

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome. In-Person: Andrea Hetheru, Russell Steppe, Marry Young, Michael Westmoreland, Sally Smull, Sheila Minick, Rob Campbell, Brian Matthews, Jacinta Hinajosa, Khalada Salaam-Alaji. Zoom: Vinetia Jones, Everett Crudup, Leslie Dudley, Dorothy James. A quorum was established and the meeting was called to order at 6:30 p.m. by Andrea Hetheru, Chair.

**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 ( Brian Matthews, Russell Steppe) to adopt the agenda as submitted. All approved; no one opposed or abstained.
3. **Approval of Minutes**
  - a. 6/17/24 Meeting. It was M/S/C (Rob Campbell, Marry Young) to approve the minutes as submitted. All approved; there were no nays or abstentions.
  - b. 6/24/24 Special Meeting. It was M/S/C (Marry Young, Rob Campbell) to approve the minutes as submitted. Sally Smull, Vinetia Jones, and Michael Westmoreland abstained as they were not present. All others approved; there was no opposition.
4. **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. **Scott Nagatoshi** presented on behalf of Colin Parent, who is running for the 79<sup>th</sup> Assembly District. He brought handouts and encouraged residents to visit Colin's website or follow him on social media. Scott shared that Colin has been serving on the La Mesa City Council since 2016. Housing, roads, and other infrastructure issues have been his focus, primarily those associated with roads. Colin believes cities should be held accountable for money received for roads in which money has not been used appropriately. Colin's other focus areas include housing affordability and homelessness, and he has worked on affordable housing issues. In relation to public safety, Colin believes in properly funding and supporting first responders, promoting trust and communication, and accountability.
  - b. **Russell Steppe** shared that per the Chair's request, he reached out to a high school student to determine interest in participating on the CVCPG. He introduced Ramses del Rio, a student at Gompers Preparatory Academy. Ramses shared that he is Interested in becoming involved with CVCPG and thanked the group for the

opportunity to learn more about the community, as well as listening, hearing, learning, and growing as a student. Ramses plans to become an architect in the future.

c. **Sally Smull** shared information on the testing and planned mitigation for volatile organic compounds (VOC) present at Market Creek Plaza, specifically inside Food4Less and the immediate surrounding area. The vapors are related to cleaning/degreasing that was completed at the Langley building which was previously housed on the property. Testing has been completed and some steps are being taken, including the posting of Prop 65 warning signs. Sally indicated that long-term exposure to TCE vapors (one of the cleaning products) is dangerous for pregnant women in the first trimester. Information can be found at [www.mcpenvironmentalfacts.org](http://www.mcpenvironmentalfacts.org). Selena Ellis-Vizcarra, Jacobs Center, shared that this issue is not uncommon, especially as environmental standards change, and that testing in June resulted in higher-than-normal vapor results. Further testing at Food4Less is planned in July and August, with the remainder of the center to be tested shortly thereafter. Selena reported that several immediate mitigations have been completed (air moving units, 20 carbon filters). Investigators have walked around with a handheld meter that looks for certain kinds of gas that has a specific half-life, and these spots will be sealed, then further testing will occur. Brian Matthews asked if this fix for Food4Less is temporary. Selena responded that these mitigation steps are being carried out while remediation is planned for and addressed. There are steps that can be taken while the store remains open. The California Department of Toxic Substances Control (DTSC) oversees the work and advises at each step of the way. Selena indicated that people living within a certain radius will receive a notice. While the entire plaza will be evaluated, the biggest concern is the Food4Less area as that is where the Langley building was and where the cleaning/degreasing occurred. Selena invited residents to contact her for more information. Leslie Dudley expressed concern regarding the breadth of the brown fill, impact of flooding, and seepage into Chollas Creek.

d. **Barry Pollard** Urban Collaborative Project (UCP), shared that as part of the Far South Border North Project, there will be an artistic event, Destination Joy, 8/3 and 8/4 culminating at Euclid Trolley Station. There will be local music, local artists, and dancing. UCP has partnered with Jacobs Center, David's Harp, and other organizations. He will provide a flier to Marry Young for distribution.

e. **Becky Rapp** shared information regarding a recent *San Diego Union-Tribune* article referencing a Grand Jury Report regarding a high incidence of pesticides being present in legal marijuana that was tested. She reiterated the need for San Diego Police and San Diego County Sheriff to crack down on illegal cannabis sales. Becky also discussed another Grand Jury Report which recommended the City conduct research and develop rules. She and other parents are grateful and look forward to hearing more about this related to cannabis sales and business locations. It was discussed that CVCPG consider a request for information regarding how cannabis sales impact land use and the proximity of locations to youth-oriented facilities.

f. **Shane Harris**, Peoples Association of Justice Advocates, reported that the community's voice was important in stopping the Malcolm X Library from having safe sleeping site. Shane stated that he received e-mails from Eric Dargan, COO, reflecting this, even though the Mayor may not have announced it yet, and that is the Mayor's choice. Andrea Hetheru, Chair, requested copies of the correspondence as this is not known to the community. Shane stated his organization will continue to advocate and stand with the community on issues.

5. **Chair's Report- INFO Items**

- a. **Training: Brown Act, Planning Dept Annual Training:** Andrea reported that all board members but one participated in the live mandatory training. The one person who did not has completed the online training. She thanked everyone for their commitment.
- b. **Klauber Project Appeal:** The appeal was submitted along with a request that \$1000 appeal fee be waived. The request for Council Member Foster's written response to clarify his position on the project and to request his support of the CVCPG appeal was submitted to the Council Member's office. Andrea reported that the Planning Department response was that the project contains required items. CVCPG is aware that there are residents who have also submitted an appeal along with the requisite fee. The Chair and Vice Chair are reaching out as co-appellants in the appeal. Andrea noted the fee is per appeal not per applicant. The appellants submitted the same letter, word for word. The Council Member's office responded that the hearing will likely be held at the first meeting in September.
- c. **CPC: Blueprint San Diego Median Income Recommendation, Request for Grand Jury Convening:** At the May meeting, there was much discussion regarding the Blueprint. Andrea discussed leveling the income to represent an inclusive community and reflected that the average median income should be applied in every single planning area. There was only a little bit of pushback on the recommendation. As a compromise, Andrea proposed a standard deviation of 1%. She indicated that if she had to do it over again, she would not have offered the compromise.
- d. **Groundwork San Diego: Web site, Audio Equipment, Promotion and Outreach for CIP Priorities:** Andrea shared that Groundwork is helping with the website, providing better audio equipment, supporting our meetings, and hopefully assisting with CIP meetings.
- e. **Environmental Justice Element:** Heidi von Blum repeated statements of the emphasis of intent to comply with Affirmatively Furthering Fair Housing (AFFH), and Andrea stated that CVCPG is making an impact as this has not previously been addressed. CVCPG has put forth AFFH in a unanimous fashion, and for those who listen to City Council meetings, entire heads of departments are repeatedly referencing AFFH.

- f. **Chair and Vice Chair presenting to CPC on AFFH and AB636 with written request for support:** The Chair and Vice Chair will be requesting to be placed on the 8/24 CPC meeting and to request the CPC join CVCPG on upholding AFFH.
- g. **Importance of Committee work:** The Chair reported that CVCPG is getting to the point where we can't conduct all our business once a month in two hours. She reiterated that the organization is going to have to have engagement in committees. This is geared toward the board and the community.
- h. **Personnel Asset Inventory from 1 on 1 conferences:** The Chair met with members of the Board to discuss priorities, vision, and become acquainted with each person and their areas of strength and interest. Some members of the Board will be working on specific areas.
- i. **Meeting Minutes automation:** The Chair is exploring options for automating meeting minutes. There will be more information to come.
- j. **Noted Requests/Need for agenda items:**
  - i. Design/Approval of New CVCPG Logo Submission by CVCPG Board Member, Everett Crudup (Broadway Heights) and any other submissions. This will be on the August 2024 Agenda.
  - ii. Board member, Leslie Dudley (At-Large) requested that the Stormwater Department/assistance to all CVCPG communities that suffered damage be on a future agenda. This is targeted for the September 2024 meeting.
  - iii. Board member, Leslie Dudley (At-Large) requested Parks and Recreation in relation to funding and allocation be on a future agenda. The target date for this is October 2024.
  - iv. Board member, Leslie Dudley (At-Large) requested the Police Department be on a future agenda. Leslie has previously expressed concern about having a ~~brick and mortar~~ **police department location that is centrally located to all of the communities it serves** ~~location closer to Lincoln Park~~. This is targeted for January 2025.
  - v. Khalada Salaam-Alaji's (At-Large) request for information about a comprehensive plan for seniors who were flood victims in relation to housing Karen Montefur-Federico stated she would bring the information back, possibly as a standalone agenda item. This is targeted for inclusion on the September 2024 agenda.
  - vi. Francine ~~Williams~~ **Maxwell**, community member, suggested that Ken Malbrough of Planning Commission be placed on future agendas so he can provide an ongoing report to the CVCPG and community. This will be discussed at the January 2025 meeting.
  - vii. Vice Chair, Robert Campbell, requested inviting the Housing Commission to a future meeting. This is targeted for August 2024.
  - viii. ACTION ITEM: Ad Hoc Affirmatively Furthering Fair Housing (AFFH) Defense Committee established at Special Meeting of June 24, 2024. This will be discussed further at the August 2024 meeting. The proposal is for 3 voting members and 3 non-voting members. Non-voting members are eligible to

submit documents, participate in discussions, they just can't vote as a member of the Board. This is crucial as the work of this group will establish how CVCPG will support and defend AFFH, how CVCPG writes letters to people with responsibility, and a process for responding to "non-responses." Members of CVCPG are unanimous in stopping the concentration of poverty. It was M/S/C (Sheila Minick, Russell Steppe) that the Ad Hoc Committee members be: Rob Campbell, Khalada Salaam-Alaji, and Leslie as voting members, and Marry Young, Ramses del Rio, and Michael Westmoreland as non-voting members. All approved; no one opposed or abstained.

6. INFO Items: Staff Reports

- a. Mayor Gloria: Korral Taylor: Representative was not present and no report was received.
- b. San Diego City Council District 4 Council Member Henry Foster: Bruce Williams, representative, attended. Bruce distributed the Council Member's first newsletter. There is a website link in the newsletter for information regarding the environmental issues at Food4Less. Bruce reported that Council Member Foster cast his vote for Robert Logan for Chief of SDFD at today's meeting. Council Member Foster is available to meet with community members on Friday 1:30 – 4:30 at the Livewell Center. Rob Campbell expressed concern about the City conducting business at a County building given the history and the fact that many residents refuse to patronize the building. He requested opportunities for residents to meet outside of the building. Bruce suggested contacting Stephanie Sanchez to schedule appointments outside of the Livewell Center. Khalada Salaam-Alaji mentioned that she had spoken to Council Member Foster about this, and he is open to meeting in another location. Bruce reported that Council Member Foster participated in the Rosemont Block Party last Saturday and congratulated Vice-Chair Rob Campbell on facilitating a successful event.
- c. San Diego Police Department (Omar Luzuriaga or Chris Jones): No one was present and no report was received.
- d. San Diego County District 4 Board of Supervisors Representative Supervisor Montgomery-Steppe: Mariah Jameson, representative, dropped off some fliers but was unable to be present due to a conflict.
- e. Assemblyperson Akilah Weber: Representative was not present and no report was received.
- f. State Senator Toni Atkins: Representative was not present and no report was received.
- g. U.S. Senator Juan Vargas: Representative was not present and no report was received.

7. **ACTION Item: Confirm and re-appoint Ad hoc Committee on Bylaws.** The Chair discussed the need to confirm and re-appoint the Ad hoc Committee on Bylaws. The CVCPG was under duress despite being impacted by the flooding and did what had to be done in

order to move forward, knowing that CVCPG would need to return to revise the bylaws. She requested the CVCPG decide how many people will be on the committee.

- a. **Subject Matter: Scrutiny of CVCPG January 31 submission mandated by Council Policy 600-24, New Offices, New Standing Committees, other matters as determined by committee.** The Chair discussed the need to confirm and re-appoint the Ad hoc Committee on Bylaws. The CVCPG was under duress despite being impacted by the flooding and did what had to be done in order to move forward, knowing that CVCPG would need to return to revise the bylaws. She requested the CVCPG decide how many people will be on the committee.
- b. **Number and selection of members.** It was M/S/C (Marry Young, Sheila Minick) (1) that the Ad hoc committee be comprised of 3 voting and 3 non-voting members, (2) proposed voting members are Marry Young, Brian Matthews, and Vinetia Jones, and (3) proposed non-voting members are Russell Steppe, Andrea Hetheru and one vacancy. Leslie Dudley and Everett Crudup did not respond to the call for a vote. All others approved and there was no opposition or abstentions.
- c. **Vote on Approval. If approved instructions for reproduction.** Members of the Ad hoc Committee on Bylaws will develop a schedule for meeting, areas to be addressed/ revised, and bring recommendations to the CVCPG.

8. **ACTION Item: PRJ-1114217, 4730 Market Street Ito Gerard & Associates presenting for Applicant ATLANTIS GROUP.** This is the second presentation to the CVCPG; they are seeking support for the project. Marcela Escobar, Atlantis Group, shared that the project is located on the north side of Market Street between 47<sup>th</sup> and Guymon. The developer is proposing a Neighborhood Development Permit and stated it would have been by right except there are non-native grasslands that need to be cleared out and mitigated. The proposal is mostly market rate housing, with a 10% affordable housing component, and home ownership opportunities. Tobin from Atlantis Group shared that there are 39 for sale homes on the east side and 249 rental apartments on the west side. The primary entrance is on Market Street. There will be a leasing office on site. Studios and 1, 2, and 3 bedrooms will be available. The project will appeal to those who work downtown as there is a direct 15-minute drive and pedestrian access to the trolley. The architecture is a high-quality project and includes a four story, coastal contemporary design with natural looking materials. A park on Guymon Street is close to the proposed project. Kevin with Atlantis discussed the for-sale side of the project. There will be landscaping and terraced walls between housing and the street, with some visitor parking available. There is a town center-like area where mail and BBQ areas are centralized. Garages are hidden and have EV stations. The project presents a friendly face to the street with the spine inside. Marcela reiterated previously discussed difficulty at the site with slopes, requiring terraced retaining walls. They tried to make a pedestrian connection to the park, but it cost more than \$2 million and was difficult with ADA requirements. The site is not suited to commercial development, but perhaps some live-work lofts are possible. Russell Steppe asked if vehicles will exit Market Street to the left. Only left turns into the project are possible; vehicles exiting will only be able to turn right. It was noted that there are no traffic signals directing traffic in/out of the development. Sally Smull asked about access to the play area on Guymon, how far people

will have to travel to get to the park, and if the development can connect to Chollas Creek Park near Walgreens. There is some distance to access the park on Guymon and there is no way to direct-connect to Chollas Creek Park. Tobin and Marcela clarified that there are onsite recreational facilities available to the apartment residents. For example, the leasing office has bike storage, there is a club room that faces a pool area, and there are two fitness areas (one outdoor, one to be determined). There is also a co-working space. Leslie Dudley asked if there are any provisions made for community members' preference to rent, live, own and expressed concern about previous stormwater problems near Market Street. Eric with Atlantis stated that preferences are not allowed, except for those related to the affordable housing portion. Marcela indicated there are laws that generally preclude preferences, but she will look into it. In relation to stormwater concerns, developers are required to comply with stormwater regulations, which are significantly more stringent than 20-30 years ago. They have to treat water on site before it leaves. The project's civil engineer indicated that the site is mostly undeveloped and they have to mitigate everything, including detailed calculations before permits are issued. A large stormwater collection will address the volume and release water slowly. Also, stormwater will be filtered to remove pollutants before water is released. There is currently just runoff. Michael Westmoreland shared that he likes the beautiful design and asked about the market rate amount. Marcela stated they are not yet sure of the amount. Marry Young addressed the concern of home ownership in the community and how wealth is built. She would like to ensure that companies don't acquire homes to rent them out (e.g., Air BnB). Marcela stated they hope to market to the community. Khalada Salaam-Alaji stated that it's hard to generate wealth in California and that is very concerning. She wondered where people will shop and hopes this project will bring in other projects and services so this doesn't become a bedroom community. Brian Matthews asked if the CVCPG can establish preferences. Andrea Hetheru indicated this is something a design standards committee or ad hoc committee can address. Karen, a participant, asked if there could be vehicle access at Guymon or another street to west, although that might cost a couple of homes. The developer will not take away existing homes. Rob Campbell stated that CVCPG provided feedback two months ago, noting landscaping and articulation on some buildings, concrete, and asphalt, and expressing concern about home ownership paying HOA fees and not being able to access amenities. The developer reported the project meets or exceeds requirements. The City has a requirement for landscape points to improve the proposal; there is exceptional landscaping and they are not seeking any modifications to those requirements. Sheila Minick expressed concern about the lack of easy access to the park on Guymon and asked if skywalks were considered. Marcela reported this is cost prohibitive, \$10-\$20 million. It was M/S/C (Rob Campbell, Michael Westmoreland) to approve this project. Leslie Dudley objected, Khalada Salaam-Alaji abstained, and all others approved.

- 9. INFO ITEM: Proposal for Skate Park near Porter Elementary School as a top priority for CVCPG Capital Infrastructure Program (CIP) Recommendation: Presentation by ~~Mannella~~ Manuela Ippolito.** CVCPG is seeking CIP project recommendations that can gain momentum and support community needs that have a chance of achieving success (see Item 10. b.). ~~Mannella~~ Manuela is a teacher at Porter Elementary who has observed that there is a need for small skate parks in District 4. There are many people who skate, especially since it is now part of the Olympics. ~~Mannella~~ Manuela completed research as

part of her Ph.D. program regarding children's use of social media up to 8 hours per day. This what society has become; ~~Mannela~~ **Manuela** teaches 4<sup>th</sup>/5<sup>th</sup> grades and she has seen the results and consequences. Children don't get enough physical activity and become trapped on devices. Some students don't have anyone to take them to practice or to games for sports teams, and they may have many siblings. ~~Mannela~~ **Manuela** and her presentation partner, Cody Pennefather, reflected that the whole family can enjoy skate parks, and parents can participate with their children. They would like to see beginner skate parks as bigger parks have many obstacles that are too challenging for beginners. They designed a skate plaza surrounded by game-top tables. Cody, an engineer, envisions a park with increasing challenges, e.g., beginner steps at 12 inches, then 24 inches tall, with some obstacles, and a multicultural community mural, which students would be able to walk to when they are home alone. ~~Mannela~~ **Manuela** started a skate club, which uses vacant lots, and has received donations of skateboards and helmets. They are interested in accessing a space of about 5,000 square feet across from the school, which reportedly belongs to Mt. Erie Church. ~~Mannela~~ **Manuela** has tried to call Mt. Erie, left a voice mail message, and has knocked on the door, all without response. Julieta, KIPP Administrator, shared that KIPP Adelante can volunteer with this as an advocacy project. Leslie Dudley reflected that there are park areas in Lincoln Park. Due to time constraints, it was agreed that the CVCPG will invite Ms. Ippolito to come back to finish the presentation.

**10. ACTION Item: Capital Infrastructure Project (CIP) priorities for CVCPG**

- a. For submission to City of San Diego: There seems to be no record of CIP priorities that were submitted electronically. The CVCPG needs to submit something for the time-being. It was M/S/C (Sheila Minick, Marry Young) to resubmit the CIP list from last year and to reconvene to consider including the proposed skate park. Sally Smull opposed. All others approved; there were no abstentions.
- b. Narrowed down two or three top priorities for coordination with Groundwork San Diego in building community support through door-to-door canvassing, mailers, petitions, CVCPG web site survey. It was suggested that choosing a small number of projects can focus efforts and build community support for projects that are achievable. CVCPG can be informed by but not limited to submissions in previous years. Khalada Salaam-Alaji volunteered to talk to others about previously submitted proposals.

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

**Meeting Adjournment.** It was M/S/C (Rob Campbell, Russell Steppe) to adjourn the meeting. The meeting adjourned at 8:32 p.m.

**NEXT CVCPG General Meeting: August 19, 2024, 6:30pm at KIPP Adelante Preparatory Academy, 396 Euclid Avenue, San Diego, CA 92114**

Respectfully submitted,

Approved at the 9/16/24 CVCPG Meeting

Chollas Valley Community Planning Group Meeting

July 15, 2024

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*Sheila Minick*

Sheila Minick, Recording Secretary

Approved at the 9/16/24 CVCPG Meeting