SDA without sidewalks, which is not in compliance. Rob Campbell stated that older areas are mostly zoned RS1-9. Most of our area is RS7, but there are some areas zoned RS11. Much of La Jolla is zoned RS1-2. Rob encouraged everyone to look at the

municipal code regarding lot size. City Council is supposed to come back in 90 days to review recommendations for the revised ADU program. Dorene Dias-Pesta asked if residents should attend Land Use and Housing meetings. Residents are encouraged to participate if they are able to do so.

6. Vice Chair's Report: ACTION ITEM

Letter to city officials requesting investigation into apparent violation of Sustainable Development Area (SDA) requirement of existing pedestrian path of travel connecting the site to a major transit stop for Bonus ADU permit/construction including but not limited to PRJ-11-3296 located at 608 Stork Street in San Diego (92114). Rob Campbell, Vice Chair, stated that during the March hearing it was noted that a pedestrian path was supposed to be present. On February 9, 2025, CVCPG sent a detailed letter to the City Council outlining concerns with the Bonus ADU Program, with no response received. A draft letter of follow-up was reviewed. There are 15 properties listed on the letter in which Bonus ADU applications have been submitted and/or approved without the required pathways. Some minor revisions were suggested. It was M/S/C (Andrea Hetheru, Sheila Minick) to approve the letter with the suggested revisions. There were no objections, Leslie Dudley abstained and all others approved.

7. ACTION ITEM: Proposed Revision of CVCPG bylaws/operating conditions for elections for submission to mayor and city attorney for approval on the basis of compliance with City Council Policy 600-24: We can't have three-year terms with elections every other year. Andrea worked with Marry Young to go through past ballots to determine the seats. Leslie Dudley asked if she would be sending copies of the bylaws so people on the board can review them prior to voting. She also asked if appointed positions are included. Chair Hetheru responded that the only proposed changes were included on the agenda itself, which the members of the Board received for review. It was M/S/C to approve bylaws as amended below (Sheila Minick, Michael Westmoreland). Leslie asked if developers can serve on the CVCPG. Chair Hetheru responded affirmatively; if they have an office in the community they can serve. Sally Smull (online) requested clarification regarding her vacated position that Emerald Hills has a one-year vacancy, which the Chair confirmed. It was also discussed that some individuals have served beyond nine years (e.g., Alta Vista); it is an odd seat and is expired. ~~The status of Leslie's at-large position was not clear.~~ During discussion, the Chair issued two warnings to Leslie Dudley for disruptive interruptions. All approved the motion; there were no objections or abstentions.

“The following language would supersede all language in each of the sections above or any other section that conflicts with the following language placed in Article V of the CVCPG Operating Procedures:

- a. Election frequency and procedures (Article V in the original document).*
- b. Term limits (Section 3.4 in the original document): 2 years instead of three years.*
- c. Vacancies ~~and appointment~~ of members (Article IV in the original document)*

The full term of each of the sixteen seats on the Chollas Valley Community Planning Group is for two years. ~~Each seat will be open for election every two years.~~ Half of the seats will be open for election in odd numbered years and half in even numbered years as follows:

Odd Years	Even Years
<i>Alta Vista</i>	<i>Broadway Heights</i>
<i>Encanto</i>	<i>Chollas View</i>
<i>O’Farrell</i>	<i>Emerald Hills</i>
<i>Valencia Park</i>	<i>Lincoln Park</i>
<i>At-Large Seat 1</i>	<i>At-Large Seat 2</i>
<i>At-Large Seat 3</i>	<i>At-Large Seat 4</i>
<i>At-Large Seat 5</i>	<i>At-Large Seat 6</i>
<i>At-Large Seat 7</i>	<i>At-Large Seat 8</i>

No member may serve more than eight consecutive years unless there is no other candidate for the seat for which they qualify as specified in ~~the~~ operating procedures. In this event, ~~if elected~~ the member’s term will be one year. Therefore, any neighborhood or at-large seat that is occupied by a person who has served more than eight or more consecutive years shall be on the ballot for election without regard to whether the year is even or odd. The election of such candidates requires that two-thirds (2/3) of the ballots cast be in favor or that sole candidate for the position.

Additionally, any vacant seat shall be on the ballot without regard to whether the year is even or odd. Elections for vacant seats shall be for the balance of the term.

The provisions approved by CVCPG on March 17, 2025 supersede any others approved prior to that date that conflict with one or more of them.”

Current Occupation of At-Large Seats:

Seat 1 Robert Campbell; Seat 2 Jacinta Hinojosa; **Seat 3 Sheila Minick**; Seat 4 Leslie Dudley; **Seat 5 Michael Westmoreland**; Seat 6 Vacant; **Seat 7 Russell Steppe**; Seat 8 Vacant.

8. ACTION ITEM

Proposed Election Date: The election, itself, of ~~both Members and Officers~~ would occur the latter of April 21, 2025 or the date of the Monday that allows at least 14 days and no more than 21 days after the city officials approve changes to CVCPG Operating Procedures that are the subject of Agenda Item 7 of this agenda. Dates and member assignments must be determined for: (Andrea reviewed this information. Chair Hetheru shared that at the January 28, 2025 meeting, a legislative assistant approached her to inform that in all the years she has worked in her position, never had a group come in as organized with all slips completed properly and time ceded appropriately. Marry Young thanked and acknowledged, Yvonne Jones for bringing snacks. Chair Hetheru paused the meeting and requested that Leslie Dudley leave the meeting after issuing a third warning due to interruptions. The meeting was returned to order after Leslie **Dudley** removed herself from the meeting. Chair Hetheru shared that CVCPG applications will be available online.

- a. Declaration of candidacy for Member seats
- b. Declaration of candidates for Officers
- c. E-mail/Text those who submitted applications
- d. Flyer/Notice of Election distribution: There was discussion about having fliers made and disseminated regarding the election. Groundwork can make the fliers. Selena from Jacobs Center can put the link in her e-mail blast that has a distribution of 5,000. Martha Abraham and Erik Becerra volunteered to assist with fliers.
- e. Forum/Statements: There was discussion about having the fliers include information about a candidate forum; however, no one volunteered to facilitate this so there will not be a forum.
- f. Election: Vinetia volunteered to facilitate the election.

Election 2025	
Seat	Reason on Ballot
Alta Vista	Odd Year Seat
Emerald Hills	Even Vacant Seat. Term is for 1 year: 2025 to 2026.
Encanto	Odd Year Seat.
O'Farrell	Odd Year Seat
Valencia Park	Odd Year Seat
At-Large 1,3,5, and 7	Odd Year Seats

At-Large 4	Even Seat occupied by over-termed member. Term is for 1 year: 2025 to 2026.
At-Large 6	Even Vacant Seat. Term is for 1 year: 2025 to 2026.
At-Large 8	Even Vacant Seat. Term is for 1 year: 2025 to 2026.

9. ACTION ITEM: Reconstitute the Affirmatively Furthering Fair Housing (AFFH) **Ad Hoc** Committee so that there is a greater likelihood that the voting members can attend. This means changing which CVCPG members are voting members of the committee. With the resignation of Khalada Salaam-Alaji, we only have one voting member on the AFFH Committee. There were 3 board members and 3 non-board members. Due to Khalada’s resignation and conflict-related attendance difficulties, the CVCPG needs at least two more members (one voting, one non-voting) or the group can’t have a committee. Vinetia Jones volunteered to be a voting member. Gabe **Rabio Rubio**, Maria **(last name?) Conrad** and Martha Abraham volunteered to be non-voting community members. The composition is Rob Campbell, Leslie Dudley, and Vinetia Jones as voting members, and Marry Young, Michael Westmoreland, Maria **(last name?) Conrad**, Martha Abraham, and Gabe Rabio as non-voting community members. It was M/S/C (Sheila Minick, Rob Campbell) to reconstitute the AFFH Committee to include 3 voting board members and 5 non-voting community members. All members approved the motion; there were no objections or abstentions.

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

Meeting adjournment. It was M/S/C (Vinetia Jones, Rob Campbell) to adjourn the meeting. All approved; there were no objections or abstentions. The meeting adjourned at 8:35 p.m.

NEXT CVCPG General Meeting: April 21, 2025, 6:30 p.m. at KIPP Adelante Preparatory Academy, 426 Euclid Ave., San Diego, CA 92114.

Respectfully submitted,

Sheila Minick

Sheila Minick
Recording Secretary