

# 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, January 27, 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/87441138693?pwd=oulzumt27JyyEYdwQuSAzZW2CvO5U.1>

Meeting ID: 874 4113 8693 Passcode: 943418

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. Chair's Report (10 minutes) To 7:00 :**

- a. **Info Item:** 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:** Status of Retention of Attorney for representation on Footnote 7 and any projects reliant on it.

- c. **Info Item:** Two CVPCPG Capital Infrastructure Projects (CIP) as submitted for 2024-25 submitted by Groundwork to city departments who own/manage the applicable assets. Petition for each will be placed on our website.
  - i. Flood Park at Castana & 47<sup>th</sup> Streets
  - ii. Stormwater system Improvements on Imperial Avenue between Escuela & 47<sup>th</sup> Streets.
- d. **Info Item:** Effective after the adjournment of this meeting, suspension of remote participation in meetings via Zoom unless and until equipment is secured that is adequate for compliance with the Brown Act pursuant to Government Code Section 54953. Expected to be in place by the February 17, 2025 regular general meeting funded by Groundwork San Diego.

5. **Vice Chair’s Report (10 minutes) To 7:10**

- a. **Info Item:** Report on Affirmatively Furthering Fair Housing (AFFH) Ad Hoc Committee

6. **Info Item: (20 minutes) To 7:30**

*Najar’s Engineering* presenting on behalf of *Diocese of San Diego* – Proposal of amendment to the Encanto (Chollas Valley) Community Plan to add policy allowing cemetery uses through a Conditional Use Permit (CUP). Expanding, without rezoning, the current 40-acre Holy Cross Cemetery encompassing 44th Street, 46th Street, and Hilltop Drive to adjacent properties currently owned by the Diocese.

7. **Info Item: (20 minutes) To 7:50**

PRJ-1123421/Process 5- Craig Howard and of *DBRDS Design and Wat Lao Buddhist team* presenting. Requesting deviations:

- a. height increase from zoning code limit of 30' max to 45' 6" on 44th Street property in order to accommodate dramatic curved roof trusses held to be typical of Buddhist temple designs around the world. The trusses themselves are almost 20' tall.
- b. Re-routing a city-owned drainage easement around the proposed location of new temple.

8. **Action Item: (20 minutes) To 8:10**

*Neighbors for Encanto* presenting on the pressing issues in connection with Bonus ADU projects in the Encanto neighborhood and Chollas Valley generally.

- a. Letter to city officials requesting a halt to issuance of permits for Bonus ADU projects until it can be reconciled with Affirmatively Furthering Far Housing (AFFH) law, state environmental law, and Due Process of law.

9. **Info Item: (20 minutes) To 8:30**

Mathew Gordon, 79<sup>th</sup> Assembly District Director, Office of Assemblymember Dr. LaShae Sharp-Collins

- a. Introduction to Mr. Gordon and his role related to CVPCPG matters
- b. Possible official statement of Assemblymember Sharp-Collins on Chollas Valley CPG stance on the disposition of Footnote 7 (section 131.0431 development regulations table 131-04D).

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

**Meeting Adjournment** 1<sup>st</sup>/ 2<sup>nd</sup>/ #approved

**Unless otherwise specified all CVPCPG 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