

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.

Minutes for February 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~~ Venetia 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 Eloverivera, 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