

Chollas Valley Community Planning Group



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CHOLLAS VALLEY COMMUNITY PLANNING GROUP MINUTES OF MEETING
DRAFT October 17, 2022 via Zoom, San Diego, CA 92114 | 6:30pm – 9:15pm

Seat Term 2021-23	Member	Present	Seat (Term 2020-2022)	Member	Present
1. Alta Vista	Marry Young (MY)	y	9. Broadway Heights	Everett Crudup (EC)	N
2. Encanto	Faye Pacho Brown –(FPB)	Y	10. Chollas View	Gerry Spinelli(GS)	N
3. O’Farrell	Vinetia Jones (VJ)	Y	11. Emerald Hills	Sally Smull(SS)	Y
4. Valencia Park			12. Lincoln Park	Leslie Dudley(LD)	Y
5. At-Large			13. At-Large	Khalada Salaam (KS)	Y
6. At-Large	Brian Matthews (BM)	N	14. At-Large	Dorothy James(DJ)	Y
7. At-Large	Demetre Booker Jr (DBJ)	Y-6:44	15. At-Large	Dolvin Buchanan (DB)	Y
8. At-Large	Sheila Minick(SM)	Y	16. At-Large		
City Dept.	Name	Present	Office	Name	Present
Planning	Selena Sanchez	Yes	Mayor’s Office	Matt Griffith	Y
HHSA	Crystal Skerven	Y	County D4	Jamaela Johnson	Y
			Council District 4	Eric Henson, Tiffany Harrison	Y
JCNI		N	Assembly 79 th	Lucero Maganda- moved to mayor’s office	N
SDPD	CRO Chris Jones	N	Senate 39 th	Toni Duran	N
			Congress 51 st	Genevieve DePerio Fong	N
Number of Visitors: 37			Sign-in Sheet on File: Zoom Pic		

1. Call to Order & Introductions
2. Adoption of the Agenda (SM/ KSA)
3. Review and Approval of Minutes
4. Non-Agenda Communications from the Public:

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- ❑ **Chair's Report: Zoom Renewal – Marry Young will submit for Reimbursement. Annual fee until August 2023**
- ❑ **Election Committee** -No volunteers, so Will email out. March 2023 Elections for odd year reps.
- ❑ Reps that are up for re-election cannot be on the Election Committee.

5. Staff Reports:

- a. **Mayor's Office:** Matt Griffith- Homeless Encampments info- Asked for locations for Homeless Outreach (targeting)
- b. **KSA-** Who is giving out blue tents around City College and Imperial Avenue?
- c. **Travis-** Paradise Valley Rd- West of Paradise Hills Garden Park, 1/2mile east of Munda
- d. **Vinetia-** Imperial at 47th Streets – four tents as of late last week
- e. **Council District 4: Eric Henson- Wed. Oct 19 is Budget and Government Efficiency Meeting with IBA Report regarding Priorities for FY2024.** Nov 16 is Parks & Rec Job Fair in Balboa Park.
- f. Resources: D4 on County Joint Reinvestment Task Force – Redlining legacy. Wells Fargo and Union Bank are assisting in a Homebuyer Equity Program with a \$7.8M Grant for technical assistance to first time homebuyers. California Mortgage Relief Program
- g. KSA- Houses are too expensive. \$7.8M won't go far.
- h. Travis- Expected five thousand homeowners by 2025.
- i. Job Opportunity- *Employ Empower* for ages 16-30 year olds
- j. **County Board of Supervisors 4 – Jamaela Johnson** (lives within our CPG). October 3 was City/County Summit on Affordable Housing. Goal 10,000 units. As of 2019, County had 440 households at risk of homelessness. Going to replenish fund \$500K now.
- k. Establish a Seniors Pilot Program - \$500/mo direct to landlord for max 50% AMI, head of household aged 50+. Applications open January 2023, Starts in March 2023?
- l. Sept. 27 Board- Veterans increasing workforce at the County level. Salute our Veterans, honoring Vet-Owned Businesses and Nonprofits for military families. Job Fairs also
- m. MY- Affordable Housing – need to look at equity. Where are the great schools, parks, and jobs in a community? Now getting low-low housing. Need to spread it out and improve lives across districts. Currently it is increasing poverty in our area; we don't want to just house people. We need supports.
- n. Housing Commission said once projects are completed, they don't know the status of workforce and mixed housing projects.
- o. LD- Before Fletcher, our Live Well Center said No Veterans Service, but getting Probation instead.
- p. V Estrella- Supports Senior Housing. Rent Control is needed around here. Too many people are At Risk.
- q. **HHS CoSD OEQc – Crystal Skerven - Equitable Communities** . Exploring options for renaming at SELWC in honor of Mr. Cecil Steppe. Unable to change the name Southeastern Live Well Center, but can perhaps do something inside the building. Veterans Services WILL be at the SELWC. In addition, there will be Lactation Services, Meditation area, Community Support Groups, etc.
Regional Leadership Meetings are on Mondays, currently at 1:30pm. Next meeting Nov. 14 is in-person at the Jackie Robinson YMCA. Fentanyl Training and Narcan starts at 2:30pm The trainer can visit other groups.
- r. Voice & Viewpoint and HHS are offering Town Halls on multiple topics monthly, Oct-Child welfare, Nov- Behavioral Health and Dec – Homelessness.
- s. KSA- Why can't SELWC be named after people? They are named after the Region or Neighborhood.

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- t. MY-What do Equitable Communities look like?
- u. KSA- What does the county support ? In our area? Funding? Wants a list.
- v. **D4BOS- JJ-** County vs City Support jurisdiction.
- w. BOS was very conservative before now. Mental Health, Behavioral Health, MCRT, Homelessness and Addiction are now priorities at the County level.
- x. KSA- The Lawsuit vs the Live Well Center was for the center and the low income residents surrounding it. Our residents have only one grocery store, low scoring schools. The SELWC is anchoring our community in poverty.
- y. MY- They came in, knew better than us. Our neighborhood perception that our people are BIPOC, bad, criminals and poor is reinforced. We're still fighting the past redlining, low quality schools.
- z. CS- SELWC – We're trying to be That Voice. The tone, language and Community Engagement are important to us.
- aa. Marisol Campbell (recently moved back to Encanto) It's disappointing. Our beautiful neighborhood deserves more.
- bb. Anastasia Nagel- agrees with Campbell. She thinks that the name SELWC might be for art, creative expression, teaching skills with dignity and a focus on wellness. The Market & Euclid location is the heartbeat – the central location for our communities. We need a pedestrian center, safety for trolley-goers and job training.
- cc. KSA- The Building is going up. We shall See. Probation will be for adults and children.
(39 people in attendance by 7:30pm)
- dd. **Assembly District 79: none**
- ee. **Senate District 39: none**
- ff. **51 Congressional District: none**
- gg. **City Planning:**
- hh. **San Diego Police Department: none**

6. Subcommittee Report:

7. Informational:

Project Number 688232: 6309 Skyline Drive Name of Presenter(s): Abhay Schweitzer

- a. Presenter email: abhay@techne-us.com .
- b. Informational website: N/A
- c. Description: To subdivide an existing lot with two existing single dwelling units into four lots, at 6309 Skyline Drive. The 0.86-acre site is in the RS-1-7 zone within the Encanto Neighborhoods Plan area. Council District. This would be market rate homes single story family units remain, with future development a single family dwelling and ADU. 14 Foot Parkway is being widened. They will add a bus stop slab (pad), and bench light.

FPB- What will the street view look like?

SM- An ADU in the future on each lot?

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Rob Campbell- This is a well thought-out vision. They're good lot sizes, and appear to care about community.

Presenter: Solar panels are required on new homes, also better energy efficient. Low water use plantings – natives and drought tolerant.

Nolan Richardson- Price? No range given KSA- Range? Inquire more details.

- d. Time needed: 30minutes
- e. Informational 10/17/2022
- f. Action item 11/21/2022

Project: Proposed Residential project at 5702 Old Memory Lane Name of Presenter(s): Dan Boyd,

- Presenter email: DBoyd@drhorton.com
- Informational website: <https://www.drhorton.com/>
- Description: Emerald Hills, 131 single family detached residential project at 5702 Old Memory Lane, market rate, three-five bedroom homes at the Radio Towers site. DR Horton is a national building company. The project is within 31 acres, with 4,000 square foot lots per acre.
-
- DrHorton has NOT purchased the property yet, but they are at the Due Diligence stage.
-
- Zoning needs updates and a CEQA determination; Environmental Impact Report. The main access road is 60th Street. This is new home ownership of four different styles of architecture (shared generic designs) for Craftsman, Traditional, Spanish and Tuscan homes. Units range from 3 Bed 2 Bath to 5 Bed 3 Bath + Loft. Since this is an infill property and the different elevations, it will be graded at one time, then built in smaller sections.
- Tooley Drive homes were used to show elevations of homes comparison of roof lines. Garages are set back. They understand the challenges for an infill site. They've checked with the San Diego Unified School District to see if Johnson Elementary can accommodate the influx of students. 60th Street traffic concerns drew lots of comments. They said they've done a Traffic Analysis that supposedly won't go over our current capacity planning (Encanto Neighborhoods Community Plan), but a full Traffic Study is needed.
- Will there be Affordable Housing on-site? Will there be moderate or low-moderate income homes or in-lieu fees? They haven't decided yet.
- 60th Street is an older street and needs improvements. They will also need to mitigate for the non-native grasslands on another site. They will be adding three basins for storm water management.
- The views at the Radio Tower are amazing, and Emerald Hills/Encanto have "neighborhood Potential". The City is planning the "rehab" of Emerald Hills Neighborhood Park next to this property. They need to pay Park Fees.

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- The homes adjacent to Tooley and Old Memory Lane have some water, sewer and erosion issues, but won't have an issue with new homeowners viewing onto their properties.
- MY- Is this project for young couples and families?
- 8:28pm – added 15 minutes to continue MY move/SS seconded
- Kenny Key- Original owner on Old Memory Lane – concerned about the area between the property and homes with the erosion issues. The City didn't do maintenance for drainage, and homeowners were unaware that the builders set it up so that they were responsible. They have mudslides during heavy rain, and broken pipes have occurred.
- SM- Emerald Hills resident- Rumors about the Radio Towers being sold has been circulating for years. Encouraged that interested parties attend Emerald Hills Neighborhood Council meetings to discuss further. 60th St is Very Dangerous. There is an urban walking trail that needs to be set back further. Some spots have No sidewalk at all. A Stop Sign is really needed at 60th Street. Traffic for School is already an issue (Johnson Elementary)
- Dan Boyd shared his direct phone line 1-(951)739-5444 and told us that we could call anytime.
- SM- There is limited ingress/egress on property and traffic impacts will be big.
- DB- They will be working with SDSU regarding the Native American and Historical Overview of the site. The City will require Public Improvements. This will Not be a gated community, but it will have an HOA.
- Martha Abraham- Will the HOA maintain the slopes, drainage and landscape? Yes.
- Travis- The geographic high point of Emerald Hills is at the park. Why not expand the park and limit the footprint to the housing? He runs 60th St daily, and it is Dangerous now.
- The Basin planned for the west end is High. Not the best use of space. Have you confirmed that this was a Kumeyaay Sacred Site and Burial Ground?
- Engineer for DR Horton- Troy Burn- There are three basins, biofiltration systems to serve the property.
- SS- More concerns regarding traffic volume and speeding, street isn't wide enough to accommodate for a disaster/fire/ safety issue with only one ingress/egress on 60th St.
- Move to add 15 more minutes by SS/2nded by Faye Pacho Brown.
- Rob Campbell (Encanto – Rosemont Community Council)- The development looks good and lot sizes are fine. Radio Canyon, Emerald Hills Open Space connect to a walking/ biking trail. Will the project add to the connections?
- The DIF- can they add to the new playground or sponsor our underserved neighborhood park?
- Anastasia Nagel- Equity Live Work Play, quality of education for underserved communities, redlining, Kumeyaay. Be sensitive to the locals. A multibillion-dollar corporation isn't going to offer the best use and a lot of time to provide input.
- Milen Milev- It doesn't look like anything special; this project could land anywhere and not stand out. He asked if there was a local architect or urban planner who knows San Diego participating.
- Nolan Richardson- Emerald Hills- Coronado View Community Council MAD-
- Helives off of 60th Street. He is concerned about the traffic, also affecting Tooley and Chaumont

DR Horton will return on November 21, 2022 with updated presentation.



- Time needed: 30minutes
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- **Priority List Subcommittee Meeting informational 10/17/2022 Meeting held on Oct 13, 2022 attended by Lesley Dudley, Faye Pacho Brown, Khalada Salaam, Leticia Flynn**
- Submitted by Lesley Dudley.
Lesley Dudley – Priority Subcommittee Chair shared eight new proposals that were all considered High Priority. LD- recommended to the City to buy the Radio Towers site 10 years ago. It's just sinful. It should be a Nature Park to preserve for all the community. Subcommittee had four people in attendance. MY- need more people in attendance.
LD- said that the SELWC is too close to Lincoln High, the library and Market Creek Plaza.
Eight High Priority Proposals

1. Asking that the County of San Diego reconsider the Southeastern Live Well Center having Probation Services. San Diegoan son Probation will have to travel far to come to the SELWC in our "residential bedroom community on the edge of the City of San Diego". The location borders Emerald Hills, Chollas View, Valencia Park and Lincoln Park with 24 local schools within one mile (and walking distance) of the SELWC. This is in addition to being directly across the street from the Elementary Institute of Science, the Valencia Park/ Malcolm X Library, and the Market Creek Plaza nearby.

The CVCPG was never informed before the plans to purchase the land for the Tubman-Chavez Center, and to create the SELWC. When informed, local residents went to County Board of Supervisors meeting, but were disregarded.

(Next was about the lack of Veterans Services planned at the SELWC. That is not accurate, according to HHS Crystal Skerven)

2. **Lincoln Park's John F. Kennedy Park GDP** requesting a letter from D4 Councilperson to the Parks Dept. regarding the Entire Lincoln Park community was notified about the Open Design Meeting nor presenting before creating the design. The CVCPG was to be in communication with the Lincoln Park neighbors, as they do not have their own park groups. The MLK Rec Community Recreation Group voted for the Kennedy Park design, voting illegally. (SS- LD is unaware that MLKCRG is the appropriate meeting place for Lincoln Park – Kennedy Park's planning. The City CP600-33 only requires that residents living within 300 feet of the project need notification, plus interested public. I'm unaware of Lincoln Park Council receiving an invitation to join the design meeting. The design created was a Pirate Ship, and CIP B18005 currently is in the Design Stage. <https://cipapp.sandiego.gov/CIPDetail.aspx?ID=B18005> and is completing the Design work now.

LD- Local residents hoped for decades to have a voice in creating their only park, wanted a healthy tot lot, a safer bathroom, a splash-water-feature, benches, tables and grills updated an entrance sign as well. I hope that the Parks Dept. is going to fix a problem they created with Lincoln Park residents, maybe hold planning meeting, and change their current design before it is too late.



LD said that she wants CVCPG to handle parks. She is Madhatter milkers Community Recreation Group(CRG) voted for Kennedy Park Improvements in Lincoln Park.

3. **Encanto "8" Neighborhoods "TRAFFIC STUDY " wanted:** We want to see statistical comparisons (*studies*) of accidents and deaths for drivers, bikers and pedestrians. Want to see statistical comparison (*studies*) of accidents & deaths before and after changes. It makes it harder for residents to find parking spaces, which ruin businesses. It also increases crimes such as vehicle theft.

4. **Encanto "8" Neighborhoods Bike Lanes throughout Community** we want a **STUDY** on new bike lanes along heavily trafficked major streets and avenues. Since we approved this in 2015, we have seen too many deaths and accidents on these new types of bike lanes on heavily trafficked areas. Instead, we want **safer bike lanes on low-traffic side streets, along RR tracks, creek beds, parks, beaches**. We have heard that it costs a million dollars a mile to paint bike lanes on our major high traffic streets. We question if this is the best use of San Diego tax money at this time, when many other high priority projects go unfunded.

5 Encanto-Valencia Park-Lincoln Park-Chollas View Safer BIKE-PATHS A safer bike path along the railroad tracks away from traffic, as done in North County. From Lemon Grove through Encanto, the Cemetery, 32nd St to downtown .

6 Pedestrian Walkway over Euclid Ave SANDAG is going to build a Railroad/Trolley bridge (grade separation) over Euclid Ave starting the project in 2024. (unconfirmed date).

To increase the safety for pedestrians, we recommend that the bridge also include a walkway with stairs on both sides, from the "Trolley Stop in Chollas View/Lincoln Park" to the "Live-Well Center in Emerald Hills." We suggest it could be painted with "*Welcome to Chollas View and Lincoln Park*" on one side and "*Welcome to Emerald Hills and Valencia Park*" on the other side to help identify neighborhoods.

LD says that the Library holds 500 people.

FPB- Joined the 8 items and the Live Well Center discussion. LeticiaFlynn–Can we do a Hybrid Meeting? It's too cold outside.

ErcHenson-TheValenciaPark/MalcolmXLibrarydoesofferspacetobook.Skyline offers a Hybrid meeting, but EH doesn't know how it works. (TalkedtoAlanBugg,librarian–theyhave several corded and uncoded microphones, butwe'd have to work out the technical issues on our own).



For Project Approvals–Lookup in Open DSD for the Land Use Code, and the Planning Commission. Ken Marlborough represents D4 on the Planning Commission.

- **G. Continuing Business**
- Next meeting: Monday, November 21, 2022 6:30pm via Zoom
- Adjournment December 2022
- New Member Election (As Needed)
- **H. Meeting Adjournment**

8. Adjournment

Written by: Sally Smull,
except for Priority Lists Subcommittee – Leslie Dudley
Submitted Marry Young