

Combined CVCPG Minutes 2024:

Jan 29, Feb 26, March 18, March 18 Election, March 25 SPECIAL Meeting, April 15, 2024 Board Elections

January 29, 2024 CVCPG Minutes

1. Call to Order, Welcome, Roll Call: The meeting was called to order at 6:13 p.m. In-Person Participants: Sally Smull, Rob Campbell, Marry Young, Andrea Hetheru, Venetia Jones, Russell Steppe, Sheila Minick, Leslie Dudley, Brian Matthews, Dorothy James, Michael Westmoreland (late). A quorum was present. Khalada Salaam-Alaji and Everett Crudup were unable to attend in person and participated via Zoom.
2. Housekeeping: Participants were reminded to turn off or silence phones and be courteous to all. CVCPG Officers and Board members will ask questions first during communications, then General Members, and the public.
3. Adoption of Agenda: Added Item 20: Promise Zone. It was M/S/C (Sheila Minick, Marry Young) to approve the agenda with this change. Andrea Hetheru abstained.
4. Staff Report from SDPD: Officer Chris Jones (430s) jonescl@pd.sandiego.gov or Omar Luzuriaga (440s) oluzuriaga@pd.sandiego.gov: Chris Jones gave a short report. SDPD had been proactively addressing parking and enforcement issues before the flood on 1/22/24. They were actively issuing notices and following up on 72-hour parking issues throughout the community. He shared that effective Thursday, 2/1/24, officers will be going on 12 hour shifts to ensure availability of for the duration of an anticipated storm. SDPD officers participated in the Martin Luther King Holiday event and the Knox and Martin Luther King Parades, with the Chief participating in the event downtown. Command staff participated in the community Martin Luther King Parade. SDPD Southeastern Division is exploring setting up Coffee with a Cop to provide opportunities for people to talk to police, share concerns, personal interaction, etc. The event doesn't have to be coffee, can be Jamba Juice or other community location. Suggestions are welcome. Sally requested information regarding drop off of disaster-related supplies at the Southeastern Office; however, officer Jones was not able to provide the hours of availability.
5. Non-Agenda Communication from the Public:

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(A) Sheila Minick shared that the Market Creek Plaza Community Owners' Coalition, comprised of member of Diamond Community Investor (DCI), Community Investment Fund (CIF) and Neighborhood Unity Foundation (NUF) are meeting collectively to request information and accountability from JCNI. Sheila requested that anyone who purchased shares in Market Creek Plaza or is a member of one of the other groups and has not been active or informed contact her to be part of the group. Contact information: MinickSheila@gmail.com,

(B) Emilia Castillo, Oak View (possibly Oak Park), addressed the flood-related emergency situation at 47th Street El Rey Trailer Park. This community needs assistance and support. She mentioned that residents are probably not requesting help and think they can address issues do it on their own. She requested outreach to ensure they are made aware of resources and specifically provide outreach to residents regarding resources and support systems. Emilia encouraged everyone to complete the County Survey. Per Leslie Dudley, the Red Cross has been going in and out of the park, and the landlord has been helpful and is assisting with clean-up. Leslie stressed that the area surrounding 47th Street has fallen into disrepair over the years. The bridge is blocked and is not being cleaned (47th Street by the park). She stated that a transformer was hit by something during the flood and stated there is no fire hydrant.

(C) Becky Rapp: Expressed condolences to community members and those that have been most affected by the flood and flood-related damage. She shared concerns regarding smoke shops and locations in which they are allowed to operate. Several planning groups have put together a letter asking the City Council to write an ordinance to address this issue as there are no regulations. She is requesting support from CVCPG to protect our youth regarding minor-oriented sites. Becky mentioned that the Downtown Planning Group submitted a letter. Sally mentioned that there was a greater distance from specific sites but the City reduced it. Becky clarified that Cannabis shops have regulations, but smoke shops do not and they do carry products that have THC.

(D) Flood-related issues. Leslie Dudley has been traversing the community. She stated that three bridges in Encanto were taken out, including in Lincoln Park at 47th Street. Leslie stated that the community needs engineers to come out as well as help from the State and professionals. The community does not need token support, it requires a disaster relief office set up in the community. This is a long-term issue. She expressed concern that State and Federal funds not go to non-profits that don't have the expertise in disasters, toxicity, etc.

6. Staff Reports: Many at the disaster community leader's meeting at Jackie Robinson YMCA.

A. City of San Diego Planning Department: Selena Sanchez Bailon (ssanchezbail@sandiego.gov). No one present.

B. City of San Diego Council District 4: 619-236-6644, CouncilDistrict4@sandiego.gov, sandiego.gov/cd4, Bruce Williams, bewilliams@sandiego.gov. No one present.

C. City of San Diego Mayor's Office: Korral Taylor, taylor@sandiego.gov sent a report to Sally for January, but it is not related to CVCPG or the storm. No one present.

D. Assemblywoman Weber's Office (D79): 619-465-7903, <https://a79.asmdc.org>, jesse.brown@asm.ca.gov. No one present.

E. Senator Atkins' Office (D39): Toni Duran, toni.duran@sen.ca.gov. No one present.

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- F. Congressman Vargas (D51): Louis Ward III, louis.ward@mail.house.gov. No one present.
- G. Monica Montgomery-Steppe (County). No one present.

7. **Action Item: PRJ-1102562 – 4970 Market St., Chollas Creek Apartments**, parcel 7 (Process 5)
Easement vacations for slope, storm drain, and flowage easement. Site is zoned CC-3-6. Tommy, Silvergate Development and Dolvin Buchanan, 4c Engineering + Geomatics. Engineering, Water and Sewer (Dev Project Manager – Sara Osborn, sosborn@sandiego.gov). Tommy reviewed that the project is being brought for action tonight. They have been working on this project since 2021. There will be 39 apartments, with 34 townhomes with garages on the perimeter. Two are live/work homes. Elevation slides were displayed; there is direct access to Chollas Creek Park. There is ADA access up to Guymon, but no vehicular access on Guymon. There is only vehicle access from Market Street. Amenities were a topic at the informational meeting. Tommy reviewed that the proposal includes BBQ grills, fire pits, picnic tables, and an outdoor covered area (3400 SF). The NE corner will tentatively be 600-700 SF of children’s play area options, perhaps a soft play area, water play area, or wooden boat-type structure. They focused amenities toward toddlers and families. Per the landscape architect, there is not a safe space for a basketball court. They plan to build affordable units on site vs. off site, three inclusionary units on site. Dolvin shared that the purpose of the request is related to the removal of three easements. Storm drain easements will be relocated, infrastructure updated, concrete added, with realignment for cleaning, etc. The slope easement will be vacated, which should have been removed previously. If this type of easement is not vacated, it is placed on the property owner to resolve. The slope easement serves no purpose. A flowage easement needs to be vacated. When Walgreens and adjacent property was completed, there was a flowage easement to complete work. It was removed from Walgreens but not the remaining lot. Because the parcel was not part of the development, it was not removed from the property. It doesn’t serve any purpose and is a constraint for the owner to proceed. Brian Matthews asked: (1) what is on the other side of 4970 Market Street? It is a bus yard. (2) Who was the previous developer? The answer is unknown. Leslie Dudley asked: (1) Will Writerz Blok artwork be included? No, that is not in the plan. (2) Can a spray lot for water play be included? They are open to a spray lot on the tot lot. (3) Can the parking lot be made with reflective material vs. black asphalt? There will be canopy trees will be on the property. (4) Chollas Creek Park is not safe and underutilized. The developer completed a project in Vista Village, which included a homeless encampment and gang activity. The development provided eyes on the street and people on/in the park, which became a community asset. Rob Campbell: Thanked the developer for inclusive housing and asked that they not be located next to one another if possible. Units will likely be dispersed and include, one of each bedroom type (1, 2, 3). LandLabs is the landscaper. There will be 24-36 inch box trees, and a slide and swing, under a canopy. It was suggested that the developer consider putting the children’s area near the BBQ centralized area and the adult area on the northeast part. Marry Young thanked the presenters for hearing concerns and incorporating suggestions into the plan. Leslie asked about the number of parking spots; Sheila mentioned the previous presentation reflected 111 spots. There will be a controlled access gate. *It was M/S/C (Andrea Hetheru, Marry Young) to grant vacation of easements, with all in favor.* Tommy mentioned that they recently broke ground on the Jamba Juice near Euclid and Naranja.

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8. Info Item: **Sea Breeze Gardens Apartments Rehab Affordable Housing Project** for 268 units, 4888 Logan Ave., San Diego, CA 92113 – Lincoln Avenue Communities, Brandon Hodge, bhodge@lincolnavecap.com or Cricket Cleary, ccleary@lincolnavecap.com. Brandon Hodge, VP with Lincoln Avenue Communities. The proposal is for a substantial rehabilitation of Sea Breeze Gardens. Sarah Robbins also participated in the presentation. The owner is based in Santa Monica but has a national footprint in 26 states. 1100 units in the state, with 3 in San Diego County. They have had much experience with renovations and take pride in providing upgrades to affordable housing and providing safe housing. Sarah stated that Sea Breeze has 16 acres, 36 2-story multifamily buildings, a community building, resident services/management area, and 6 laundry rooms. It was constructed in 1968 and included 313 surface parking spaces, with 268 units. The last rehab was in 2008. Common areas include a resident service provider for games, arts & crafts, teen programs, adult education. Lincoln Avenue acquired the property in 2021 and has completed some renovations. A comprehensive rehab is needed for quality of life. Unit mix current and proposed: 100% of units Section 8 30% of income towards rent, with various AMIs for family units. The rehabilitation will extend affordability for 55 years. They noted that there are 250,000 people on the waiting list for public housing. Projected timeline: They secured federal funding for rehab via SD Housing Commission bonds in 7/23. The Permit submission will be in 2/24. HUD approvals are anticipated in 4/24. The tax credit closing is in 7/24. The end of project is anticipated in 12/25. The owner feels goals align with Chollas Valley Community Plan. The complex has been an integral part of the community since it was built; it will be green and environmentally conscious. Costs will exceed \$21.5 million, with each unit cost being \$80,256. The project will renovate landscaping, parking lot, roofs, gutters, and all community spaces. They will set aside 10% as accessible units and others will meet current ADA compliance requirements. Leslie Dudley expressed interest in the 10% energy improvements quote. This will be achieved with Energy Star appliances, LED lighting, and low-flow water. Brian Matthews asked about heating, air, and solar. Units don't have air;1 ` all have fans. They are looking into solar energy. Michael Westmoreland asked about the cost per unit, specifically if it includes general fees or an amount dedicated to each unit? It is a general amount. Michael followed up asking what is being done to ensure the costs don't increase during renovation? There will be agreement before starting and California also has regulations regarding this issue. Dorothy James asked about displacement of residents during renovation. Residents will be placed in hotels while units are being renovated. Rehabilitation will be phased over 18 months, and a relocation consultant is a member of the project team. Residents will be informed ongoing. Moving, relocation costs will also be covered. Sheila Minick asked about the impact on children going to school during relocation. Efforts will be made to find hotel placements as close as possible to minimize the impact on education. Brandon stated they are soliciting residents to ask these types of questions and working through the logistics. Brian asked about the current occupancy. There are only 1-2 units vacant at this time, and there are thousands of people waiting for the units. There aren't vacant units to relocate people within the complex. There are quick timelines for completing the renovations, approximately 10 days. Brian asked about costs for temporary relocation. There is a separate fund of \$1 million set aside. Dorothy expressed concerns about time overruns. Residents will be accommodated, and all costs will be covered. Resident notices will occur at two months, one month, two weeks, one week, and 1 day notification ongoing. Leslie Dudley asked about rate increase

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after renovations. There will be no increase related to renovations. She also asked about the eviction rate. Brandon does not have it but can get it to CVCPG via e-mail. Marry Young asked if people will be displaced. No, the State has regulations, even if residents are over the income limits for the complex. 60% - 50% AMI

are income limits to qualify for the property. 10% of the units will be going to 30% AMI requirement. The majority of the property residents will qualify under this change. Everett Crudup asked if residents are allowed to work through contractors, Brandon would need to talk to the contractor. There is no list of resident employment so he can't really respond to this. Rob Campbell addressed concerns about the purported "prime location" in city of San Diego in relation to educational and infrastructure issues and asked if they have visited the site. Brandon responded that any similar housing development would be considered affordable housing in San Diego. Brandon and Sarah have been to site in person six or seven times. They will be at resident and construction meetings as well as spending time on-site during construction. They will maintain a resident complaint log for feedback (things that are going right and wrong). Khalada asked if they will be hiring African-American construction workers. Brandon indicated they work with a general contractor who does a lot of local work. He will need to gather that information. Rob further discussed concerns regarding schools, reducing income, education, segregation, marketing, etc. Michael Westmoreland requesting information about outdoor renovations. There will be new roofs, gutters, paint, upgraded landscaping, irrigation, repairs to concrete and asphalt, and new concrete for ADA/accessibility. Leslie mentioned that people in this community have been on the Section 8 waiting list for more than a decade and expressed concern about people from other areas being placed into vacancies when our residents need places to live. Marry requested information about when presenters will provide answers. Brandon stated it is an informational item and he is open to e-mailing and coming back to bring answers to questions asked. Andrea Hetheru asked if there are other ways to make a project like this profitable. Does it have to be 100% restricted? Segregated? What about market rate tenants? Brandon indicated these are not possible as restrictions last for 25-30 years and can't be removed. The renovation extends that timeframe.

9. Chair's Report: CPC was dark for December. CVCPG meeting January 23, 2024 was cancelled due to City/County State of Emergency – 3+ inches of rain resulting in flooding and SDG&E power outages.; Malcolm X Library had water in the side rooms. Outreach & Elections Committee Volunteers needed for March 18, 2024 elections. Connect with community members and business owners to apply for CVCPG Board. Collect applications for positions at February 26, 2024 meeting. Run the election on March 18, 2024 (voting opens early at 5 p.m.). February 26 6 p.m. in the small Music Room at Malcolm X Library – only has space for Board Members, Tech assistance. Multipurpose room is getting updates and painting January-February 2024. Everyone else will be by Zoom online, app or phone. UNLESS we find another location by February 20. Spanish translation will be available by Zoom. We didn't meet last week due to the storm. Power outages and damage to (sandiego.gov/storm). Spring Valley library through Wednesday. We need to get started on elections, March 18. With new bylaws, city requires CVCPG to accept anyone who meets the criteria. Sally hopes someone with interest in land use and infrastructure will join us. Next month we will have the same meeting issues. If we get another room she will let people know.

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10. Public Part of Meeting: Meeting Adjournment: M/S/~~C~~ (Rob , Sheila). Andrea asked about the appearance of the adjournment and requirements of the Brown Act. Sally stated we would be discussing approval of minutes, need to complete IPEG per Planning Committee, by-laws, and collection of data.
11. Continue with Internal Board Work (public can attend, but not exciting).
12. Approval of Prior CVCPG Minutes: No action taken.
 - (1) June 26, 2023:
 - (2) July 17, 2023: Approved at the September ~~28~~ 18, 2023 Meeting.
 - (3) September 18, 2023:
 - (3) October 16, 2023:
 - (4) November 20, 2023:
 - (5) Bylaws Committee Minutes:
 - (6) December special meeting minutes: tabled to February:
13. Finish ***Inclusive Public Engagement Principles Worksheet*** engagement@sandiego.gov (Sally Smull).
Action Item: Community Planners Committee Report – November. Inclusive Public Engagement Principles Worksheet (due by February 1, 2024 – one answer for entire CPT). IPEG DISCUSSION Worksheet Topics 11029-23.doc. Due to time constraints, Sally will distribute this for feedback for compilation and submission.
14. *Action Item: Collect all Board Diversity Surveys and Ethics Declaration.* (The Board is required, but individuals may choose not to. Earnings, race & ethnicity, etc). Collect anonymously). Sally distributed copies that she had and will e-mail copies for people to complete/submit ASAP.
15. *Action Item: Bylaws Committee Progress & Next Steps.* Share letter to city about our request to turn in when we get elected DF Representation. Discussion, review FINAL version just approved by Bylaws Committee. (Sally Smull). Review Bylaws/New C P 600-24 CVCPG Procedures and Responsibilities including: Terms and Conditions, Community Representation and Participation Plan. The bylaws have to be submitted by 1/31/24. It is a hard deadline. The bylaws committee agreed to submit the bylaws as is but it is understood that they will be amended due to outstanding items that require further discussion. It was M/S/A/C (Leslie, Marry seconded and amended) to approve the bylaws and declaration of community as recommended by the bylaws committee at tonight’s meeting held prior to the CVCPG meeting and that the declaration reflect that the CVCPG asked for additional time due to the state of emergency and flood that prevented CVCPG from holding scheduled meetings (Sally requested this from Marlon Pangilinan but has not yet received a response). All in favor: Marry, Everett (Zoom, doesn’t count for vote), Brian, Leslie, Venetia, Andrea, Rob, Michael, Russell, Sheila, Dorothy, Khalada (Zoom, doesn’t count for vote). The by-laws are required to be submitted online, and Sally will submit. Michael Westmoreland volunteered to deliver hard copies as well, and this was supported.

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16. Action: Vote for Final Approval of CVCPG Terms and Conditions, Community Representation Plan, and Election information. Action: Approval vote # approved # absent (Include actual names/neighborhoods on Final Minutes of 1/29/2024. Incorporated into Item 15.
17. Action: Authorize () to turn in paperwork online for SD Planning Department and act as CVCPG Rep if there are any questions. # approved # abstained # absent. Incorporated into Item 15.
18. Ad Hoc Action Item: Election Committee – set up meeting dates, location, membership. No action.
19. Action Item (Rob Campbell): Design Standards/Project Review Subcommittee formation, set up meeting dates, location. Prep for Feb 26 CVCPG includes (a) 19 Ocean View Town Homes for Sale, Ocean View Blvd. & Willie James Jones, (b) 137 Affordable Senior Apartments at 4588 Market St. (old welfare building site), and if time allows (c) Radio Towers 137 Homes for Sale, 5702 Old Memory Lane (Expedited Project) and (d) Holy Cross Cemetery & Mausoleum – CUP – adding rows of headstones in empty lot next to property. No action taken.
20. *Promise Zone: Letter.* Leslie stated that CVCPG needs to reinitiate having a CIP committee and have a disaster preparedness office in the community for at least 6 months. Leslie expressed concern about the possibility of a non-profit that doesn't have expertise or experience addressing issues.
21. Unfinished business shall be tabled and placed on the agenda for the following meeting.
22. Internal Board Meeting Adjournment: M/S/C (Russell, Andrea) that the meeting be adjourned at approximately 8:10 p.m.

The next CVCPG General Meeting will be on February 26, 2024 due to Presidents' Day Holiday, 6 p.m. All guests via Phone or Zoom. Please e-mail for agenda and Zoom/phone information:
ChollasValleyCPG@gmail.com

Respectfully submitted, Sheila Minick ,Recording Secretary

CVCPG Minutes for Feb 26, 2024

1. Call to Order, Welcome, Roll Call: Sally Smull called the meeting to order at 6:04 p.m. Present: Sally Smull, Rob Campbell, Sheila Minick, Venetia Vinetia Jones. Andrea Hetheru, Marry Young, Dorothy James, Leslie Dudley, Khalada Salaam-Alaji . An in-person quorum was established. Everett Crudup participated via Zoom; Russell Steppe, Brian Matthews, and Michael Westmoreland were absent. There were 16 online participants.

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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: It was M/S/C (Sheila Minick, Andrea Hetheru) to adopt the agenda as submitted. All voted in favor.
4. Staff Report from SDPD: Not present
5. Non-Agenda Communication from the Public:

A. Dorian Hargrove, a producer and investigative researcher for CBS 8, introduced himself. He stated that the media hasn't done enough to get into the community to hear what is happening on a smaller level. Prior to the meeting, he visited Emerald Hills Park, which was built in approximately 1957. Dorian was disappointed and indicated the park hasn't changed since its inception. Note: KPBS was present and recorded during the meeting.

B. Leslie Dudley shared concerns regarding Kennedy Park, and informed those present that there is unresolved damage and debris along 47th Street/Chollas Creek in relation to the recent flooding. This area of 47th Street and flood damage is not being covered re: damage by media.

C. Rob Campbell requested that next month's agenda include an Info Item regarding the 2024 CA TCAC/HCD allocation committee and CA Dept of Housing and Development.

D. Sheila Minick shared that a collaborative group including Market Creek Plaza investors (those community members who invested \$1 million into Market Creek Plaza), the Diamond Community Investors, and Neighborhood Unity Foundation are meeting to discuss the status of investments and future plans for Market Creek Plaza with Jacobs Center. Sheila requested that individuals contact her at minicksheila@gmail.com Khalada Salaam-Alaji stated that she is an investor and wants to cash in her investment.

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F. Vicky Estrella presented information regarding AB 2200, CA Guaranteed Healthcare for All. More than 2 million CA did not go to the doctor or delayed health care due to an inability to afford care and treatment. This bill proposes universal health care coverage for all, regardless of income, including incarcerated individuals. It contains an Office of Equity. Vicky indicated that health care debt is a leading cause of bankruptcy for people in CA. She urged participants to provide feedback to state assembly and senate members.

G. Adele Campbell spoke on behalf of Larry Turner for Mayor. She was a 27 year employee of SDPD, has worked with him for many years, and is attending meetings as a representative. Adele requested that participants consider voting for him in the upcoming election. Leslie Dudley indicated a preference for a centralized SDPD office where the action happens, not in the suburban area of the community. Larry's campaign can be contacted at info@larryturnerformayor.com.

H. Andrea Hetheru shared that she invited several neighbors to participate in tonight's meeting and requested they register on Zoom.

I. Oscar from Valencia Park (on Zoom) expressed concerns about roads and would like some feedback about what is being done. Sally Smull indicated that information is available at streets.sandiego.gov. It includes updated maps of when they will come to specific areas by year as well as a new pavement plan. Rob Campbell mentioned that there was an article published by KPBS about 2 weeks ago regarding these issues, but city did not respond. Oscar was encouraged to reach out to Mayor Gloria, Council District 4 staff, and Sean Elovera, Council President, regarding concerns. Leslie Dudley expressed concern about installing bike lanes rather than roads and sidewalks.

J. Dorothy James expressed concern regarding flooding along 47th Street to Logan Avenue during the recent flood.

6. Staff Reports:

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- A. City Planning Department: Selena Sanchez Bailon was present via Zoom and stated that the proposed draft and code amendments have been released, including regulations for building on property; a workshop will be scheduled. There will be a general plan refresh, and the approach will help move the City toward transportation and climate goals. A draft will be available for public comment in the spring. Selena indicated there is a DEI/environmental justice component. Selena reported that Community Planning Group applications were due 12/31/23; she will be bringing them to the council for review. Chollas Creek Master plan includes long-term planning. Rob Campbell asked if the CPG will see Selena in person this year or if she would participate only virtually. Selena stated she is required to attend three meetings within a year and she plans to attend. Selena will send additional information to Sally Smull. Note: Selena's connection was poor and parts of her report were inaudible.
 - B. City of San Diego Council District 4: Bruce Williams/Tiffany Harrison: No representative
 - C. City of San Diego Mayor's Office: Korral Taylor reported that the City passed fee waivers for repairs, including unpermitted buildings. In-person storm-related assistance is available at Beckwourth Library Tuesdays, Thursday, and Saturdays. FEMA will be there as well. Korral announced that there is a pavement management plan and encouraged participants to check updated street scores. The SDPD Chief interview process is still happening, and she expects to be able to report something within the next couple of weeks to a month.
 - D. Board of Supervisors, District 4, Monica Montgomery-Steppe's Office: No representative.
 - E. Assemblywoman Akilah Weber's Office (D-79): No representative.
 - F. State Senator Toni Atkins' Office (D-39): No representative.
 - G. U.S. Representative Juan Vargas (D-51): No representative.
7. **Info Item: 4588 Market St. (old County HHSA building site)--137 affordable senior apartments planned by Affirmed Housing**, 2.62 acres, CC-3-6 Zone allows high-intensity pedestrian-oriented development with community-serving commercial and residential uses. Transit Priority Zone, Complete Communities Housing Solutions. A presentation was completed by Tonya, Project Manager; Melody, Affirmed Housing. Online presentation participants were Project New Village and Neighborhood House. Melody reported that there are a couple of similar developments in San Diego County. They will hire staff to

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manage the complex and there will be resident service coordinators to manage day-to-day things, e.g., technology, answering questions, financial information, etc. Affirmed Housing plans to work with team of professionals to serve residents/families. The RFP was through the County. It is a partially vacant site, and plans are to demolish the existing building. The site is on Market, east of 805, west of 47th, north of Market, south of 94. A senior community is planned with 138 1-bedroom apartments and one 2-bedroom apartment for the manager. The site is 2.62 acres and target is 30%-60% AMI. There will be 80 parking spaces. Health and wellness classes will be offered as well as a service coordinator available. The project design and site plan is within the neighborhood scope. It will maintain mixed used frontage on Market Street and includes a scaled down 2-story building with a childcare center along F Street. Roofs will complement surrounding roofs. Buildings will include horizontal planes for interesting shapes and shading. Childcare will be operated by Neighborhood House and includes a 7000 SF, Indoor/Outdoor Space. They anticipate grandparents living in the complex assisting parents with pick up and drop off. Daymon Carson from Neighborhood House (via Zoom) indicated that the organization has served the community for 110 years and has more than 800 team members. Their focus is Early childhood, mental health, seniors, and medication management services. The agency envisions a state of the art early childhood facility. A community garden of approximately 12,500 SF will be leased to Project New Village. Residents and the public will be able to enjoy the space. Diane Moss, Founder and Managing Director of Project New Village (via Zoom) shared that the organization started in 1994 and since that time changed focus to food insecurity in Southeastern San Diego. They are hoping to increase green space and urban agriculture. Melody and Tonya reported that they are in early stages of development and will need additional layers of financing. They hope to start construction in 12/2025 and end it approximately 24 months later.

Rob Campbell observed that the San Diego International Airport Land Use Compatibility Plan requires the building to have interior 45 db levels. Melody and Tonya indicated the project will comply. Rob further observed that under the community plan, 79 units is appropriate for the size of the lot. While the City has increased density, this project is about twice that. Rob asked how many residents were consulted prior to developing this plan. Melody stated it is early in the design process and they haven't done much. Affirmed Housing consulted with the County based on County guidelines. Rob stated that every metric is below the neighborhood opportunity and questioned going to 30-60% AMI. Melody stated it is a senior community and they are trying to keep seniors available to help with grandchildren. Per the community plan, Rob mentioned the area calls for medium scale retail, office space, entertainment, grocery/drug stores, small scale hotel, assembly spaces, office space and mixed-use medium. Commercial space is proposed for the childcare center, and that is not

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on the list. In addition, the trolley is 2/5 a mile away. With only 80 spaces how are seniors to get around? Melody indicated the building will own a vehicle to shuttle people around. Rob mentioned that active frontage is required and it must be pedestrian-oriented. There is none. The project doesn't meet any policies regarding market-rate and affordable housing and there are no home-buyer opportunities. Rob read from the [Affirmed Housing](#) website: Affirmatively Furthering Fair Housing (AFFH) is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians. Rob expressed that providing options for mixed-rate housing, i.e., market rate condos, would better meet the community's needs. He quoted from Dr. Mathew Desmond's 2023 book, *Poverty, By America*, to reflect that poverty resides in neighborhoods, not just in people. Chollas View is 65.9% Hispanic, surpassing the 42.9% threshold, and 88.4% of all students in the area live in poverty. As such, the County action seems intentional in perpetuating poverty. Rob requested a response from Affirmed Housing and the County regarding all of these issues. Andrea Hetheru thanked Rob Campbell for his excellent preparation and response, and restated in other words that what Rob is saying is that a concentration of poverty results in a poor way of living. We wake up to trash, smell and urine. We are more likely to attract homeless people, can't sell or refinance our homes, finance college education, or build intergenerational wealth. The proposal seems on the surface to be a good thing, but seniors can live in places that don't have concentrated poverty. Andrea indicated that the project should look forward to robust community opposition. Leslie Dudley stated the County has cheated us twice now. They took Tubman-Chavez and property across from library the community planned to be work centers and provide recreational activities and made it a probation center. Leslie stated many people have died crossing the streets near the proposed development. Adjacent to the project, there are two lots filled with parked food trucks. Leslie also mentioned that as a senior, the last thing she would want to be is between the two cemeteries nearby. Marry Young expressed appreciation for the work that Affirmed Housing does; however, our community is at a point that it has to push back. The concentration of poverty is huge, essentially the same since 1963, e.g., poor schools, segregation, concentration of poverty. Since County and City have been talking about equity there was hope there would be changes. The County has indicators for scoring communities, and there should be conversation with County to change things. Housing is needed, but high resource communities should be supporting this and more affordable housing. Our community already has affordable housing for seniors. Khalada Salaam-Alaji observed that we understand Melody and Tonya are the messengers, but we need services, resources, stores, and opportunities for growth. The Southeastern Live Well Center has anchored us. Dorothy James stated that wherever Affirmed Housing builds, there needs to be a commensurate number of parking spaces. Many seniors still work or volunteer,

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they drive and need to be able to get in and out. If not, they will park in neighborhoods in front of homes with insufficient parking. Liz Enloe with General Services in County stated that the development is a result of County declaring it a surplus, therefore requiring 100% affordable housing. Rob stated that the County could avoid declaring it as surplus property. Marry Young also mentioned that there is only one major grocery store in the community. There are other smaller neighborhood store at which people pay higher prices; any extra money that people have is chiseled away. This development is not going to raise residents up. Our schools haven't improved. She doesn't understand how the change is going to come, how equity is going to happen for the community. Jamaela Johnson, a Valencia Park resident, asked about the percentage of seniors in the community, indicating that construction follows the market. Are more seniors losing or selling their homes in this area? She requested County look into this and get back to Jamaela agrees that there needs to be senior housing, but what about predatory development. If seniors lose their homes, their property is being developed, what happens to their property if they chose to live in this type of development. There were no questions or comments online. Andrea warned Affirmed Housing that they may see picketing when the property starts being developed.

8. **Info Item: PRJ-1091403 Oceanview Terrace (Expedite Program – Discretionary Project)— 19 Townhomes Development, Oceanview 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 and Roxanne Girard, and Elizabeth Carmichael, Eco-Homes, presented. This is one of 5 Ito/Girard projects in the community, including 3 home-ownership opportunities. Ito/Girard is building the townhomes at Hilltop/Euclid, on west side of Affirmed's housing. That development includes 153 homes, with \$1.5 million per year in property taxes. Hilltop is targeting families and buyers from our neighborhood first. The Ocean View Terrace project is on the northeast corner of Willie James Jones. It consists of 19 townhome style homes, 3 bedrooms, with 2-car garages. There is limited onsite guest parking. It will provide home ownership opportunities. There are some multifamily projects nearby. Elizabeth stated that each unit will have patio facing the street, with stairs to the patio and front entrance. Each unit has 3 bedrooms. Rear units also have rear patio, small yard, and balcony. The development goes up a hill, giving a brownstone effect. They are tentatively planning a map with small lot subdivisions. Each owner will have their own lot, but it will be an HOA with a central driveway, on Ocean View to S. Willie James Jones. Each has 2-car garage. There is solar and building electrification, with no natural gas. The landscape plan now includes blue jacarandas, 1 per townhome along Ocean View. There is a picnic area to the rear with stormwater filtration underneath. Sheila Minick asked if there would be permeable pavers in the complex. Robert Ito indicated that the cost is too high. There are two units at 120% AMI as part of inclusionary housing that is required. There are

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only a couple of guest spots, one of which is ADA. There has been on-street parking when they have visited. In response to a question about the stormwater filtration, it was indicated that the trees will absorb a lot of stormwater. There is no parking in between the buildings but may be an opportunity to add 1-2 guest parking spots. A concern was expressed regarding how the units will fit into the community. The end units will blend in and trees will help soften the transition between apartments and single family homes nearby. Concern was expressed regarding storage. Is there a change they could market for 2-bedrooms v. 3-bedrooms to increase storage? There is EV charging in a roomy garage; there is room for two vehicles and shelving. Andrea Hetheru addressed concern regarding if trees and vegetation will prevent graffiti, particularly on Ocean View, and she asked if street and pedestrian lights can be added. It was stated that there will be 10 feet-20 feet of vegetation surrounding the houses. Marry Young stated this is a good option for younger homeowners. She reiterated that we want to open the homes to homeowners, not as investors. Robert Ito indicated that the map needs to be signed by CVCPG before 3/15/24. Robert and Roxanne do a lot of outreach to the community in this area. Khalada Salaam-Alaji expressed concerns about the cost of homes. Adele Campbell stated she owns a home in City Heights that is an HOA. She asked what services the HOA will cover and what will it cost, which will be the standard options. The costs for solar are built in so will already be paid. Concern was expressed regarding on-street parking as it varies by day and time. Developers and the architect were encouraged to visit on a weekend. Everett Crudup asked about water flowing down on the incline, with trees and shrubbery expected to absorb the water, particularly related to the recent volume of rain received in the community. There is dry well that will capture the water and feed the trees. They also mentioned that homes will be warmed by heat-pumped water. As mentioned, the map needs to be signed off by the CVCPG, and it will be addressed through an ad-hoc meeting or at a special meeting that is likely to be scheduled.

9. Chair's Report: Sally Smull indicated that she missed the CPC for January 2024. There are flood recovery effort updates online at sandiego.gov/recovery. Small Business & Nonprofit grants to affected business will be offered. FEMA has now been approved to assist. <https://211sandiego.org/flood-recovery-resources>. Sally requested that participants report clogged storm drains at 619-527-7500 and use the Get it Done App to report potholes, illegal dumping, etc. In-person assistance is available at Mountain View/Beckwourth Library, 721 Pasqual St. Tuesday, Thursday, Saturday.
10. Approval of Prior CVCPG Minutes: Due to time constraints, this item was tabled.

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- A. 6/26/23:
- B. 9/18/23:
- C. 10/16/23:
- D. 11/20/23:
- E. 12/11/23 (Bylaws Special Meeting):
- F. 12/18/23:
- G. 1/29/24:

11. Action Item: Collect all Board Diversity Surveys and Ethics Declarations: Rob Campbell distributed and collected surveys to those present at the meeting.

12. Bylaws Committee: The committee approved the rough draft turned in on 1/23/2024. Full CVCPG Board Approval ~~is~~ was required. Procedures and Responsibilities including: Terms and Conditions, Community Representation and Participation Plan. Action: Vote for Final Approval of CVCPG bylaws: Approval vote: M/S/C (first, second, absentions). Due to time constraints, this was tabled to a future meeting.

13. Ad Hoc Action Item: Election Committee (Rob Campbell)—set up meeting dates, location, membership. Due to time constraints, this item was tabled to a future meeting.
 - 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, Two At-Large

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

14. Ad Hoc Action Item (Rob Campbell): Design Standards/Project Review Subcommittee formation, set up meeting dates, location. Due to time constraints, this item was tabled to a future meeting.

15. *Action Item: Letter of Inquiry regarding Promise Zone funding grants, services. Can they help regarding getting Federal funding for stormwater infrastructure? Draft letter in process. Due to time constraints, this item was tabled to a future meeting.*

16. Unfinished Business: Unfinished business shall be tabled and placed on the agenda for the following meeting. We will need to table Items 10, 12-15. A special meeting March 4 or

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March 11 will be called to complete these items. It was M/S/C (Sheila Minick, Andrea Hetheru) to table these items to a special meeting March 4 or March 11. All voted in favor.

17. Adjournment. It was M/S/C (Sheila Minick, Andrea Hetheru) to adjourn the meeting. All voted in favor. The meeting adjourned 8:01 p.m. FEBRUARY 26, 2024 MINUTES

Next CVCPG Meeting is scheduled for: Special meeting to be scheduled March 4 or March 11.

Respectfully submitted, Sheila Minick, Recording Secretary

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
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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 47th Street and they went to south 47th 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 or Omar Luzuriaga (440s) 619-527-3532 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

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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 taylork@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. 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 sandiego/gov/cd4 Bruce Williams – Chief of Staff 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

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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 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. 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. 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, 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**

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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/60th 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 Meg Carroll meg@redpinc.com DSD: Jose Bautista JBautista@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 60th 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 60th 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.

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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.

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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. 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'

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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/47th For Sale and Rental Project: Robert Ito 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.

Respectfully submitted, Sheila Minick, Recording Secretary

CVCPG ELECTION March 18, 2024 Minutes:

Present In-person: Leslie Dudley, Marry Young, Russell Steppe, Vinetia Jones, Dorothy James, Sally Smull, Andrea Hetheru, Sheila Minick, Rob Campbell, Khalada Salaam-Alaji. A quorum was established. Online: Everett Crudup.

Ballots were distributed to Board Members and General Members who have attended three meetings.

Russell Steppe collected the ballots from those eligible to vote.

Robert and Andrea counted the votes to determine the winners of the election.

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Russell Steppe reported the results of the election: There were 13 ballots. The following ballots reflected the following:

Everett Crudup received 12 votes

Brian Matthews received 13 votes

Sally Smull received 12 votes

Marry Young received 13 votes

Dorothy James received 13 votes (Lincoln Park)

Khalada Salaam-Alaji received 12 votes (At-Large)

Jacinta ~~Hinajosa~~ Hinojosa received 10 votes

Leslie Dudley received 12 votes

Jacinta shared that she has lived in Chollas View for more than 15 years. Sally indicated that Jacinta will be formally seated at the next meeting.

Respectfully submitted, Sheila Minick, Recording Secretary

March 18, 2024 CVCPG Elections Board Members

March 25, 2024 SPECIAL MEETING – CVCPG Minutes

- 1 Call to Order, Welcome, Roll Call: Present: Russell Steppe, Sally Smull, Vinetia Jones, Marry Young, Andrea Hetheru, Michael Westmoreland, Sheila Minick. An in-person quorum was present and the meeting called to order at 5:51 p.m. Brian Matthews participated via Zoom.
- 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

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Officers and Board Members will ask questions first during communications, then General Members, then the public.

- 3 Adoption of Agenda: It was M/S/C to accept the agenda as written (Marry motioned, Sally seconded). There were no nays or absentions; all approved.

- 4 Non-Agenda Communication from the Public: There was no input received from the public.

- 5 Staff Reports:
 - H. San Diego Police Department CRO: Chris Jones (430s) 619-527-3507 jonescl@pd.sandiego.gov or Omar Luzuriaga (440s), 619-527-3532 OLuzuriaga@pd.sandiego.gov. No one was present and no report was made.
 - I. City Planning Department: Selena Sanchez Bailon: No one was present and no report was made.
 - J. City of San Diego Council District 4: Bruce Williams/Tiffany Harrison: No one was present and no report was made.
 - K. City of San Diego Mayor's Office: Korral Taylor: No one was present and no report was made.
 - L. Board of Supervisors, District 4, Monica Montgomery-Steppe's Office: No one was present and no report was made.
 - M. Assemblywoman Akilah Weber's Office (D-79): No one was present and no report was made.
 - N. State Senator Toni Atkins' Office (D-39): No one was present and no report was made.
 - O. U.S. Representative Juan Vargas (D-51): No one was present and no report was made.
 - P.

- 6 CPC Meeting February Meeting (Marry Young): It was M/S/C (Marry motioned, Sally seconded) to defer this item to the next regular meeting (4/15). All approved.

7 Approval of Prior CVCPG Minutes.

- A. *June 26, 2023*: It was M/S/C to accept minutes as corrected (Marry motioned, Andrea seconded). There were no abstentions, nays, or discussion. All approved.
- B. *September 18, 2023*: M/S/C to accept minutes as corrected (Marry motioned, Andrea seconded). There were no abstentions, nays, or discussion. All approved.
- C. *October 16, 2023*: It was M/S/C to accept the minutes as submitted (Andrea motioned, Michael seconded). There were no nays or discussion. Vinetia and Sally abstained. All others approved.
- D. *November 20, 2023*: It was M/S/C to accept minutes as corrected (Marry motioned, Vinetia seconded). There were no nays or discussion, Andrea abstained as she was absent from the meeting. All others approved.
- E. *December 11, 2023 – Special Meeting*: It was M/S/C (Vinetia motioned, Michael seconded) that the minutes be approved. After discussion, the motion was approved with a friendly amendment (Marry motioned and Vinetia seconded) to clarify that in Item M, terms of officers are two years

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until the new bylaws are approved. There were no nays and no further discussion. All approved minutes with the clarification.

- F. *December 18, 2023*: It was M/S/C to accept minutes as corrected (Marry motioned, Sally seconded). After discussion, the motion was approved with a friendly amendment (Vineta motioned, Marry seconded) to reflect that in Item E (1) the website is larryturnerformayor.com. There were no nays or further discussion. Andrea abstained. All others approved.
- G. *January 22, 2024*: The meeting was postponed due to the storm and related flooding.
- H. *January 29, 2024*: Minutes were tabled until the next regular meeting.
- I. *February 26, 2024*: Minutes were tabled until the next regular meeting.
- J. *March 18, 2024*: Minutes were tabled until the next regular meeting.

8 Collect all Board Diversity Surveys and Ethics Declarations that have not been returned. Review completed Community Representation and Participation Plan. This item was tabled until the next regular meeting.

9 Confirm Member Roster Information to send to City Planning in the March Report: This item was tabled until the next regular meeting.

10 Chair's Notes:

- A. CVCPG made it past the first step of Bylaws/Terms and Conditions approval last week but still requires changes following Marlon Pangilinan's review and addition of 2-year to 3-year term policy details. The Community Representation & Participation also needs approval along with final Board Diversity Totals. This item was tabled until the next regular meeting.
- B. Potential Bylaws Subcommittee Dates are: Tuesday, 4/2, 5:30 p.m. and/or Tuesday, 4/16 at 5:30 p.m. and/or Monday, 4/22 at 5:30 in the Music Room at the Malcolm X Library with FINAL FULL BOARD APPROVAL on either Monday, 4/29 or Tuesday, 4/30 , 5:30 p.m. in the multi-purpose room. This item was tabled until the next regular meeting.

11 KIPP Adelante School: Has offered to host CVCPG. Discussion. 5 minutes. Does anyone want a tour? This item was tabled until the next regular meeting.

12 Urban Collaborative Project CDC Transportation Expo is 4/6, 9-1 at Gompers School Parking Lot at 47th & Hilltop. Sally and Marry are willing to table there. ACTION? Anyone want to join? This item was tabled until the next regular meeting.

13 INFO ITEM: Outreach like #12 will be needed before summer. We will need a Lincoln High student, a Lincoln High staff member, or college student who lives in the CVCPG area, and ~~an~~ a Small **Business Business** Owner on our Board when our CVCPG application is approved. These will be one-year APPOINTED seats. This item was tabled until the next regular meeting.

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- 14 Unfinished Business shall be tabled and placed on the agenda for the following meeting. It was M/S/C (Andrea motioned, Sheila seconded) that Items 7G -13 be tabled to the 4/15/24 regular meeting. There were no nays, no discussion, and no abstentions. All approved.
- 15 Adjournment. It was M/S/C (Marry motioned, Russell seconded) to adjourn the meeting. All approved. The meeting adjourned at 7:50 p.m.

Next CVCPG Meeting is scheduled for: 4/15/24 (Mayor's City Budget required to be out by then). Items A-E below are notes from the Chair.

- A. 5:30 p.m. officers, Board of CVCPG elections open. Chair, Vice Chair, Recording Secretary, Corresponding Secretary, Technology Coordinator, and Parliamentarian.
- B. 6:00 p.m. meeting at Multipurpose Room at Malcolm X Library. Seat new board member at the beginning of the meeting, Jacinta Hinajosa of Chollas View, in an At-Large Position. Dorothy James moves from an At-Large Position to the Lincoln Park Representative Position, while Leslie Dudley goes from Lincoln Park to an At-Large Position.
- C. Action Item: Letter re: CTCAC/HCD Map and Furthering Fair Housing (Rob Campbell gave a presentation March 18).
- D. Report from Korral Taylor regarding City Outreach and Services during the Flood Disaster and the aftermath.
- E. Capital Improvement Projects (CIP) Program Information on Prioritization. (Southeastern SD CPG had presentation by City, 4/8 6 p.m. at Mountain View Community Center). Council Policy 800-14: EFFECTIVE DATE: December 16, 2022. We still have not had training on how to score or present CIP requests to the City, nor the timeline of how the process is supported to work when there is funding.

Respectfully submitted,

Sheila Minick, Recording Secretary

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April 15 2024 CVCPG Board Elections

Minutes 4-15-24

Sally Smull, Chair, called the Board Elections meeting to order at 5:40 p.m.

An in-person quorum was established: Sally Smull, Rob Campbell, Vinetia Jones, Sheila Minick, Marry Young, Dorothy James, Michael Westmoreland, Russell Steppe, Brian Matthews, Everett Crudup, Leslie Dudley, Jacinta Hinojosa.

Marry Young shared the election process. She contacted potential officers to discuss running: Andrea Hetheru, Chair; Rob Campbell, Vice Chair; Sheila Minick, Recording Secretary; Vinetia Jones, Corresponding Secretary. Sally Smull distributed the ballots to eligible voters. Russell Steppe and Michael Westmoreland collected and tallied the ballots.

Marry closed the polls at 5:51 p.m.

Michael Westmoreland announced the results of the election:

1. Andrea Hetheru, Chair, received 11 of 12 votes
2. Rob Campbell, Vice Chair, received 11 of 12 votes
3. Sheila Minick, Recording Secretary, received 12 of 12 votes
4. Vinetia Jones, Corresponding Secretary, received 12 of 12 votes.

~~5. There were two write-ins: Robert Campbell for Chair; Leslie Dudley for Vice Chair.~~

New officers will be seated 5/20/24.

Respectfully submitted,

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April 15, 2024 CVCPG MINUTES DRAFT (THE 4/15/24 MINUTES WERE TABLED TO A FUTURE MEETING. THE RECORDING SECRETARY WAS REQUESTED TO REDISTRIBUTE THE 4/15/24 MINUTES TO CVCPB BOARD MEMBERS.)

- 1 Call to Order, Welcome, Roll Call: (2 minutes). The meeting was called to order at 6:11 p.m. New Board Member Jacinta Hinojosa, At-Large (Chollas View Resident), was seated. New 2024 Roster: Alta Vista- Marry Young, Broadway Heights- Everett Crudup, Chollas View- Brian Matthews, Emerald Hills-Sally Smull, Encanto- OPEN, Lincoln Park- Dorothy James, O'Farrell- Vinetia Jones, Valencia Park- Andrea Hetheru, At- Large- Michael Westmoreland, Sheila Minick, Russell Steppe, Rob Campbell, Leslie Dudley, Khalada Salaam-Alaji, Jacinta Hinojosa, one -OPEN.

Present: Sally Smull, Rob Campbell, Vinetia Jones, Sheila Minick, Marry Young, Dorothy James, Michael Westmoreland, Russell Steppe, Brian Matthews, Everett Crudup, Leslie Dudley, Jacinta Hinojosa. Andrea Hetheru participated via Zoom. 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: Leslie reminded the group that the Promise Zone issue needs follow-up, and it was clarified that this item is being deferred to agenda for May 2024. Sheila requested clarification of the spelling of Jacinta's last name, and the requested correction of Jacinta's and Khalada's last names. It was M/S/C (Marry Young motioned, Vinetia Jones seconded) to approve the agenda with these changes. All approved.
- 4 Non-Agenda Communication from the Public:
 - A. Emilio Morante: Emilio introduced himself via Zoom. He is interested in our meetings. Emilio shared that he opened a dog grooming business in Encanto, located in the plaza in front of the 62nd Street Trolley Station between the Mexican Bakery and Jamaican restaurant. His work can be viewed on IG, and he invited participants to view his work. Information was provided in the chat. Emilio's goal is to provide a safe space for dogs. He tries to make a comfortable space for each dog and owner. Emilio was thanked for sharing information and encouraged to participate in meetings.

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B. Sheila Minick addressed concerns regarding Live Well Center patrons and staff parking in the trolley and library parking lots. The parking lot at the trolley station is unusually full during the daytime, and she has observed people parking in the lot and walking to the Live Well Center while there is ample parking in the Center's garage. Trolley patrons are observed circling around the lot waiting for a spot to open. These parking issues have been confirmed with an MTS bus driver supervisor and Malcolm X Library staff. Potential parking problems had been discussed with County staff prior to the Live Well Center being built. The community was advised that patrons and staff would be using public transportation, and the garage would accommodate parking demand. This issue was discussed at a previous meeting, and Sheila requested that it be placed on the agenda for a future meeting now that CVCPG communities have representation at the City and County. Sally indicated that she followed up regarding this issue, corresponding with Mark Olsen, MTS Community Relations, and Barbara Jimenez County Live Well, Community Operations Officer. Sally reported that Barbara responded she has connected with other leadership and staff on site and indicated they will ensure patrons and staff are reminded to park in the garage. Leslie Dudley reiterated that CVCPG has previously discussed this issue. She also suggested a card check-in for the library and trolley center parking lot to discourage parking by those who are not using lots for the intended purpose. The community can request signage from MTS redirecting Live Well Center patrons and staff to park in the garage and towing notice for those who do not respect parking lot regulations. Sheila also mentioned that Emerald Hills Neighborhood Council is sponsoring a Creek to Bay Clean-Up event at the Emerald Hills pocket park and Kelton Road entrance to the pocket park. Interested parties were asked to visit creektobay.org to locate the site information and sign up to volunteer. The event will be held 4/20/24, 9 a.m. to 12 p.m.

C. Michael Westmoreland shared that the CVCPG logo can't be modified, which makes it difficult to replicate. Michael requested to revise the logo. It was M/S/C (Marry Young motioned, Rob Campbell seconded) to support the proposal to revise the CVCPG logo. All approved the motion.

D. Leslie Dudley requested a future agenda item that a San Diego Parks and Recreation staff member attend the CVCPG meeting to discuss park-related items that are legally required to be presented to CVCPG. She also requested that the Parks and Recreation Department not use the Martin Luther King Recreation Board to gain support for things that the larger community does not support. Sally Smull will ask Jonathan Avila, City Planning, to come to a future meeting to discuss the process for Parks and Recreation review. Sally stated that the Encanto Recreation Board covers Encanto, Marie Widman, Emerald Hills, and Gompers. Martin Luther King Recreation Board covers Kennedy, Martin Luther King, Skyline, Lincoln Park, and some other parks. Sally further indicated that proposals can go to the City Park and Recreation Board or local recreation advisory board. If there isn't a board representing a location, proposals are supposed to come to the community planning group. Brian Matthews shared an example in that a group wanted a dog park, but the Chollas View community feels it was approved without adequate community input. It was agreed that CVCPG can ask for clarification of roles and responsibilities, and this will potentially be a future agenda item. Selena Sanchez-Baillon, City Planner, will also follow up with Jonathan Avila.

E. Rob Campbell acknowledged Griselda, a community member from Encanto. He expressed hope that she can fill a Board vacancy.

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5 Staff Reports (15 minutes max)

- Q. San Diego Police Department CRO: Chris Jones (430s) 619-527-3507 jonescl@pd.sandiego.gov or Omar Luzuriaga (440s), 619-527-3532 OLuzuriaga@pd.sandiego.gov. No one was present and no report was made.
- R. City of San Diego Mayor's Office: Korral Taylor taylorlk@sandiego.gov (Storm Flooding Update +?). Not present and no report was made.
- S. City of San Diego Planning Department: Selena Sanchez Bailon ssanchezBail@sandiego.gov. Selena was present and gave a report. Feedback is being requested by 4/29/24 on the San Diego Blueprint. CVCPG amendments will be considered in May. The Environmental Justice Element is in draft and available for public review. There is no known deadline for feedback. Leslie Dudley addressed the trolley not running as frequently as in other communities as well as trains using the trolley tracks during the nighttime. Selena was unaware that trains run on the tracks. Selena mentioned that the Mobility Master Plan has some equity components. Sally Smull stated that District 4 was left out of almost everything in the Mobility Master Plan. CVCPG communities are primarily in Zone 2. There are essentially no projects east of 47th Street.
- T. City of San Diego Council District 4: 619-236-6644 Henry Foster III installed, sandiego.gov/cd4, Noah Shedrick, nshedrick@sandiego.gov Bruce Williams, Chief of Staff, bewilliams@sandiego.gov: Noah participated online. He shared that Henry Foster is now our seated Council member and thanked the community for its patience while undergoing the transition. Rob Campbell shared his concern about the vicinity of 65th St. and Imperial Avenue being closed since the floods. Karen Montefar-Federico stated the intersection reopened Friday or Saturday of last week. Leslie Dudley reported that storm water channel is being repaired with boulders, etc. She requested that an engineer come to observe the repairs and report on how the repairs will prevent future flooding.
- U. Board of Supervisors' Office (D4): Karen Montefar-Federico for Monica Montgomery Steppe district4office@sdcounty.ca.gov 619-531-5544 (First visit since MMS installed at BOS in December). Karen is the contact, and she left her business cards at the sign-in table. The Supervisor's website should be up and running soon, and there will be an e-mail subscription option. Karen shared Supervisor Montgomery Steppe's priorities as they are somewhat different from the City. The County focus is on Health and Human Services, homelessness, Medi-Cal, CalFresh, and other similar benefits. Residents can reach out to the office for assistance with County-related issues. Karen stated that flood-related FEMA and SBA assistance ends 4/19/24. In relation to mental health services and the flooding, Karen shared that Open Heart Leaders is a community organization that provides mental health support, including community resources and therapy. There is an office on Euclid Avenue. Temporary lodging continues to be provided, and staff in the office are available to intervene with issues such as hotel vouchers. In regard to ongoing community support, Karen, also reported that there are County grants available, e.g., neighborhood reinvestment for one-time expenses and community enhancement for programs and staffing. Community members will be invited to apply by mid-May, and this information will be shared on social media, etc. There are County board commissions and committees on which community members are invited to participate, and interested parties should contact Karen. Leslie Dudley asked what support

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the County can provide to assist with Chollas Creek. She expressed concern about cement channels increasing the flooding. She stated that 47th Street lost 10-20 feet along the banks of the creek. Areas anchored by trees withstood the flood. Karen stated the City of San Diego is responsible for maintaining the stormwater drains. Michael Westmoreland asked if Supervisor Montgomery Steppe will work with Henry Foster regarding equity issues. Brian Matthews suggested that CVCPG discuss our concerns and grievances with Henry Foster and Monica Montgomery Steppe in a professional, concise manner in a proper document and format. He indicated that Leslie Dudley's concerns are accurate but need to be addressed professionally.

- V. Assemblywoman Weber's Office (D79): 619-465-7903 <https://a79.asmdc.org> Jesse.Brown@asm.ca.gov. Jesse Brown attended and announced the office is seeking for nominations for Senior of the Year. Anyone 55 and up who contributes to the 79th district is eligible. Nominations are due 5/1/24.
- W. Senator Atkins' Office (D39): Toni Duran toni.duran@sen.ca.gov Toni Duran participated via Zoom. She indicated that the FTB and IRS released information indicating that individuals and small businesses in communities impacted by 1/22/24 flooding qualify for an extension until 6/17/24 to file and pay taxes. VITA provides free basic tax preparation, and she suggested individuals call 2-1-1 to see if they are still able to take appointments. Cal EITC tax credits are available for people who file tax returns and earn less than \$39,500. Visit CalEITC4me for more information. The second round of California Dream for All funding is available; \$220 million has been allocated. The registration portal is open until 4/29/24: CalHFA.ca.gov/cadream.
- X. Congressman Vargas' Office (D51):-Louis Ward III Louis.Ward@mail.house.gov. (Maybe in May?) No one was present and no report was made.

- 6 Action Item: (Rob Campbell) – Tally up votes and share new BOARD OFFICERS ROSTER (5 minutes). Rob reported the following officer elections: (1) Andrea Hetheru, Chair; (2) Rob Campbell, Vice Chair; (3) Sheila Minick, Recording Secretary; (4) Vinetia Jones, Corresponding Secretary. Andrea was participating via Zoom, and she submitted the following statement, which was read by Rob Campbell:

I'm excited and looking forward to the next year of work for this board. I believe this year is going to be a historic one building on the work of previous boards but at a critical juncture in the city's history given our recent Katrina-esque events. I want you to know that I'm only serving to facilitate all of the astonishing talent and experience that exists on this board. I will do this by insisting that we really abide by our bylaws this year which stipulate that almost all of the work gets done in committee and is formalized with appropriate review at board meetings. This way we're going to really be able to incorporate the energies, views, and talent of our neighbors and really get them involved. I want to emphasize The most important work is not going to be during board meetings but during committees--- some of which will be walking our neighborhoods and talking with our neighbors. Every cylinder will be clicking as going all board members work and do what we say we're going to do. It's my hope that we will all adopt the mantra of

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"underpromise but over-deliver." I appreciate you giving me this opportunity to serve. I plan to meet with each board member within the next 6 weeks to learn what each of you sees as your best skill set in our work. It will, then, be my suggestion that we amend our By-laws to reflect the categories of these important skill sets as formal positions of coordination and leadership. I appreciate the opportunity to serve in this capacity.

- 7 Info Item: Capital Improvements Program (CIP) (Sally) – Following discussion at Network of Town Councils 4/8/24 Zoom with Allied Gardens Community Council, Serra Mesa Council, and others and a presentation by the City Planning Department, along with Engineering and Capital Projects at the Southeastern San Diego CPG (attended by Zoom-Marry, Sheila, Sally; Andrea in-person) 4/8/24. CIP Prioritization Survey is open year-round:
<https://survey123.arcgis.com/share/2bf2c022153642e28ed96022a7e3b803?portalUrl=https://webmaps.sandiego.gov/portal> There was a presentation at the Southeastern Planning Group. City Planning came directly to share the information. Sally shared the CIP prioritization survey that is open year-round and is available in English and Spanish (link above). If there are things that come up, we can always submit requests even if there isn't funding available. Sally reviewed the Capital Improvements Program Development Power Point presentation, indicating that 1.5 years ago CIP prioritizations changed. CP 800-14 provides guidance project scoring that increases a score based on defined factors. Sally mentioned that the City is not getting DIF funds because developers are focused on affordable housing. Factors include health, economic development, population densities and growth, partnership opportunities (e.g., Promise Zone is a partnership example), benefit to Communities of Concern identified by the Climate Equity Index (last came out in 2021, in our area only Lincoln Park is considered the lowest of the low for climate and structure), identified funding source, expeditious delivery. Sally stated she doesn't agree with a lot of the numbers and indicated that scores have not yet been provided to CVCPG. A follow-up report will come out in May (Selena does not have an update). Sally shared that the first draft budget came out last week and includes an online survey entitled "Infrastructure Survey" that can be difficult to locate. The City is asking planning groups to provide input. Sally reviewed the Budget Cycle. She encouraged members to call in to the hearings and for things members are passionate about, send it to all Council members and the Mayor. Marry shared that staff from Equity Forward indicated they will meet people where they are. She asked if there is a list of where they have presented and what is the outreach plan. Sally indicated there will be outreach in City Heights and San Ysidro.
- 8 Info Item: Storm Flooding 1/22/24 Recovery: FEMA applications are due by April 19 and the Mountain View Community Center Program (641 South Boundary St., 92113) will be open Tues-Sat 10-7 until April 19, 2024. Disasterassistance.gov 1-800-621-3362. VOAD is the Voluntary Organizations Active in Disaster that has been helping with Recovery-sdvoad.org. A warehouse of new cleaning and house products will be made available for FEMA clients—see your case worker to help set up an appointment. Sally reminded the community that applications for assistance ends 4/19/24. Spring Valley is the only assistance location that is currently open as the Mountain

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View location is closed. Community groups continue to meet each Monday at Jackie Robinson YMCA.

- 9 Action Item: CTCAC Opportunity Map Letter (Rob Campbell (10 minutes) discuss and approve letter. Rob distributed to CVCPG Board Members a copy of the letter that was drafted in relation to the Affirmatively Furthering Fair Housing (AFFH) regulations. Rob noted that recent proposals related to a housing development on County land and another related to rehabilitation of Sea Breeze Gardens as presented to the CVCPG violate this regulatory law. The letter makes specific written responses related to AFFH, the specific referenced proposals, and future housing and rehabilitation proposals. The letter is directed to Toni Atkins, CA State Senate District 39; Christopher Vallejo, Housing Staffer CA State Senate District 39; all San Diego County Board of Supervisors; David Estrella, San Diego County Housing and Community Development; Todd Gloria, Mayor, City of San Diego; all San Diego City Council Representatives; Heidi VanBlum, City of San Diego Planning Department; and Andrea Schlageter, Chair, Community Planners Committee. read the contents of the letter to the community. It was M/S/C (Marry Young motioned, Russell Steppe seconded) to finalize the letter with minor grammatical corrections noted during the meeting and request the Corresponding Secretary send the letter once it is finalized. All approved the motion. Rob requested that it be noted for the record that Karen Montefar-Federico, County Supervisor’s District 4 staff, left the meeting during the reading of the letter.
- 10 Info Item: Share BluePrintSD Letter (Rob). sandiego.gov/blueprint-sd. Comments due April 29, 2024. Rob Campbell shared that the City has put up strong timelines for feedback, and it is our only chance to speak. It is a massive document, and he can only read so much in his off-time. There is AFFH language, but it is not strong enough. He sent in a personal response to the Mayor and council representatives. Sean Elo Rivera responded that he would look into Rob’s concerns. Rob drafted a letter to Mayor Todd Gloria; Sean Elo Rivera, Henry Foster, Heidi VanBlum (City of San Diego Planning Department Director) and Andrea Schlageter (Chair, City Planners Committee). The letter contains recommendations regarding the 2024 Draft Revision of Blueprint San Diego in relation to AFFH and the CTCAC/HCD opportunity map. Rob distributed copies of the letter to CVCPG Board Members and read the letter for consideration. It was M/S/C (Marry Young motioned, Sheila Minick seconded) to finalize the letter and request the Corresponding Secretary send it. All approved the motion.
- 11 Approval of Prior CVCPG Minutes: It was M/S/C (Marry Young motioned, Russell Steppe seconded) to defer this item to the special meeting at 5:30 on 4/29/24.
 - A. January 22, 2024 meeting canceled due to the storm, flooding.
 - B. January 29, 2024: M/S/C (first second abstentions)
 - C. February 26, 2024: M/S/C (first second abstentions)
- 12 Unfinished Business: Unfinished business shall be tabled and placed on the agenda for the following meeting. The following items are deferred to the 4/29/24 special meeting: (a) Approval

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.

of 3/18/24 Board elections, (b) 3/18/24 Meeting Minutes, (c) 3/25/24 Special Meeting Minutes, (d) Action Item CVCPG Meeting Location Discussion and Vote: Malcolm X Library Kipp Adelante School or ?, dates and locations for Subcommittee Meetings (e) Chair's Notes: Community Planners Committee (CPC) Feb (Marry), March (Sally), (f) Action items: Final Bylaws/Terms and Conditions approval, Demographics Survey, Outreach Plan.

- 13 Adjournment. It was M/S/C (Sheila Minick motioned, Sally Smull seconded) to adjourn the meeting at 7:46 p.m. All approved the motion.

The next CVCPG Meeting is scheduled for: May 20, 2024 – 6 p.m. meeting at Multipurpose Room at Malcolm X Library, 5148 Market Street, San Diego, CA 92114. Seat new officers at the beginning of the meeting.

Info Item: Market Street Project/47th St. for sale and rental project – Robert Ito robertito@itogirard.com, Marcella.

Respectfully submitted,

Sheila Minick

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.