

## AGENDA



Serving: Alta Vista, Broadway Heights, Chollas View, Emerald Hills, Encanto, Lincoln Park, O'Farrell, and Valencia Park

**Andrea Hetheru, Chair • Valencia Park**

**Robert Campbell, Vice Chair • At-Large**

Marry Young, Alta Vista; Everett Crudup, Broadway Heights; Brian Matthews, Chollas View; Vacant Seat, Emerald Hills; Vacant Seat, Encanto; Dorothy James, Lincoln Park; **Vinetia Jones, Corresponding Secretary, O'Farrell;** At-Large: Leslie Dudley, Jacinta Hinajosa, **Sheila Minick, Recording Secretary,** Khalada Salaam-Alaji, Russell Steppe, Michael Westmoreland, 1 Vacant Seat

**Monday, February 24, 2025, 6:30pm**

**KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego CA 92114**

**(Located in Jacob's Center lot. Closest Entry is off Market Street.)**

You may also join us by Zoom or phone:

<https://us02web.zoom.us/j/89104205688?pwd=Erg2bsQeYc345YzEffJo43TI81AH8q.1>

Meeting ID: 891 0420 5688 Passcode: 166483

OR Dial +1 669 444 9171

***All are welcome to attend.***

**1. Roll Call, Confirmation of Quorum, Call to Order, Welcome**

Please 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. *It is timesaving if an answer to your question is acknowledged in a previous speaker's comments.*

**2. Adoption of the Agenda: (items 1 & 2: 4 minutes) To 6:34 (1<sup>st</sup>/ 2<sup>nd</sup>/ # approved # abstained**

**3. Non-Agenda Communication from the Public (2 minute per speaker, 16 minutes total) To 6:50**

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 detailed discussion or substantive action may take place on such items. (Brown Act section 59454.2).*

**4. ACTION ITEMS: (15 minutes) To 7:05**

Approval of Minutes for November 18, 2024; December 09, 2024; December 16, 2024; January 27, 2025

5. **Chair's Report** *(15 minutes)* **To 7:20**
  - a. **Info Item:** March 4, 2025 **Re-hearing** on Removal of Footnote 7: An amendment to section 131.0431 development regulations table 131-04D related to RS-1-2 zones in the Encanto (Chollas Valley) Neighborhoods and Southeastern San Diego community planning areas.
  - b. **Info Item:** Letter of support for removal of Footnote 7 from California State Senator Dr. Akilah Weber Pierson
  - c. **Info Item:** Status of Retention of Attorney for representation on Footnote 7 and any projects reliant on it as well as the city of San Diego Bonus ADU Program
  - d. **Info Item:** Introduction of new Meeting and Executive Assistant Intern.
  - e. **Info Item:** Indemnification of community committee members
  
6. **ACTION ITEM:** *(15 minutes)* **To 7:35**  
**Revise CVCPG bylaws/operating conditions for election and appointment** so that each CVCPG position's term, appointment and election is equivalent, consistent, logical and aligns with intent of the Bylaws committee as recommended in January 2024. Currently, the bylaws/operating conditions state that terms of each position are for three years each and that each position is designated for election in either an odd or even year. This is a mathematical impossibility. Correcting this error will change the remaining term for some positions.
  
7. **Info Item:** *(15 minutes)* **To 7:50**  
**Valencia Park Improv 3 project: Mehrnaz Zare Afifi, Ph.D. presenting, Project Manager, Engineering & Capital Projects Department, City of San Diego:** Project will 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 of 819 LF (0.16 miles) of new PVC sewer mains. It also includes replumbing 22 sewer laterals.
  
8. **Info Item:** *(15 minutes)* **To 8:05**  
**Transformative Climate Communities Planning Grant oriented toward Emerald Hills, Chollas View, and Lincoln Park presented by Alix Aceituno, Project Coordinator, Urban Collaborative Project CDC.**
  
9. **ACTION ITEM** *(15 minutes)* **To 8:20**  
Reconstitute the Affirmatively Furthering Fair Housing (AFFH) Committee so that there is a greater likelihood that the voting members can attend. This means changing which CVCPG members are voting members of the committee.
  
10. **ACTION ITEM** *(10 minutes)* **To 8:30**  
**This item proposes that CVCPG requests all active and officially recognized Community Planning Groups (CPGs) in the city of San Diego endorse the letter** as directed by a vote of CVCPG at its January 27, 2025 meeting and dated February 9, 2025 sent to the mayor, all councilmembers and the governor. This item also proposes that CVCPG requests that the endorsements are sent to the same addressees of the CVCPG letter and any other persons and entities each CPG determines. The letter urged: an immediate halt to all permits issued under the Accessory Dwelling Unit (ADU) Bonus Program; an immediate halt of any reliance on the Sustainable Development Area (SDA) boundaries as defined by the City of San Diego for Bonus ADUs, and; a directive to the City Attorney to conduct a thorough review of both SDA and the Bonus ADU Program for compliance with the City's duty to Affirmatively Further Fair Housing (AFFH) and to comply with ADA.

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

**Unless otherwise specified all CVCPG meetings occur at 6:30pm at KIPP Adelante Preparatory Academy, 426 Euclid Avenue, San Diego, CA 92114**

Email for board and committee agendas and Zoom/phone information: [ChollasValleyCPG@gmail.com](mailto: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 for messages no more than twice per week. The best way to reach us is through email.)

This Public Notice and Agenda is physically posted at the Valencia Park/Malcolm X Branch Library, KIPP Adelante Preparatory Academy, and the MLK Recreation Center at least 72 hours in advance of the meeting date