

Chollas Valley Community Planning Group



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CHOLLAS VALLEY COMMUNITY PLANNING GROUP MINUTES OF August 15, 2022 MEETING **DRAFT PUBLIC NOTES 08-15-2022**

via Zoom, San Diego, CA 92114 | 6:30pm – 8:30pm

Seat (Term 2017-2019)	Member	Preset	Seat (Term 2018-2020)	Member	Present
1. Alta Vista	Marry Young	Y	9. Broadway Heights	Everret Crudup	N
2. Encanto	Faye Pacho Brown	Y	10. Chollas View	Open	N
3. O'Farrell	Vinetia Jones	Y	11. Emerald Hills	Sally Smull	Y
4. Valencia Park	Open		12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Demetre Booker	Y	13. At-Large	Sheila Minick	N
6. At-Large	Brian Matthews	N	14. At-Large	Dorothy James	N
7. At-Large	Dolvin Buchanan	Y	15. At-Large		
8. At-Large	Open		16. At-Large	Open	
City Dept.	Name	Preset	Office	Name	Present
Planning		N	Mayor's Office		N
D4	Tiffany Harrison	Y	Council District 4	Eric Henson	y
JCNI			Assembly 79 th		N
SDPD		N	Senate 39 th		N
			Congress 51 st		N
Number of Visitors:			Sign-in Sheet on File:		

[https://us02web.zoom.us/j/81584251010?pwd=N04zK2JGeHdUSkxHckVod25Jc2FN QT09](https://us02web.zoom.us/j/81584251010?pwd=N04zK2JGeHdUSkxHckVod25Jc2FNQT09)

Meeting ID: 815 8425 1010 Passcode: 08152022 (Sally's audio wasn't working for first 30 minutes)

Attendees: Eddie Meyerholz, Anthony Merritt, Aaron Rodriguez (ZAAP), Janet Klauber, John Ziebarth, Karla Ruiz, Letitia Flynn, Liz Carmichael- ECOhouse, Marlene, Michael Westmoreland, Patrice Baker, Rahmaan, Rob Campbell, Russell Steppe, Sandra Robins



- A. Call to Order & Introductions
- B. Adoption of the Agenda (I couldn't hear at this point)Ss
- C. Review and Approval of Minutes n/a
- D. Non-Agenda Communications from the Public:

Michael Westmoreland – Gompers Park Cleanup Aug 27 from 9:30-12.

Anthony Merritt – Status of Encanto – Klauber Street Development?? A-No updates.

Issues with Airbnb's in the neighborhood – mostly communication on Nextdoor regarding parties. 6527 Eider Street is violating the Party Ban several times a week. Check with Mr. Sanchez and CRO Christ Jones (D4 -Eric Henson will follow up.)

Chair's Report: Marry Young – on agenda – Two CIP Priority List subcommittee meetings planned, with a vote on September 19 on the list or at October 1 meeting if not.

Staff Reports:

Mayor's Office: Matt Griffith – absent. Sending a report.

Council District 4: Eric Henson. hensone@sandiego.gov is Policy and Land Use contact , including CPGs. CIP Recommendations are needed ASAP.

Council Policy 000-32 Neighborhood Input for Projects. Two public hearings are needed. Max Ellorin monitors the List. It will be a special meeting – City Council Subcommittee.

Aug 20 – Family Fun Day at Mountain View Park.

Aug 24 is Get-It Done Day at Malcolm X Library for D4 at 5:30pm. Intro from the PANDA Team that handles Get It Done App, then send out small groups to create New Get it Done Reports. D4 Staff also participating. Debrief at 7pm

Aug 27- Community STEM & Health Fest at ECC

28 participants at this point.

Faye Pacho Brown – Encanto. Max Ellorin collects info, Eric Henson facilitates.

Women's Equality Fest



Assembly District 79: No

Senate District 39: No

51 Congressional District: No

City Planning: No

San Diego Police Department: No

Chollas Lake Dumpster is well run.

Leslie Dudley – No SDPD. Recent Murders and shootings. We need to be proactive. Asked Eric – many occur near highways and quick access road. D4 suggested a new SDPD station again. Current location is not good.

Subcommittee Report: n/a

G. Informational Items: Honorary Street Sign for Cecil Steppe

Name of Presenter: Russell Steppe, son of Cecil Steppe, age 89

Description: Requesting a letter of support from the Chollas Valley CPG regarding the honorary naming of a street within our district. The honorary street would be located in the 4700-4800 block of Hilltop Drive in the area in front of Gompers Preparatory Academy (GPA). The reason for this location request is related to Mr. Steppe's service to Gompers community over the years. During the turbulent late 1960's Mr. Steppe served as the PTA President for Gompers, and for the last 17 years he has served as Board Chairman for GPR. Slide Show presentation given; see Minutes supplement.

• Additional Information: Honorary street names do not change the name of the street, an additional sign with the honorary designation will be placed near existing street sign .

Discussion: Khalada loves the street naming, but shouldn't he also be given honorary naming at the Live Well Center?

Anthony Merritt's Wife, an SDSU History Professor, wants a Petition to set out. Document Document Document. It is a great example to Gompers students.

• Informational 08/15/2022

• Action item 09/19/2022



2. Informational Item: Kevin Court Project

Name of Presenter(s): Name of Presenter(s): Liz Carmichael (Architect, Ecohouse) and Sandra Robinson (owner)

Presenter email: liz@ecohousegreen.com and robinsonrentals1991@gmail.com

• Informational website: No website yet

• Description: Kevin Ct Project will be a For Sale Single Family Home project with 23 Homes located on Skyline Drive just east of the O'Farrell Charter School. The homes will be 3 and 4 Bedrooms with 2-car attached garage and front/back yards. The street will have access from Skyline Dr. onto a private cul de sac that will be known as Kevin Ct. (in honor of Mr. & Mrs. Robinson's son).

Currently an abandoned home since 2013 on property. Lot sizes will be 2500-3700 sq. ft. Some have decks. There will be three home types. Ito Girard, Neighborhood Estate; EcoHouse Architect. Goal is to finish by end of 2023.

Kevin Court Project Discussion:

Khalada – No price is set yet; it depends on the economy and cost of materials, 20 Market Rate homes; Three homes will be slated as Affordable.

Marry- appreciates options for medium income homes for sale. Faye Pacho Brown agreed/

Anthony Merritt- Concerns about Airbnb's at homes. Will there be an HOA? A- Yes. Can they restrict BnB businesses? It inconveniences residents, and noisy strangers exploit and gentrify the neighborhood. OB has had issues – raises rents & Purchasing issues

Marry-Homes are targeted to Families (Sandra Robinson did outreach). March 2022 Ordinance capped BnBs except in Mission Beach; now requires a Business License and a Lottery System.

Dolvin- Well Done, this is a thoughtful project.

Janet Klauber's son spoke – Party BnB Nuisances

Demetre- Great project.

Rob Campbell – What is the zoning? They look slightly undersize.



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Anthony Merritt- asking for more info

Marry suggested using Pollinator Trees to line the street.

3. Action Item: Amend CUP for the Euclid Project to modify from One Drive Thru to Two Drive Thrus *Description: Permit amendment to accommodate 1,800 SF Jamba Juice drive-thru*

#2193119 NDP 2355618

a. Name of Presenters and email

Tommy Edmunds (Silvergate Development, LLC) o e-mail: TLE@silvergatedevelopment.com

Aaron Rodriguez (Ziebarth Associates Architecture + Planning) o e-mail: Aaron@zaap.biz

John Ziebarth (Ziebarth Associates Architecture + Planning) o e-mail: John@zaap.biz

The Pollo Loco Drive Thru is completed, and improvements are being done now. Jamba Juice has signed a lease with the in/out Drive Thru requested at the Naranja side of the project.

Multiple other business fell through. Mr. Moto Pizza might be interested in the center building.

Now adding trees on the Naranja side. A public Plaza and Open Area to activate walking on the corner. It will have a Walk-up Window, bicycle space and a conduit for future charging station spots.

Discussion:

Khalada- Thank you for . healthy business efforts.

Faye- well prepared and thoughtful

Demetre- great project.

Karla Ruiz – First meeting with business owner, Diamond District Vice Chair. Diamond BID to collaborate.

Anthony Merritt- Advocate for beautiful physical space and local businesses. Appreciated a healthy option vs Popeye's or Church's Fried food. It will help nourish souls and well-being of the community. High Blood Pressure and cancers are endemic in the inner city. Businesses matter.

Rob Campbell- appreciate the outdoor spot. What is the safety and security camera plans for the location?

A- Security guards not preferred. Dumpsters?(A- two dumpsters). A Credit Union would be good here. A- Bank of America pulled out, and no interest now. I Michael Westmoreland- Diversifying food and choices are appreciated.

Informational: 07/18/2022

Action Item: 08/15/2022 Vote – Unanimously approved. Marry, Vinetia, Faye, Demetre, Leslie, Khalada, Dolvin and Sally

Establish CIP Subcommittee - Leslie Dudley has chaired the last 3/4 years. (people are terming out in March 2023). Board Members: Khalada, Marry, Leslie...requesting that Leslie assist with history and support before terming out

Board and General Members may vote, any resident or business within the CVCPG areas may attend.

Creation was approved unanimously.



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Chair of Subcommittee is Leslie Dudley 619-266-1116 mycoreg@juno.com to be placed on the subcommittee notice list. It depends on the Encanto Neighborhoods Community Plan, and Needs Categories.

Adjournment Moved by Dolvin/ 2nded by Faye

Written by: Sally Smull

Submitted by: Marry Young