

1. Roll Call, Confirmation of Quorum, Call to Order. Andrea Hetheru, Chair, called the meeting to order at 6:34 p.m. and welcomed those in attendance. A quorum was established. In-Person: Sheila Minick, Andrea Hetheru, Rob Campbell, Dorothy James, Marry Young, Leslie Dudley, Russell Steppe, Jacinta Hinojosa Zoom: Vinetia Jones.

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

2. Adoption of the Agenda: It was M/S to accept the revised agenda. Chair Andrea Hetheru advised that Item 7 is being eliminated as City Staff are not prepared to complete the presentation. Sheila Minick requested that Item 5, Info Item – Chair's report be re-lettered a through e. There were no abstentions, Leslie Dudley opposed, all others were in favor, and the motion carried.
3. Non-Agenda Communication from the Public: Members of the public may raise matters not on the agenda but are within the scope of matters reasonably related to the well-being of the Chollas Valley Community Planning area. Community planning group members may respond by asking a question to clarify and may schedule the item for a future agenda. *However, no discussion, debate, or action may take place on such items (Brown Act section 59454.2).*
 - a. Dorene Dias-Pesta shared that she would appreciate the CVCPG working to remove the Encanto sign from the Jamacha Community. There are also two Encanto signs in the Skyline community. Dorene expressed concern that City Planners are unfamiliar with community maps, leading to signs being placed in the wrong neighborhoods, and asked if the SDPD maps for Jamacha-Lomita are being followed. Another concern was related to learning at the 12/9/24 CVCPG that Bonus ADU regulations apply to the Skyline-Paradise Hills area and she wants to work against the issue. Dorene also expressed concern that the CVCPG continues to be referred to as Encanto Community Planning Group.
 - b. Vicky Estrella, shared that Janet Klauber, whose grandfather once owned 3,000 acres in the Encanto area, lost 1,000 acres in court.
 - c. Leslie Dudley shared that she spent time last Saturday with victims of the January 2023~~4~~ floods. She observed that most have not yet been made whole. She requested that at the next meeting, the CVCPG show photos of the flood damage and request a

- report on what is being done, as well as to ask FEMA why things have not been done or why no assistance has been provided.
- d. Monica Montgomery-Steppe's representative shared that the office will contact the CVCPG Chair if there is something specific that will be discussed and needs to be included on the agenda. Otherwise, its report will be under public comment.
 - e. Matthew Gordon, Assembly Member Dr. LaShae Sharp-Collins' representative asked if an agenda item can be generic, such as "legislative update?" The Chair responded that the agenda needs to be more specific. Dorene Dias-Pesta shared that the Jamacha Community is now dealing with something because it wasn't specified in the minutes and underscored the need to reference maps, PowerPoint presentations, etc.
 - f. Becky Rapp provided an update on illegal flavored tobacco sales in the City. Becky shared that online retailers ignore policies designed to protect minors from vape products, such as barring e-cigarette and flavored vape product deliveries via USPS. Any service delivering such items should verify age by checking the customer ID. The State and City have banned flavored cigarettes and products, but they are available online. UCSD and CSU San Marcos completed and published a study regarding online retailers selling flavored vape products despite the regulations. The studies reflected that more than 2/3 of buyers purchased the products online, and 18% were delivered via USPS. Becky encouraged the CVCPG to bring concerns about the local study to the Council Representative and ask for consideration of banning the online sale of flavored tobacco/products.
 - g. Kenny Key shared that he made a concerted effort to bring people out to the meeting tonight and is concerned/discouraged about the lack of participation. He requested that homeowners participate in these meetings and display unity. The lack of participation shows that people don't care. Kenny proposed an event at Emerald Hills Park to bring attention to things and keep up the momentum. Footnote 7 needs to come off the books. He stated it is from the Jim Crow era and those that voted for it are complicit. Kenny expressed hope that City Hall will be full on Thursday morning.
 - h. Kathleen Lippett, participating online, shared takeaways from 2024-25 budget presentation. She indicated that costs related to proposed Kettner and Vine homeless shelter could go a long way in addressing concerns by not waiting until people become homeless. Other large shelters have been unworkable and people chose to be on the street. The cost is \$3,000 to \$4,000 per person. She also

expressed concern about the failure to focus on potential behavioral health issues proactively.

- i. Francine Maxwell recommended taking \$5 million from the City Dept. of Race and Equity to address CIP issues as well as reducing cannabis-related fees.
4. ACTION Item: Response to Mayor Gloria’s recommendation of \$5 million in city “gap” funding to expedite construction of the Market Street Apartments by Affirmed Housing Group as part of his Bridge to Home Initiative (137 housing units for seniors and one manager’s unit in Chollas View). The Chair reported that this project was presented as an Information Item to CVCPG on February 26, 2024. A December 2024 KPBS report indicated that the developers for Bridge to Home have received gap funding for deed-restricted developments. When such housing is developed and there is a gap in cost, developers are supposed to explore private financing. The proposal for Market Street Apartments was brought to CVCPG and much concern was expressed as this furthers funneling poverty into our community. Leslie Dudley expressed additional concerns about funding streams being diverted to other projects, such as the Tubman-Chavez Center funds; she stated she will share an e-mail about where the funds went. The CVCPG submitted two letters regarding the Market Street project, including one to Mayor Gloria. Mayor Gloria also received letters related to other similar projects, such as Seabreeze Apartments. It appears that Mayor Gloria is determined to continue despite CVCPG’s position regarding AFFH. CVCPG first opposed the project for using state and federal funds. Now the City will contribute additional funds (gap) as well, making it more crucial that this issue be addressed. Marry Young requested a point of clarification. CVCPG wrote two letters, and one response didn’t address concerns or answer questions. What about the second letter? The Chair reported there was no response to the second letter. The Chair clarified that no one from the City responded to the first letter--only the County responded since the County owned the land. Monica Montgomery-Steppe, the County Supervisor, was included in the distribution. Leslie Dudley made a motion to send a letter to Monica Montgomery-Steppe to request assistance, but there was no second and the motion failed. Marry Young also asked if four “gap” projects are all south of the Highway 8. Rob Campbell clarified that they are all in the Promise Zone. Andrea Hetheru motioned and Sheila Minick seconded that the response and recommendation regarding gap funding be referred to the AFFH committee. There were no abstentions, Vinetia Jones opposed, and all others voted in favor. The motion carried.
5. INFO Item: Chair’s Report:
 - a. INFO Item: Status of Request for Executive Order to suspend and nullify Footnote 7 of/in San Diego Municipal Code, Chapter 13, Section 131.0431, Table 131-04D. Andrea

Hetheru reported that on November 24, 2024, a letter was sent to Mayor Gloria requesting an Executive Order to suspend and nullify Footnote 7. When Heidi Vonblum attended CVCPG and presented how to remove Footnote 7, she was clear that it would not apply to the Klauber and Radio Towers projects. CVCPG then voted to send a letter to Mayor Gloria requesting an Executive Order, and he was asked for a response within 14 calendar days. The Mayor has not responded. Media reports indicate that the Mayor doesn't have the power to do that. However, the Chair has spoken to attorneys and there is case law as precedent that the City can choose not to enforce the law. ~~The law if it is unconstitutional, and specific items will be brought up at the hearing on December 19. Mayor Gloria is missing the opportunity to be a patriot and a hero. After the hearing on December 19, this could change that.~~ The City Council will also have an opportunity to overturn it as well. During the presentation, Heidi Vonblum indicated it was state law that required a rescission process; that was a mistake as it is Municipal Code, not state law.

b. INFO Item: Planning Commission Hearing on December 19, 2024, 9:00 a.m. on recommendation to City Council on approval, conditional approval, modification, or denial to remove Footnote 7 from Table 131.04D as it related to RS-1-2 zones in the Encanto Neighborhoods and Southeastern San Diego Community Planning Area ("Footnote 7") from San Diego Municipal Code. The Chair reported that the hearing starts at 9 a.m. and will recommend to City Council whether to approve the recommended action from Development Services staff. The recommendation has not changed. The Notice of Public Hearing Planning Commission Recommendation is a recommendation related to Code, not a project. A Report to the Planning Commission was received and essentially states the only issue is the Planning Department did not follow best practice, and because this is not best practice, it necessitated the City to speed up the revocation process.

c. ACTION Item: Authorization allowing Chair and Vice Chair to negotiate with attorneys/legal firms and to select up to three candidates to present to CVCPG from which to select for representation of CVCPG on matters related to "Footnote 7." The Chair reported that the CVCPG needs authorization from CVCPG to negotiate with attorneys/legal firms who are interested in assisting us and representing us in relation to Footnote 7. It is understood that CVCPG is unable to pay as needed. It was M/S/C (Marry Young, Jacinta Hinojosa) for the Chair/Vice Chair to reach out and speak to attorneys and select up to three options to present to the board to retain for CVCPG representation. There were no abstentions or objections; the motion was unanimously approved.

d. INFO Item: Government Staff Reports discontinued as a recurring generic agenda item per Government Code Section 54954.2(a)(1) (Brown Act). Andrea Hetheru, Chair, stated that as long as she has attended CVCPG, ~~these generic reports have the list of~~

~~people we hope to hear from has~~ been part of the agenda. This is not in compliance with the Brown Act as it ~~is~~ requires that the agenda be posted 72 hours in advance and include specific information about what will be addressed. Moving forward, such information will be included in Non-Agenda Communication from the Public unless information is duly received and included as an agenda item.

e. AFFH Committee Meeting: Tomorrow, December 17, 5:30 p.m. at Malcolm X/Valencia Park Library Orientation for developing effective capacity and strategies to past, present, and future threats to Affirmatively Furthering Fair Housing in Chollas Valley. The inaugural meeting will be held tomorrow, and they hope to have as many people as possible there. CVCPG needs people from the community there to take the ball and run with it as the group has so many items and needs others to work on these issues. There are many projects, such as Naranja, Market Street (seniors), Logan Avenue, and ADUs. The City is just funneling poverty on top of poverty. We would all like to live somewhere without poverty. ADUs pay no DIF fees, and there are many such projects in the works. Increasing density without increasing infrastructure is how slums, which are beyond poverty, are built. The CVCPG needs participants at the AFFH Committee as CVCPG can't address things one project at a time, The community needs a strategy and to address issues as a whole.

6. INFO Item: Introduction of Captain Vernon Peterson, Southeastern Division, San Diego Police Department. Andrea Hetheru introduced Captain Peterson and shared that she had contacted him to discuss some issues, which he brought to the attention of officers. Captain Peterson shared that he was born and raised in Baltimore. He came to San Diego in 1989 via the US Navy and decided to stay. He has worked for SDPD for 25 years. His wife, Victoria, is a principal in San Diego Unified School District. They have a son who is in college. Captain Peterson was stationed here as a Lieutenant. He was promoted to Captain over summer and requested to come to Southeastern Division. He selected Lt. Makwana and Lt. Castro to accompany him to the division. Captain Peterson stated that he believes in being present, approachable, friendly, and open. He loves everything about the Southeastern Community and enjoys participating in community events. Captain Peterson stated it is important to be engaged with citizens in the community and to build and earn trust. He requested the community's faith in him. Lt. Makwana came to Southeastern Division as a sergeant and worked with Capt. Peterson. She stated that she loves the passion and dedication of community members, and she supports Captain Peterson. Lt. Makwana has most recently worked with Mayor Gloria's office to address homelessness and unsheltered individuals. Captain Peterson shared that he is working on beautifying the Southeastern Division office. He reached out to Michael Westmoreland to spruce up the office. Also, he changed the front counter hours to 10 a.m. to 7 p.m.

Vicky Estrella requested information about mental health support. Lt. Makwana shared that PERT clinicians are experts in mental health; they are civilians contracted through the County who ride with officers, one on the morning shift and one on the second shift. If there is someone who requires mental health support, they will be available. Rob Campbell discussed the quality-of-life issue of parking. The OT Community Complaint detail receives complaints about parking. Twice a week they have a list of complaints to address. If there are people living in vehicles, SDPD has to pay attention to the Bloom settlement. Parking issues are serious and of significant concern to the community. There is a dedicated Southeastern/Southern team dedicated to this issue. Lt. Makwana requested she be sent an e-mail (jmakwana@pd.sandiego.gov) so she can get a team that can respond to the issue of people living in cars. SDPD has to make sure there are safe parking spots and services available. Officers can come through regularly and start to develop the relationships to follow the process. If officers can't do enforcement, they will let us know. Dorene appreciated hearing from the Southeastern Division. She mentioned that at 69th Street along Akins, barriers are filled with graffiti and asked about the City using a type of paint that repels tagging paint. A resident from Rosemont shared that there was a man exposing himself about three houses away. What would SDPD recommend in this situation? They were asked to call SDPD and provide a description of the individual, inform SDPD about what occurred, and try to avoid making contact with the person. A participant mentioned that the previous captain referenced insufficient staff for patrol and stated that going forward the SDPD response would be like fire response, i.e., there will be a response when there is an emergency. They asked if there is better staffing at this time. Lt. Makwana indicated SDPD remains understaffed, but they do the best they can with the people they have and officers are doing an excellent job. The department is down at least 1,000 officers; it is always hiring and recruiting.

Andrea Hetheru ~~mentioned there is asked the~~ difference between police response vs. code enforcement. Andrea shared her neighbors consider her a hero since SDPD responded positively to concerns that were expressed. Andrea mentioned that near the same location, there is a trailer on a lawn and people are living in it. Lt. Makwana stated that if someone is living in their vehicle, it is a quality-of-life issue. She can send out a team for progressive contact. If it is on private property, it could be a Code violation. If there are related issues, i.e., trash, it should be reported to Get It Done. Code Compliance might come out to ask them to clean up. Leslie Dudley thanked Captain Peterson and Lt. Makwana for attending. She mentioned that when SDPD first came to CVCPG, they realized a common denominator is children. Leslie informed SDPD that there are 30 schools/child care facilities within one mile of Southeastern Live Well Center. Leslie would like the police to help kids to live and thrive in this community. Leslie would also like a substation closer to Euclid/Market/Imperial area to better serve the children. Captain Peterson doesn't think this will happen. He stated that while the office is may be 20 minutes away, officers are in the community, visible, being seen in

and engaged with the community. Marry Young shared that she is excited for Capt. Peterson to be here. There are not a lot of children in Alta Vista. The community likes consistency and order. She asked about things they can do to assist SDPD and keep the community safe. Captain Peterson indicated that the best thing to do is to let SDPD know what residents know. If there is something to address, invite SDPD to the table to address together. For example, there is a motorcycle club near Imperial Avenue whose members weren't being cooperative. Captain Peterson reached out to president and sergeant at arms and had a sit-down. He stated there are good people and bad seeds everywhere. They had a conversation about issues, e.g., these are the problems I hear about, can we work together to mitigate the issues. There was concern about being pulled over, which occurred due to a shooting. It was agreed-upon that as long as the club was doing the right thing, the SDPD would honor them. There has not been an issue since that time, and they now notify the SDPD when they have an event. Rob Campbell expressed concerns about densification. He asked if the City Planning Department has discussed what these changes will mean for SDPD and how it can respond. Captain Peterson doesn't have the answer, but he will ask. The Fire Department has been engaged, and Rob has concerns about how police will be able to respond to some situations and lack of access. Dorothy James shared concerns about the CRO officer being reassigned and indicated that SDPD was supposed to come to her area to look at the cameras.

7. ACTION Item: Valencia Park Improvement 3 Project: Presentation by City staff engineering staff, Zare Afifi Mehrnaz. Replace approximately 2,145 LF (0.41 miles) of 6-inch and 8-inch of existing Vitrified Clay (VC), Copper Pipe (CP), and Polyvinyl Chloride (PVC) of sewer mains with 8-inch PVC sewer mains and will install 819 LF (0.16 miles) of new PVC sewer mains. It also includes replumbing 22 sewer laterals. This item was canceled as the City was not prepared to present.
8. ACTION Item: Presentation by Sunny Mangiameli, The Collective: public health policy to add components to strengthen Tobacco Retail Permit program in the City of San Diego. These added components would close loopholes to reduce access to underage San Diegans. Possible endorsement. Meesh Mori, Program Supervisor, presented a Power Point on behalf of The Collective, an entity which is solutions-based, focused on harm reduction, and participates in many community events by handing out Narcan, presenting on tobacco education, and similar issues including identifying problems, solutions, and advocacy efforts.

Meesh displayed a map of 1,145 tobacco retailers in the City of San Diego split up by zip code. There are 42 retailers in the CVCPG area, 48 in 92113 and 20 in 92114. Meesh reviewed a slide entitled "What's a Tobacco Retail License (TRL)," which is a guide on how to sell tobacco products. Meesh stated that the current program is not working,

and many sales are to the underaged population. The main issues are enforcement, definitions, fees, density. Convenience stores, grocery stores, pharmacies, smoke/vape shops, and liquor stores sell tobacco products. In regard to smoke shops, there is no clear definition and they sell tobacco and other items such as pipes and bongs. The absence of an official definition contributes to the problem and as such there is no regulation. The Southeastern community has more retailers due to high density. Solutions include reduction, i.e., instituting caps and limiting locations. In response to a question regarding alcohol and cannabis, Meesh indicated that there are restrictions that don't similarly apply to tobacco. Meesh observed that increased density normalizes tobacco use, including vaping, cigarettes, Zen, and chew. Tobacco retailers are ambiguous, easy to access, and more prevalent than things like health food stores and nice restaurants, and they are disproportionately concentrated in certain communities.

Meesh stated that San Diego Police Department oversees all compliance. In regard to a solution, The Collective has proposed that community-based organizations contract with the City to monitor compliance, similar to CASA in El Cajon. The County contracts via HHS and its TRL has many more restrictions than the City of San Diego. The Collective has begun meeting with Planning Groups and other community groups to develop goals and a plan, including public opinion polls. Dorene asked about the 92114 Zip Code slide focusing on 6 neighborhoods. Meesh shared that the TRL only lets someone look at Zip Codes. Dorene stated she has suggestions for more neighborhoods. Rob Campbell inquired what The Collective is asking of CVCPG. Meesh stated that CVCPG is one of the first groups they have visited, and they would like CVCPG to provide a letter of support. They have a draft letter that they will provide for consideration. Rob mentioned that the State publishes an opportunity map and would like to propose an increase in fees and that the collection of fees be distributed to areas that are low opportunity, the areas of city that need the most support. Sheila Minick requested an annual report of fees collected and distributed be published.

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

Meeting adjournment. It M/S/C (Andrea Hetheru, Sheila Minick) to adjourn the meeting. All approved; there were no abstentions or objections. The meeting adjourned at 8:35 p.m. Rob Campbell reminded those who plan to attend the hearing wear a yellow t-shirt. He would love to see the place packed. It is an enormous event for the community. The KPBS article is the top-rated article of the year and has 61,000 views on YouTube.

Email for board and committee agenda and Zoom/phone information:

ChollasValleyCPG@Gmail.com. Agendas and meeting minutes can also be found online at: <https://www.sandiego.gov/planning/community/profiles/encanto/agendas> and at

<https://chollasvalleycommunityplanning.com>. Phone: 619-354-0558 (this number is checked no more than twice per week. The best way to reach us is through e-mail.)

NEXT CVCPG General Meeting: January 27, 2025, 6:30 p.m. at KIPP Adelante Preparatory Academy, 426 Euclid Ave., San Diego, CA 92114.

Respectfully submitted,

Sheila Minick

Sheila Minick
Recording Secretary