

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. Interim Chair, Rob Campbell, called the meeting to order at 6:30 p.m. and welcomed those in attendance. A quorum was established. In-Person: Marry Young, Brian Matthews, Vinetia Jones, Leslie Dudley, Sheila Minick, Rob Campbell, and Jacinta Hinojosa. Zoom: There were no board members participating via Zoom.

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/C (Sheila Minick, Jacinta Hinojosa) that Item 12 (May minutes) be stricken from the agenda as they were not yet complete. All approved; there were no abstentions or objections. It was M/S/C (Marry Young, Sheila Minick) that Item 7 (Board Elect Officers) be stricken from the agenda and moved to the July meeting. All approved; there were no abstentions or objections. It was M/S/C (Marry Young, Vinetia Jones) to M/S/C Item 6 (Seat and Welcome the Newly Elected Board) as the election needs to be certified by the City before they can be seated. It was M/S/C (Sheila Minick, Brian Matthews) to approve the agenda as amended.
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. Leslie Dudley shared that she has been on CVCPG 13 years minus a couple of meetings and is termed out. Leslie shared that she and six other residents of the community, represented by Michael Aguirre, sued the City. The lawsuit spanned seven years and was ultimately successful. The lawsuit set precedent that can be used by other areas in the community, e.g., Barrio Logan. Leslie shared that the Mayor, City Planning, and City Council has signed off on the settlement. The statistics will be monitored. Leslie stated that the lawsuit parties did not pay for representation; they paid for parking, attending meetings, and didn't put the CVCPG in jeopardy. Leslie stated that a couple of months ago, she was asked to leave the CVCPG meeting after repeatedly asking about the funds that CVCPG has raised.

b. Shane Harris announced that he will be asking for special council to review and investigate as to what occurred in relation to Footnote 7. He believes that inside

prosecutors and the City Attorney can't properly investigate Footnote 7, and it requires a civil investigation to ensure this never happens again. Shane requested CVCPG's support in this endeavor, and he will be sending a letter to request formal support. Shane believes the community will have support from the Council Office. Outside council.

c. Marry Young addressed concerns about the recent Gun Buy-Back Event at Jacobs Center. There was a choice of a gift card or a skateboard. Marry's concern was specifically related to the skateboard and the perceived narrative that there are children who turns in guns for a skateboard. She stated that data tends to show that older people are turning in guns for gift cards. Unless the data shows that there are many people requesting skateboards, that option should be removed. Selena Ellis-Vizcarra from Jacobs Center stated that she will pass this information along to SDPD. Selena indicated that the event was coordinated by the SDPD and San Diego County Sheriff, that the policy is "don't ask, don't tell," and the program is operated the same as other gun buy-backs.

d. Sally Smull invited interested parties to participate in the Park and Rec meeting Wednesday, 6/25/2025, at 6:30 at Encanto Rec Center. The group meets every other month and is staying up to date with City Council proposals. For example, Emerald Hills lost some of its funding and Marie Widman Park was supposed to get some for restrooms. Sally also invited the community to participate in the Tree Trek this Saturday at 10 a.m. at Emerald Hills Park.

#### 4. Chair's Report:

a. Rob Campbell, Interim Chair, shared that an e-mail was received from Daniel Horton, Henry Foster's Chief of Staff, regarding the ADUs. Several projects were found to be non-compliant due to lack of pedestrian pathways. There are three projects under TPA approved for bonus ADUs. They may have been applied for before the pedestrian pathways requirement was implemented.

b. Attorney Update: Rob reported that we are in the discovery process. Rob and Sheila Minick (Acting Vice Chair/Recording Secretary) participated in a conference call last week regarding next steps. The community will be updated as more information is received.

c. Klauber Project: The developer presented to CVCPG for the second hearing, and support was denied due to reliance on Footnote 7. We expect to see this agendized with City Council, likely within the next couple of weeks. CVCPG is working with the attorney on this issue. Bruce Williams, Council Member Foster's office, was asked to notify CVCPG when an update is received sooner than later.

5. Corresponding Secretary & Acting Elections Coordinator: Hold elections for the following (12) seats:

- a. Alta Vista
- b. Emerald Hills
- c. Encanto
- d. O'Farrell
- e. Valencia Park
- f. At Large 1, 3, 4, 5, 6, 7, 8

Election 2025	
Seat	Reason On Ballot
Alta Vista	Odd Year Seat
Emerald Hills	Even Vacant Seat. Term is for 1 year: 2025 to 2026.
Encanto	Odd Year Seat
O'Farrell	Odd Year Seat
Valencia Park	Odd Year Seat
At-Large 1,3,5 and 7	Odd Year Seats
At-Large 4	Even Seat occupied by over-termed member. Term is for 1 year: 2025 to 2026
At-Large 6	Even Vacant Seat . Term is for 1 year: 2025 to 2026.
At-Large 8	Even Vacant Seat. Term is for 1 year: 2025 to 2026.

Vinetia Jones reviewed the election process. Marry Young verified residency as individuals signed in to the meeting. Everyone who demonstrated proof of residency will receive a ballot. Vinetia Jones and Sheila Minick will distribute ballots and pick them up. Candidates did not submit statements but will be given the opportunity to speak. Erik Becerra shared that there is a rich history in our community, which includes people who are important to the City and the nation. He wants to share the jewels we have in the community. Evan Toma, is a business owner (ARCO gas station at Imperial and Euclid) and has previously served on the board. Evan graduated from SDSU with a Bachelor's degree in Business. He also has an Associate's degree in Architecture from Mesa College and has experience reading plans, etc. Martha Abraham has been fighting issues in our community and wants it to be the prosperous place we all know it can be. She wants CVCPG to take action and be part of the change the community wants to see. Saige Gonzales Walding has lived in Encanto for the past 10 years and is a small business owner. After hearing about Footnote 7, she began to become aware of things that were happening in the community and has worked hard with neighbors to change City Hall. Saige has been reading a lot about Parks and Rec and would love to have a large park at Radio Towers. She stated that there are a lot of amazing things in the community, and it has been neglected. Marry Young shared that she is running to represent the 5<sup>th</sup> safest neighborhood in San Diego, Alta Vista. It is listed as the 5<sup>th</sup> safest neighborhood in the City. It is important that when things are good in SESD, the community needs to say it loudly as there is sometimes a misperception that there is nothing good that is happening in our community. She loves her community and is committed to it. Sheila Minick shared that she and her husband have lived in Emerald Hills, where they have raised their children, for nearly 40 years. She has been involved in various PTAs, other community groups, and the Emerald Hills Neighborhood Council. Rob Campbell stated that he and wife purchased their home in Encanto during COVID. He has an MBA and is a huge environmentalist. He stated he doesn't really like the minutia related to planning, but he is good at it. Vinetia Jones did not make a statement but was introduced as the Corresponding Secretary and thanked for her work in coordinating tonight's election.

Ballots were distributed and were collected after a 10-minute voting period. The ballots were turned over to Brian Matthews and Jacinta Hinojosa to be tallied.

There was a 20-minute break while results were tallied. Rob reported out the results of the election. All parties noted above were elected. Board members elect will be seated at next month's meeting.

6. Seat and Welcome the Newly elected CVCPG Board (stricken from the agenda)
7. Board Elect Officers for the 2025-2026 Term: (stricken from the agenda)
  - a. Chair
  - b. Vice Chair
  - c. Correspondence Secretary
  - d. Recording Secretary
8. Infrastructure Priorities for Fiscal Years 2027-2031.

Rob reported CVCPG received an e-mail regarding Infrastructure Priorities with a short turnaround time. This is specifically for the CVCPG. Rob requested to establish a chair and two board members to serve on a short-term committee of less than 30 days to compile and rank order a list of Capital Improvement Projects to present to the CVCPG for vote at the 7/21/2025 meeting. Submissions are due to the City by 8/1/2025. Vinetia Jones volunteered to chair, Marry Young and Brian Matthews will serve. This committee will need to initiate notice when they are meeting so members of the public can participate. Saige Gonzales Walding volunteered to be chair but can't because she is not yet on the Board. Marry observed that each community can also submit their own list. It was M/S/C (Sheila Minick, Marry Young) that the committee as presented be appointed to work on the CVCPG priorities list. All approved; there were no abstentions or objections.

9. Action Item:

Proposed street renaming to honor the late Dr. Willie Lee Morrow from Winnett Street to Oriole Street within the Encanto neighborhood. Bruce Williams presented on behalf of Council Member Foster II; this is the second presentation. Tiffany Harrison from Council Member Foster's office was present. Shane Harris and Cheryl Morrow, Dr. Morrow's daughter, also spoke. The proposal is to honorarily rename Tooley Street from Winnett to Oriole Streets. Bruce further shared that honorary street namings are typically presented to the CVCPG for support. Shane Harris shared the history of he and People's Association of Justice Advocates initiating a proposal after Dr. Morrow's passing, and he shared information with the Board. He stated that Council Member Foster was Chief of Staff for Council Member Monica

Montgomery-Steppe when the proposal was first made. Shane thanked Council Member Foster's office for following through and shared how Dr. Morrow personally impacted him. Cheryl stated that she and her mother appreciated the support and shared a recent personal story of her father's impact. She and her mother recently completed remodeling of the home, and Cheryl asked why they had to have so much space. Her mother stated that Dr. Morrow wanted to have enough space to accommodate many people if the community needed to gather. As such, their home will remain a place for the community to come together if needed. Cheryl also stated that some neighbors signed a petition to support the honorary renaming. Erik Becerra reiterated his suggestion from last month's meeting: If the Klauber project reverts to a park, it would be a great honor to have a park and cultural center in Dr. Morrow's honor. Roosevelt Williams III thanked Shane for initiating the proposal and stated that Dr. Morrow is well known throughout the world. Kenny Keys reported that he has a picture with Dr. Morrow when he cut Kenny's hair at age three. He also cut other family members' hair. Marry Young recalled when the DOD sent Dr. Morrow to Okinawa to teach barbers there how to cut black hair. Evelyn Smith also shared a personal family story. Cheryl stated that in the international community of black hair stylists Madame C.J. Walker was known east of Mississippi, and Dr. Morrow was known west of the Mississippi. Bruce Williams mentioned that when he was in-between jobs, he worked for Dr. Morrow writing newspaper articles at the San Diego Monitor. It was M/S/C (Brian Matthews, Marry Young) to support the honorary street renaming in honor of Dr. Morrow. All approved; there were no abstentions or objections.

10. Action Item:

PRJ-1125160, 5492 Imperial Avenue Project. Development Services Staff will make a decision to approve, conditionally approve, modify, or deny an application for a Neighborhood Development permit to demolish an existing structure and develop a 26,753 square-foot multilevel apartment building consisting of 26 residential units. The ground level consists of 22 parking garages; the first level consists of 8 residential units, and the second and third levels will each contain 9 residential units. The building will have 2 laundry rooms and 1 office space at a site with 5 existing residential structures at 5492 Imperial Avenue. The 1.96-acre site is in the RM-3-7 Base Zone within the Encanto Neighborhoods Community Plan Area. Council District 4.

Rob Campbell reported that this project came to CVCPG from the City; the developer has not reached out to us. We have until 7/11/2025 to respond (before the next CVCPG meeting). Rob asked the City of the five structures on the lot, how many dwelling units exist, and the City's response is pending input from the developer. Concern was expressed regarding possible variances, questions about density on

the size of the property, and required elements of the community plan. Sheila Minick shared her thoughts regarding the institutional appearance of the structure. It doesn't add anything to the community except a roof over people's heads. As soon as something better comes along, residents will leave without commitment or contributions to the community. Saige Gonzales Walding observed that the project backs up to the creek and there is no parking. Leslie Dudley stated that to the north is the creek where there are many unhoused people. The project is in the flood plain. Insurance will not be available, and FEMA only pays a small amount. She also reported a recent rape of a 14-year-old girl in the vicinity. Evelyn Smith also stated the project is in a flood zone. In 2023, community members completed a walk-through in the area, and in 2024 people in the area lost everything they had in the historic flood. It was M/S/C (Rob Campbell, Marry Young) not to support the project based upon variances to the community plan, no more density than is called for in the community plan, and the requirement to include all elements within the community plan. Leslie Dudley opposed. All others approved; there were no abstentions.

11. Informational Item:

Flooding and Hazards of developments/ADU building in known flooding zones in # D4/Along Klauber/65<sup>th</sup>&Imperial Ave.; Presenter Greg Morales. Greg Morales was not in attendance, and this item was deferred.

12. Action Item:

Approval of Minutes for April 21 and May, 2025 (May minutes were stricken from the agenda). Due to the length of the meeting, it was M/S/C (Sheila Minick, Rob Campbell) to defer approving April minutes to next month. All approved; there were no abstentions or objections.

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

Rob Campbell, Interim Chair, adjourned the meeting at 8:35 p.m.

**NEXT CVCPG General Meeting: July 21, 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