

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. Rob Cambell, Interim Chair, called the meeting to order at 6:34 p.m. and welcomed everyone. A quorum was established. In-Person: Rob Campbell, Sheila Minick, Vinetia Jones, Michael Westmoreland, Brian Matthews, Dorothy James, Jacinta Hinojosa. Zoom: Marry Young.

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: Interim Chair Rob Campbell indicated that an informational item presentation, *Ready, Set, Grow*, was inadvertently left off the agenda. It was M/S/C (Sheila Minick, Michael Westmoreland) to add Item #6 *Ready Set Grow* presentation to the agenda. All approved; there were no abstentions or objections.
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. Barry Pollard, UCP, shared information about its Transformative Climate Communities program in which trees will be planted in Lincoln Park, Emerald Hills, and Chollas View. Bruce Williams asked if this is related to tree planting in Valencia Park. Barry clarified that Tree San Diego is involved in Valencia Park tree planting.
 - b. Sally Smull reminded everyone to write to the City Council and Mayor regarding protecting our rec center hours and keeping libraries open in the ongoing budget meetings. City Council members will be submitting their ideas and input for the budget. Rob Campbell added that across the board cuts are being proposed by the Mayor for all libraries, parks, and recreation centers.

4. Corresponding Secretary/Acting Elections Coordinator Report:

Vinetia Jones, Acting Elections Coordinator, reported that we have received approval of our by-laws from the City and can now hold elections. If anyone is interested in serving on the Board, they were encouraged to complete an

application, which are available on the back table. Individuals can run for at-large seats or represent the neighborhood in which they live. Candidates will be asked to submit a statement. After Board elections are held, officers will be elected the following month.

5. Chair's Report: Rob Campbell is Interim Chair. He noted that last month was Andrea Hetheru's last month. Andrea committed to serving for one year, and that commitment was met. Interim Chair Campbell reported that last week, CVCPG filed a lawsuit against the City. All Board members were informed, and a media/press release was distributed. The lawsuit addresses sidewalks/pedestrian pathways and Bonus ADUs. Gabe Rubio, intern, displayed a copy of the lawsuit on the overhead. It is a lengthy document, which will be posted on our website. Rob shared that the community funded this lawsuit by ourselves. Rob requested community input. He shared that there are not any organizations that have carried this story; they have received the press release and are aware. The next step is to wait for a response from the City, and we don't know the length of time. The Chair/Vice-Chair will consult with the attorney as needed and call a closed session of the board as needed. Rob also shared that Russell Steppe stepped down from CVCPG yesterday related to commitments to his family and other community organizations. Russell submitted a nice letter acknowledging all of the hard work. Rob reminded the audience that last year, the CVCPG board received a presentation for Market Street 100% affordable housing. The Housing Commission stated that CVCPG did not take an actual vote on the project, and it does not fall under the auspices of the lawsuit.
6. Info Item: *Ready, Set, Grow, San Diego & Trees for Communities*, Amy Nonaka, City of San Diego Urban Forestry Officer, Transportation Department, facilitated the presentation on these two programs. Karen Valdizno-Amps was also present to assist. Amy reviewed the mission and vision of the Urban Forestry Program, which includes tree maintenance, responses to Get It Done, and emergency pruning related to safety. *Ready, Set, Grow* is a \$10 million grant from the USDA Forest Service to plant 5,000 new trees in Bay Terraces, Encanto Neighborhoods, Oak Park, Otay Mesa West, City Heights, Linda Vista, and Paradise Hills. Trees are selected by certified arborists with about 30 species available. If residents have specific trees they want planted, they can attend a community forum and otherwise provide input. Interested parties can visit the Urban Forestry page on the City's website (www.sandiego.gov) for more information and maps. *Ready, Set, Grow* also aims to preserve existing trees. The Urban Forestry Department also oversees another project, *Trees for Communities*. This is a settlement with the Air Pollution Control District to increase tree canopy in underserved communities. The area of focus varies slightly from *Ready, Set, Grow*. Arborists will select trees that are appropriate for the area, considering right of way, sidewalk curb adjacent, strip curb adjacent, and utilities. Sidewalk curb adjacent is when a tree looks like it is in someone's yard

but is an extension of the sidewalk area. Trees will not be planted in such areas without acquiring a property owner's permission. In the strip curb adjacent, the City will notify the owner that a tree will be planted in that area, and residents can provide input as to the type of tree they would like. Water and maintenance are provided for three years. There will also be a dedicated tree trimmer to prune the trees so they grow appropriately. Regular care and inspections will titrate down over three years. This grant did not allow any fruit or food trees. There are other groups that plant fruit and food trees on private property. There are three native trees and evergreens available. Individuals are encouraged to visit the *Trees for Communities* page on the City's website for information and a list of available trees. Rob Campbell mentioned that there are existing trees on two historically designated properties, and he would like to see if they can be kept alive via *Ready, Set, Grow*. Rob will send Amy the information.

7. Action Item: Klauber Development/PRJ-0693289: Presentation by developer, Cindy Phan, or representative. The project is requesting a Neighborhood Development Permit, Site Development Permit, and Tentative Map for the subdivision of the project site into 25 lots and the development of 23 single-story, single-family dwelling units, one lot for the development of a park, and one lot for the development of two private drives. Residential lots would range in size from approximately 5,650 square feet to approximately 14,388 square feet, and the lot for the park would be approximately 5,314 square feet. This project relies on Footnote 7. Call for a vote.

CVCPG heard this last month as an informational item and is hearing it this month as an action item. Jim Bartell presented. The project will plant at least 100 trees onsite of the development, which is bordered by Klauber, Scimitar, Sparrow Streets. The park in the development will be accessible to the neighborhood children. Per Erik Becerra, there are a lot of slopes and the land is unusable. Jim responded that a retaining wall can always be built later. There will be a fence alongside the property but will include trees and lighting. It will be an HOA. Community members observed that the development is set aside from the community and doesn't fit the neighborhood. Rob Campbell asked last month if the community plan was reviewed and if the developer believes it complies. Jim stated that it conforms to the community plan. Rob stated that it appears to include tract housing, and he asked about retaining walls. Jim stated they decided not to use retaining walls due to natural hills and landscape. Rob stated there is a wall that is 6 feet tall along Scimitar and Sparrow, and this is a deviation from the community plan. Rob stated there are 4 or 5 mature trees and asked about preservation. Jim stated that none of the mature trees will be preserved. All new trees will be planted; they will be street trees, with the maximum height allowed (up to 15 feet). All the homes will be single story. This area is zoned RS 1-2. Jim further indicated that the City reviewed these

issues and all are okay. The project is under review and not yet permitted. Rob Campbell asked if the developer prepared back-up plans that don't rely on Footnote 7, which it has not. In response to a question from the community, each home will be in the \$800,000 range. It was M/S/C (Sheila Minick, Brian Matthews) not to approve the project as it relies on Footnote 7. During discussion, Michael Westmoreland asked what it would take to approve the project, and Rob Campbell responded that it would need to conform to the community plan. The motion was approved by all; there were no abstentions or objections.

8. Informational Item: Proposed street renaming to honor the late Dr. Willie Lee Morrow from Winnett Street to Oriole Street within the Encanto neighborhood. Presenter: Bruce Williams on behalf of Council Member Henry Foster III.

Bruce Williams attended to report that Dr. Morrow passed away in 2022, and at his service at Bayview Church, people vocalized wanting to see him memorialized. The proposal is to have Tooley St. to Winnett Street honorarily named. Bruce stated that people in the neighborhood were supportive and signed on. It was mentioned that honorary street naming historically comes to the CVCPG for support. Cheryl Morrow, Dr. Morrow's daughter, and Dr. Glen McKee spoke in support. Dr. Morrow was a major employer in San Diego (California Curl, San Diego Monitor) and a member of Bayview Church for about 50 years. He was an entrepreneur and a giving man who was known for his resources in the community. After he passed away, it was noted there is nothing that memorializes him. Young people in the community are not aware of Dr. Morrow. It is important to share his story so as people drive down the street, they will talk about Dr. Willie Morrow, and his story will be shared and known. Cheryl lives on this street. She shared a story about young people in the neighborhood wanting to know about who lived in the house. It is important that there be some edifice as memories move people to movements. Michael Westmoreland asked if there be any kind of plaque or anything to share information about who Dr. Morrow. Bruce indicated that this is not something that would come from the City, but others could do this. Erik Becerra shared his thoughts that the proposed Klauber development is supposed to be a park, and it is fitting that this park in Encanto should be named for Dr. Morrow. This item will come back as an Action Item for next month.

9. Informational Item: Flooding and hazards of development/ADU building in known flooding zones in District 4, along Klauber/65th Ave. Presenter: Greg Morales. Not present. Deferred.
10. Action Item: Approval of minutes for April 21, 2025. Sheila reported that the minutes are not complete, and this item was deferred.

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

Meeting adjournment. It was M/S/C (Brian Matthews, Michael Westmoreland) to adjourn the meeting. The meeting adjourned at 7:52 p.m.

Next CVCPG General Meeting: June 23, 2025 at 6:30 p.m. at KIPP Adelante Preparatory Academy, 426 Euclid Ave., San Diego, CA 92114.

Respectfully submitted,

Sheila Minick

Sheila Minick
Recording Secretary