

# CHOLLAS VALLEY COMMUNITY PLANNING GROUP

## AGENDA

Chollas Valley Community Planning Group



Celebrate • Promote • Foster • Enhance • Create

Serving: Alta Vista, Broadway Heights, Chollas View, Emerald Hills, Encanto, Lincoln Park, O'Farrell, and Valencia Park

**Andrea Hetheru, Chairperson • Valencia Park**

**Robert Campbell, Vice Chairperson • At-Large**

Marry Young , Alta Vista; Everett Crudup, Broadway Heights; Brian Matthews, Chollas View; Sally Smull, Emerald Hills; Vacant Seat, Encanto; Dorothy James, Lincoln Park; **Vinetia Jones, Corresponding Secretary, O'Farrell;**  
At- Large: Leslie Dudley, Jacinta Hinajosa, **Sheila Minick, Recording Secretary,** Khalada Salaam-Ahi, Russell Steppe, Michael Westmoreland

**Monday, May 20, 2024, 6:30pm**

**Kipp Adelante School, 396 Euclid Avenue, San Diego CA 92114**

**(Located in Jacob's Center lot. Closest Entry is off Market Street).**

You may also join us by Zoom or phone:

<https://us02web.zoom.us/j/84126443605?pwd=aGdRa0NoQXo2QkNGWkR5TTRXTi9VQT09>

Dial by your location +1 669 444 9171 Meeting ID: 841 2644 3605 Passcode: 590325

***All are welcome to attend.***

*(Note: items may be addressed out of listed order if it is in the interest of the business of the day)*

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome
  - a. **Housekeeping:** Please be courteous to all. Wait until called upon to speak whether attending in-person or virtually and MUTE or Turn off background sounds if attending virtually. On informational items, CVCPG Board Members will ask questions first followed by General Members then the Public. *It is time-saving if an answer to your question is given in a previous speaker's comments.*
  - b. **BOARD OFFICERS TRANSITION:** Chair, Andrea Hetheru , Vice Chair, Rob Campbell, Recording Secretary- Sheila Minick, Correspondence Secretary- Vinetia Jones
  - c. **2024 Roster:** Alta Vista- Marry Young, Broadway Heights- Everett Crudup, Chollas View- Brian Matthews, Emerald Hills-Sally Smull, Encanto- OPEN, Lincoln Park- Dorothy James, O'Farrell- Vinetia Jones, Valencia Park- Andrea Hetheru At- Large:

**Michael Westmoreland, Sheila Minick, Russell Steppe, Rob Campbell, Leslie Dudley,  
Khalada Salaam-Ahi, Jacinta Hinajosa, one -OPEN**

2. **Adoption of the Agenda** (1<sup>st</sup>/ 2<sup>nd</sup>/ # approved # abstained)
3. **New Chair's Comments**
4. **Non-Agenda Communication from the Public:** Our community planning group meeting allows for a public comment period at the beginning of our meeting for items **not on the agenda**, but that are within the scope of the group. (Brown Act section 54954.3(a)) Community planning group members may respond by asking a question to clarify, and also may schedule the item for a future agenda. *However, no discussion, debate, or action may be taken on such items. (Brown Act section 59454.2). (Limit 1 minute due to full schedule)*
5. **Staff Reports** (15 minutes max)
  - San Diego Police Department CRO: Chris Jones (430s) 619-527-3507 [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov) or Omar Luzuriaga (440's) 619-527-3532 [OLuzuriaga@pd.sandiego.gov](mailto:OLuzuriaga@pd.sandiego.gov) (written report only)
  - City of San Diego Mayor's Office: Korral Taylor [taylorlk@sandiego.gov](mailto:taylorlk@sandiego.gov) (Storm Flooding Update +?)
  - City of San Diego Planning Department: Selena Sanchez Bailon [ssanchezBail@sandiego.gov](mailto:ssanchezBail@sandiego.gov)
  - City of San Diego Council District 4: [619-236-6644](tel:619-236-6644) Henry Foster III [sandiego.gov/cd4](http://sandiego.gov/cd4), Noah Shedrick [nshedrick@sandiego.gov](mailto:nshedrick@sandiego.gov) Bruce Williams- Chief of Staff [ewilliams@sandiego.gov](mailto:ewilliams@sandiego.gov)
  - Board of Supervisors Office (D4): Karen Montufar-Federico [kdmf@sdcounty.ca.gov](mailto:kdmf@sdcounty.ca.gov) For Monica Montgomery Steppe [monica.montgomerysteppe@sdcounty.ca.gov](mailto:monica.montgomerysteppe@sdcounty.ca.gov) [619-531-5544](tel:619-531-5544)
  - Assemblywoman Weber's Office (D79): 619-465-7903 Jesse Brown <https://a79.asmdc.org> [Jesse.Brown@asm.ca.gov](mailto:Jesse.Brown@asm.ca.gov)
  - Senator Atkins' Office (D39): Toni Duran [toni.duran@sen.ca.gov](mailto:toni.duran@sen.ca.gov) /
  - Congressman Vargas Office (D51): Louis Ward III [Louis.Ward@mail.house.gov](mailto:Louis.Ward@mail.house.gov)
  - Promise Zone 101 [promiszone@sandiego.gov](mailto:promiszone@sandiego.gov)
  - Jacobs Center : Selena Ellis- Vizcarra [sellisvizcarra@jacobscenter.org](mailto:sellisvizcarra@jacobscenter.org) 619-527-6161
  - San Diego Black Arts & Culture District : Brian Matthews, CVCPG Liaison
  - Chollas Creek Climate Collaborative/ Chollas Creek Coalition: Sally Smull, CVCPG Liaison
  - Urban Collaborative Project CDC
6. **ACTION Item: Correspondence with County regarding Affordable Fair Housing**, Vice Chair Campbell
7. **ACTION Item: Set up CIP Priorities Subcommittee** – will need entries in June to move our needs/requests forward
8. **INFO Item: PRJ-1114217 , 4730 Market Street Project**— Expedite Program – Promise Zone and Affordable/In-Fill Housing. Neighborhood Development Permit to construct five (5) five-story apartment buildings consisting of 249 units with 10% affordable units totaling 248,568

square feet (eastern portion of the project site named *Monarch Hillside*) and six (6) two- and three-story residential buildings consisting of 39 dwelling units with 10% affordable units totaling 56,232 square feet (western portion of the project site named *Market Street Residences*). The project site is located at 4730, 4744, 4838, 4844, 4850, and 4858 Market Street. The 8.23-acre site is in the CC-3-6 Base Zone, the Transit Priority Area, the Parking Standards Transit Priority Area, the Community Plan Implementation Overlay Zone – A, the San Diego Promise Zone, and the San Diego International Airport – Review Area 1 within the Encanto Neighborhoods Community Plan Area and Council District 4. Robert Ito [robert@itogirard.com](mailto:robert@itogirard.com), Marcella

9. **ACTION Item: Memorandum of Understanding (MOU) with Kipp Adelante School**
10. **INFO item- Community Planners Committee (CPC) Meeting - April 2024 (Rob or Marry)**
11. **INFO Item – CVCPG Recognition status**
12. **ACTION Item: Approval of Prior CVCPG Minutes** January 29, Feb 26, 2024, March 18, 2024, New Roster March 18, 2024, March 25, 2024 , **(added) April 15 Board Elections, April 15, 2024**

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

**16. Meeting Adjournment** 1<sup>st</sup>/ 2<sup>nd</sup>/ #approved

**NEXT CVCPG General Meeting: Mon June 17 6:30pm at KIPP Adelante School 396 Euclid Ave/ in Jacobs Center lot**