

- A. Call to Order: The meeting was called to order by Sally Smull, Chair, at 6:02 p.m. A quorum was established. Present (in-person): Russell Steppe, Vinetia Jones, Marry Young, Sheila Minick, Rob Campbell, Sally Smull, Michael Westmoreland, Leslie Dudley, Khalada Salaam-Alaji, Dorothy James. On Zoom: Andrea Hetheru.
- B. Housekeeping: Participants were reminded to silence cell phones and to be courteous and respectful to others.
- C. Adoption of Agenda: The agenda was M/S/C with a revision to switch Items E and F (Marry, Rob).
- D. Staff Report from SDPD: Omar Luzuriaga or Chris Jones. Not present.
- E. Non-Agenda Communication from the Public:
  - (1) Larry Turner, a retired Marine and SDPD member is running for Mayor. Mr. Turner's website is [Turner24.com](http://Turner24.com), and he will send info regarding his platform to Sally Smull for distribution. (It was clarified that the website is [larryturnerformayor.com](http://larryturnerformayor.com).)
  - (2) Andrew Ferbert appeared on behalf of Heather Ferbert, who is running for City Attorney. Heather has experience to navigate complex needs and is dedicated to the community. Her full career has been in municipal law, including working for the City and Housing Commission. Heather has endorsement of the Deputy City Attorneys Association. She is at home ill tonight and asked her husband to attend on her behalf. They will be making the rounds to different councils.
  - (3) Barry Pollard, Urban Collaborative Project (UCP). Barry reported that he will be bringing items for inclusion on future agendas. UCP has a couple of grants related to a microtransit grant targeting Lincoln Park, Chollas View, and Emerald Hills. The grant will provide ride services within about a 10 mile radius. Rides will be free for a couple of years, then likely have a nominal fee. UCP has Transforming California Community Grant (TCC), an equity-focused two-year planning grant (Lincoln Park, Chollas View, and Emerald Hills). Topics include advancing tree canopy, affordable housing without displacement, outreach, funding resources, etc. UCP will soon begin working on the narratives, including walk audits of community needs and participating with town councils for specific feedback and input. He clarified this is a part of a State sustainability group and is a planning grant, hopefully to be followed by implementation. He stated it is better to have more than less on the list. UCP just received notification today. UCP works closely with SANDAG, and Khalada addressed concerns about traffic, parking configurations, etc. that are not safe. Barry has asked SANDAG to participate and they plan to attend a future meeting. Barry shared that UCP has met with Paola, City Planner, regarding planting in the community. Trees are an issue in medians and concerns are related to MADs and maintenance. Barry has talked to the City about equity. Rob asked if medians are funded by MADs and if there are medians in our area. Barry stated that greenery in medians

was promised on Euclid Avenue from Highway 94 to Division, but bricks and concrete were installed. Barry previously discussed an urgent care center, and this is moving forward. It will be managed by UCSD and UCP is looking for foundations to fund it (\$750,000 per year is cost). It may be in the Church's Chicken area. Dr. Afflalo has been very supportive regarding culturally competent staff and pediatric care. Plans are for a clinic open during daytime hours and the Urgent Care will operate in the evenings and on weekends (Monday through Friday and some weekend hours). Barry reported that there are individuals who do not know what an Urgent Care Center is, and they have been visiting ERs for care.

- (4) Leslie Dudley: The City Council last week approved HAP 2.0, and the Fourth District had no representation (vote was 7-1). Our district will be adversely affected. Leslie requested the community support a lawsuit regarding concentration of poverty. She stated that in 2013 a new community plan was passed, and this community is more poor now than it was then. Businesses and jobs have been eliminated and were replaced with non-income producing entities, low/very low income housing, and non-profit organizations. Zoning was changed along Highway 94, allowing for two marijuana boutiques. Leslie also discussed concerns about the Promise Zone, for which a presentation was completed for CVCPG. Khalada also expressed concerns regarding housing and other poverty-related issues. The lawsuit hopes to make a change for our children. Contact Leslie or Khalada for a copy of the lawsuit. It is also available on the internet and has been in process for about three years now. Michael reiterated that the community needs to have market rate housing so there are jobs available. Leslie would like to request joining the lawsuit to be placed on next month's agenda.

F. Approval of Prior CVCPG Minutes

- (1) It was M/S/C (Marry, Russell) to defer June, September, October, and November minutes to the January meeting. Sally will re-send the minutes. Selena from JCN stated that minutes could be approved electronically, per Roberts' Rules of Order, and this will be researched. Sheila noted that the 7/17/23 minutes were approved at the 9/18/23 meeting.

- G. Chair's Report: Sally reported that we continue to need a Recording Secretary. Sheila has been taking minutes and volunteered to fill the Recording Secretary position. Sally indicated that CVCPG will have three vacant positions, and requirements include being 18 or older and living or working in the community. An outreach committee will be needed for the 3/24 elections. Our next meeting is 1/22/24 due to holiday, scheduled to be at 5003 Imperial Suite 114 (Diamond Business Association). We may need to reschedule to January 29 if bylaws are ready and need to be addressed. The library multi-purpose room is being refurbished and is not available. The 2/26/24 meeting will either be in the library music room (with public access via Zoom) or at 5003 Imperial Ave., Suite 114.

#### H. Staff Reports

- (1) City of San Diego Planning Department: Selena Sanchez Bailon was not present and there was no report.
- (2) City of San Diego Council District 4: Bruce Williams. Bruce indicated that he will be coordinating District 4 operations during the vacancy due to Monica Montgomery-Steppe's election to the County Board of Supervisors. He introduced Noah Shedrick, who will be representing the District 4 office at the CVCPG. There are four staff in the office while the seat is vacant: Stephanie Sanchez, Tiffany Harrison, Noah Shedrick, and Bruce Williams. FAQs were distributed, and Noah reviewed staff contact and assignment information for issues as well as contact information for the full city council. Our area does not have a vote, so we need to contact every council member to tell them what our opinion is on something. If people want their opinion to be heard on something on the docket, he/she must contact everyone, and include Korral Taylor, Mayor's representative, and Sean Elo-Rivera as the President. Khalada asked if staff will be available during the transition and was assured that e-mail addresses on the FAQs are for schedulers, etc. and they ensure the council representatives get the information. Bruce requested that District 4 staff be kept in the loop as well. Noah shared that he started working as an intern in January. He is from Chula Vista and was recently hired as a Community Representative. Michael asked about other staff that were in the Council District 4 Office and was advised the other staff have moved on to Monica's staff at the county. Marry addressed that the CVCPG has requested a delay in voting on bylaws and there are other issues, e.g., HAP 2.0, that affect this community that should not be voted on until we have representation. Participants in the audience at the 12/12/23 City Council meeting also requested a delay; however, the Council approved HAP 2.0 regardless.
- (3) City of San Diego Mayor's Office: Korral Taylor reported that HAP 2.0 passed last week. The SDPD Chief of Police will be retiring. Each district will have a forum to discuss its needs and priorities for a new Chief. Korral is hosting a forum for our district on 1/23/24 at the George Stevens Senior Center. She will distribute information when it has been approved by Communications Department. There will be three interview panels. District 4 resident names were suggested by Monica Montgomery-Steppe. The second interview will include governmental officials. There is no update on the safe parking lot at Malcolm X library. Efforts are focused on H Barracks at the old NTC. Leslie Dudley addressed concerns about homeless individuals at the library when she comes early. She requested the County also address this, and Korral accepted this feedback. Khalada asked if there is a plan and if the County is working on this issue. Leslie submitted a request and it was recommended that she should also follow up with Sean Elo-Rivera.

- (4) Board of Supervisors District 4: Monica Montgomery-Steppe. We do not have contact information yet and no one was in attendance.
  - (5) Assemblywoman Weber's Office: Jesse Brown was not in attendance and there was no report.
  - (6) Senator Atkins' Office (D39): Toni Duran was not in attendance and there was no report.
  - (7) Congressman Juan Vargas (D51): There was no one in attendance and there was no report.
- I. No item on the agenda.
  - J. No item on the agenda.
  - K. No item on the agenda.
  - L. Info Item: Community Planners Committee Report: November. Inclusive Public Engagement Principles (IPEG) Worksheet. This item was distributed via e-mail. Marry shared that she was involved in previous efforts. There was a "line" of why people do/do not respond to surveys. This item is due in January, and there is only one worksheet for the entire CPG.
  - M. Info Item: PRJ-11-2562 4970 Market St. Chollas Creek Apartments. Silvergate purchased the site in 2021 from JCNI. It is a ministerial process 1 approval that occurred in 2013. The request is related to easements (slope and storm drain and flowage). They have been working on it for two years and still don't have a permit. They hope to break ground in 2<sup>nd</sup> quarter of 2024. Market Rate development (apartments and town homes) are planned, with 151 bedrooms total and 111 parking spaces. It will be a gated/fenced community for security purposes. Inclusionary housing includes 3 units onsite; in lieu fee agreement had been reached with a developer on Euclid/Market but that fell through). They are developing housing throughout the city and county, including some of the same quality in Chula Vista. The complex will be lightly amenitized, with a focus on interior. The specific easements are: (a) storm drain easement to be vacated and realigned, (b) slope easement granted by Jacobs in order to do complete streets needs to be vacated for units on the front, and (c) flowage easement as it is no longer necessary as the creek was readjusted. Items 1 and 3 clean up the infrastructure and allows for more units. Amenities include a courtyard area and each unit has a patio and/or balcony. The town home units look like homes. They hope to activate existing spaces, e.g., the Creekside and pocket park are not well utilized and hope the project will increase use. Marry requested the project include inclusive housing rather than in-lieu fees and that the group market homes to the military, e.g., 32<sup>nd</sup> Street. Khalada expressed the need for housing for families and expressed concern about on-site space for children. Barry Pollard asked about entrance/exit on Guymon. There is a foot traffic entrance as well as an ADA ramp. Access rights to vehicle traffic were previously relinquished, perhaps due to the slope. Leslie expressed concern about lack of facilities for tots in the development and requested Writerzblok murals from the former Arts Park be incorporated. There

may be some consideration to having the murals included in the development. Writerzblok is now at UPAC. Andrea expressed concern that nothing can be done for more amenities and asked if the referenced Euclid/Imperial development was 100% rent-restricted. The developers plan to return as an Action Item in January. Sheila asked about nearby Hawk Park since it will serve the development. Tommy stated that the DIF fees are substantial. Rob Campbell thanked the presenters for market rate housing and indicated that CVCPG would prefer inclusive housing in the development. Leslie stated that the project will be in Chollas View. The community has fought for many years for more parks and is concerned that the development can't include some amenities such as basketball hoops.

- N. Action Item: Bylaws Committee Progress and Next Steps: The bylaws committee has been meeting and will continue to meet. The committee asked for an extension. The city will grant it to January 31, no later. This was verbal and not in writing. This group requested that the requirement be delayed until we have representation as bylaws will be voted on by the city council. The committee has delayed demographics and ethics work on the bylaws and will be meeting 1/8/24 and 1/15/24.
- O. Meeting adjournment. The meeting was adjourned at 7:42 p.m. (Marry, Russell).

Respectfully submitted,

*Sheila Minick*

Sheila Minick  
Recording Secretary