

Chollas Valley Community Planning Group Meeting Minutes

April 15, 2024

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1. Call to Order, Welcome, Roll Call: (2 minutes). The meeting was called to order at 6:11 p.m. New Board Member Jacinta Hinojosa, At-Large (Chollas View Resident), was seated. New 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-Alaji, Jacinta Hinojosa, one -OPEN.

Present: Sally Smull, Rob Campbell, Vinetia Jones, Sheila Minick, Marry Young, Dorothy James, Michael Westmoreland, Russell Steppe, Brian Matthews, Everett Crudup, Leslie Dudley, Jacinta Hinojosa. Andrea Hetheru participated via Zoom. An in-person quorum was established.

2. Housekeeping: Participants were reminded to mute or turn off background sounds, be courteous to all, wait until called upon to speak, and only speak when unmuted. CVCPG Officers and Board Members will ask questions first during communications, then General Members, then the public.
3. Adoption of Agenda: Leslie reminded the group that the Promise Zone issue needs follow-up, and it was clarified that this item is being deferred to agenda for May 2024. Sheila requested clarification of the spelling of Jacinta's last name, and the requested correction of Jacinta's and Khalada's last names. It was M/S/C (Marry Young motioned, Vinetia Jones seconded) to approve the agenda with these changes. All approved.
4. Non-Agenda Communication from the Public:
 - A. Emilio Morante: Emilio introduced himself via Zoom. He is interested in our meetings. Emilio shared that he opened a dog grooming business in Encanto, located in the plaza in front of the 62nd Street Trolley Station between the Mexican Bakery and Jamaican restaurant. His work can be viewed on IG, and he invited participants to view his work. Information was provided in the chat. Emilio's goal is to provide a safe space for dogs. He tries to make a comfortable space for each dog and owner. Emilio was thanked for sharing information and encouraged to participate in meetings.
 - B. Sheila Minick addressed concerns regarding Live Well Center patrons and staff parking in the trolley and library parking lots. The parking lot at the trolley station is unusually full during the daytime, and she has observed people parking in the lot and walking to the Live Well Center while there is ample parking in the Center's garage. Trolley patrons are observed circling around the lot waiting for a spot to open. These parking issues have been confirmed with an MTS bus driver supervisor and Malcolm X Library staff. Potential parking problems had been discussed with County staff prior to the Live Well Center being built. The community was advised that patrons and staff would be using public transportation, and the

garage would accommodate parking demand. This issue was discussed at a previous meeting, and Sheila requested that it be placed on the agenda for a future meeting now that CVCPG communities have representation at the City and County. Sally indicated that she followed up regarding this issue, corresponding with Mark Olsen, MTS Community Relations, and Barbara Jimenez County Live Well, Community Operations Officer. Sally reported that Barbara responded she has connected with other leadership and staff on site and indicated they will ensure patrons and staff are reminded to park in the garage. Leslie Dudley reiterated that CVCPG has previously discussed this issue. She also suggested a card check-in for the library and trolley center parking lot to discourage parking by those who are not using lots for the intended purpose. The community can request signage from MTS redirecting Live Well Center patrons and staff to park in the garage and towing notice for those who do not respect parking lot regulations. Sheila also mentioned that Emerald Hills Neighborhood Council is sponsoring a Creek to Bay Clean-Up event at the Emerald Hills pocket park and Kelton Road entrance to the pocket park. Interested parties were asked to visit creektobay.org to locate the site information and sign up to volunteer. The event will be held 4/20/24, 9 a.m. to 12 p.m.

C. Michael Westmoreland shared that the CVCPG logo can't be modified, which makes it difficult to replicate. Michael requested to revise the logo. It was M/S/C (Marry Young motioned, Rob Campbell seconded) to support the proposal to revise the CVCPG logo. All approved the motion.

D. Leslie Dudley requested a future agenda item that a San Diego Parks and Recreation staff member attend the CVCPG meeting to discuss park-related items that are legally required to be presented to CVCPG. She also requested that the Parks and Recreation Department not use the Martin Luther King Recreation Board to gain support for things that the larger community does not support. Sally Smull will ask Jonathan Avila, City Planning, to come to a future meeting to discuss the process for Parks and Recreation review. Sally stated that the Encanto Recreation Board covers Encanto, Marie Widman, Emerald Hills, and Gompers. Martin Luther King Recreation Board covers Kennedy, Martin Luther King, Skyline, Lincoln Park, and some other parks. Sally further indicated that proposals can go to the City Park and Recreation Board or local recreation advisory board. If there isn't a board representing a location, proposals are supposed to come to the community planning group. Brian Matthews shared an example in that a group wanted a dog park, but the Chollas View community feels it was approved without adequate community input. It was agreed that CVCPG can ask for clarification of roles and responsibilities, and this will potentially be a future agenda item. Selena Sanchez-Baillon, City Planner, will also follow up with Jonathan Avila.

E. Rob Campbell acknowledged Griselda, a community member from Encanto. He expressed hope that she can fill a Board vacancy.

5. Staff Reports (15 minutes max)

- A. San Diego Police Department CRO: Chris Jones (430s) 619-527-3507 jonescr@pd.sandiego.gov or Omar Luzuriaga (440s), 619-527-3532 OLuzuriaga@pd.sandiego.gov. No one was present and no report was made.
- B. City of San Diego Mayor's Office: Korral Taylor taylork@sandiego.gov ([Storm Flooding Update +?](#)). Not present and no report was made.
- C. City of San Diego Planning Department: Selena Sanchez Bailon ssanchezBail@sandiego.gov. Selena was present and gave a report. Feedback is being requested by 4/29/24 on the San Diego Blueprint. CVCPG amendments will be considered in May. The Environmental Justice Element is in draft and available for public review. There is no known deadline for feedback. Leslie Dudley addressed the trolley not running as frequently as in other communities as well as trains using the trolley tracks during the nighttime. Selena was unaware that trains run on the tracks. Selena mentioned that the Mobility Master Plan has some equity components. Sally Smull stated that District 4 was left out of almost everything in the Mobility Master Plan. CVCPG communities are primarily in Zone 2. There are essentially no projects east of 47th Street.
- D. City of San Diego Council District 4: 619-236-6644 Henry Foster III installed, sandiego.gov/cd4, Noah Shedrick, nshedrick@sandiego.gov Bruce Williams, Chief of Staff, bewilliams@sandiego.gov: Noah participated online. He shared that Henry Foster is now our seated Council member and thanked the community for its patience while undergoing the transition. Rob Campbell shared his concern about the vicinity of 65th St. and Imperial Avenue being closed since the floods. Karen Montefar-Federico stated the intersection reopened Friday or Saturday of last week. Leslie Dudley reported that storm water channel is being repaired with boulders, etc. She requested that an engineer come to observe the repairs and report on how the repairs will prevent future flooding.
- E. Board of Supervisors' Office (D4): Karen Montefar-Federico for Monica Montgomery Steppe district4office@sdcounty.ca.gov 619-531-5544 ([First visit since MMS installed at BOS in December](#)). Karen is the contact, and she left her business cards at the sign-in table. The Supervisor's website should be up and running soon, and there will be an e-mail subscription option. Karen shared Supervisor Montgomery Steppe's priorities as they are somewhat different from the City. The County focus is on Health and Human Services, homelessness, Medi-Cal, CalFresh, and other similar benefits. Residents can reach out to the office for assistance with County-related issues. Karen stated that flood-related FEMA and SBA assistance ends 4/19/24. In relation to mental health services and the flooding, Karen shared that Open Heart Leaders is a community organization that provides mental health support, including community resources and therapy. There is an office on Euclid Avenue. Temporary lodging continues to be provided, and staff in the office are available to intervene with issues such as hotel vouchers. In regard to ongoing community support, Karen, also reported that there are County grants available, e.g., neighborhood reinvestment for one-time expenses and community enhancement for programs and staffing. Community members will be invited to apply by mid-May, and this information will be shared on social media, etc. There are County board commissions and committees on which community members are invited to participate,

and interested parties should contact Karen. Leslie Dudley asked what support the County can provide to assist with Chollas Creek. She expressed concern about cement channels increasing the flooding. She stated that 47th Street lost 10-20 feet along the banks of the creek. Areas anchored by trees withstood the flood. Karen stated the City of San Diego is responsible for maintaining the stormwater drains. Michael Westmoreland asked if Supervisor Montgomery Steppe will work with Henry Foster regarding equity issues. Brian Matthews suggested that CVCPG discuss our concerns and grievances with Henry Foster and Monica Montgomery Steppe in a professional, concise manner in a proper document and format. He indicated that Leslie Dudley's concerns are accurate but need to be addressed professionally.

- F. Assemblywoman Weber's Office (D79): 619-465-7903 <https://a79.asmdc.org> Jesse.Brown@asm.ca.gov. Jesse Brown attended and announced the office is seeking for nominations for Senior of the Year. Anyone 55 and up who contributes to the 79th district is eligible. Nominations are due 5/1/24.
- G. Senator Atkins' Office (D39): Toni Duran toni.duran@sen.ca.gov. Toni Duran participated via Zoom. She indicated that the FTB and IRS released information indicating that individuals and small businesses in communities impacted by 1/22/24 flooding qualify for an extension until 6/17/24 to file and pay taxes. VITA provides free basic tax preparation, and she suggested individuals call 2-1-1 to see if they are still able to take appointments. Cal EITC tax credits are available for people who file tax returns and earn less than \$39,500. Visit CalEITC4me for more information. The second round of California Dream for All funding is available; \$220 million has been allocated. The registration portal is open until 4/29/24: CalHFA.ca.gov/cadream.
- H. Congressman Vargas' Office (D51):-Louis Ward III Louis.Ward@mail.house.gov. (Maybe in May?) No one was present and no report was made.

- 6. Action Item: (Rob Campbell) – Tally up votes and share new BOARD OFFICERS ROSTER (5 minutes). Rob reported the following officer elections: (1) Andrea Hetheru, Chair; (2) Rob Campbell, Vice Chair; (3) Sheila Minick, Recording Secretary; (4) Vinetia Jones, Corresponding Secretary. Andrea was participating via Zoom, and she submitted the following statement, which was read by Rob Campbell:

*I'm excited and looking forward to the next year of work for this board. I believe this year is going to be a historic one building on the work of previous boards but at a critical juncture in the city's history given our recent Katrina-esque events. I want you to know that I'm only serving to facilitate all of the astonishing talent and experience that exists on this board. I will do this by insisting that we really abide by our bylaws this year which stipulate that almost all of the work gets done in committee and is formalized with appropriate review at board meetings. This way we're going to really be able to incorporate the energies, views, and talent of our neighbors and really get them involved. I want to emphasize The most important work is not going to be during board meetings but during committees--- some of which will be walking our neighborhoods and talking with our neighbors. Every cylinder will be clicking as going **all board members work** and do what we say we're going to do. It's*

my hope that we will all adopt the mantra of "underpromise but over-deliver." I appreciate you giving me this opportunity to serve. I plan to meet with each board member within the next 6 weeks to learn what each of you sees as your best skill set in our work. It will, then, be my suggestion that we amend our By-laws to reflect the categories of these important skill sets as formal positions of coordination and leadership. I appreciate the opportunity to serve in this capacity.

7. Info Item: Capital Improvements Program (CIP) (Sally) – Following discussion at Network of Town Councils 4/8/24 Zoom with Allied Gardens Community Council, Serra Mesa Council, and others and a presentation by the City Planning Department, along with Engineering and Capital Projects at the Southeastern San Diego CPG (attended by Zoom-Marry, Sheila, Sally; Andrea in-person) 4/8/24. CIP Prioritization Survey is open year-round: <https://survey123.arcgis.com/share/2bf2c022153642e28ed96022a7e3b803?portalUrl=https://webmaps.sandiego.gov/portal> There was a presentation at the Southeastern Planning Group. City Planning came directly to share the information. Sally shared the CIP prioritization survey that is open year-round and is available in English and Spanish (link above). If there are things that come up, we can always submit requests even if there isn't funding available. Sally reviewed the Capital Improvements Program Development Power Point presentation, indicating that 1.5 years ago CIP prioritizations changed. CP 800-14 provides guidance project scoring that increases a score based on defined factors. Sally mentioned that the City is not getting DIF funds because developers are focused on affordable housing. Factors include health, economic development, population densities and growth, partnership opportunities (e.g., Promise Zone is a partnership example), benefit to Communities of Concern identified by the Climate Equity Index (last came out in 2021, in our area only Lincoln Park is considered the lowest of the low for climate and structure), identified funding source, expeditious delivery. Sally stated she doesn't agree with a lot of the numbers and indicated that scores have not yet been provided to CVCPG. A follow-up report will come out in May (Selena does not have an update). Sally shared that the first draft budget came out last week and includes an online survey entitled "Infrastructure Survey" that can be difficult to locate. The City is asking planning groups to provide input. Sally reviewed the Budget Cycle. She encouraged members to call in to the hearings and for things members are passionate about, send it to all Council members and the Mayor. Marry shared that staff from Equity Forward indicated they will meet people where they are. She asked if there is a list of where they have presented and what is the outreach plan. Sally indicated there will be outreach in City Heights and San Ysidro.
8. Info Item: Storm Flooding 1/22/24 Recovery: FEMA applications are due by April 19 and the Mountain View Community Center Program (641 South Boundary St., 92113) will be open Tues-Sat 10-7 until April 19, 2024. Disasterassistance.gov 1-800-621-3362. VOAD is the Voluntary Organizations Active in Disaster that has been helping with Recovery-sdvoad.org. A warehouse of new cleaning and house products will be made available for FEMA clients— see your case worker to help set up an appointment. Sally reminded the community that

applications for assistance ends 4/19/24. Spring Valley is the only assistance location that is currently open as the Mountain View location is closed. Community groups continue to meet each Monday at Jackie Robinson YMCA.

9. Action Item: CTCAC Opportunity Map Letter (Rob Campbell (10 minutes) discuss and approve letter. Rob distributed to CVCPG Board Members a copy of the letter that was drafted in relation to the Affirmatively Furthering Fair Housing (AFFH) regulations. Rob noted that recent proposals related to a housing development on County land and another related to rehabilitation of Sea Breeze Gardens as presented to the CVCPG violate this regulatory law. The letter makes specific written responses related to AFFH, the specific referenced proposals, and future housing and rehabilitation proposals. The letter is directed to Toni Atkins, CA State Senate District 39; Christopher Vallejo, Housing Staffer CA State Senate District 39; all San Diego County Board of Supervisors; David Estrella, San Diego County Housing and Community Development; Todd Gloria, Mayor, City of San Diego; all San Diego City Council Representatives; Heidi VanBlum, City of San Diego Planning Department; and Andrea Schlageter, Chair, Community Planners Committee. read the contents of the letter to the community. It was M/S/C (Marry Young motioned, Russell Steppe seconded) to finalize the letter with minor grammatical corrections noted during the meeting and request the Corresponding Secretary send the letter once it is finalized. All approved the motion. Rob requested that it be noted for the record that Karen Montefar-Federico, County Supervisor's District 4 staff, left the meeting during the reading of the letter.
10. Info Item: Share BluePrintSD Letter (Rob). sandiego.gov/blueprint-sd. Comments due April 29, 2024. Rob Campbell shared that the City has put up strong timelines for feedback, and it is our only chance to speak. It is a massive document, and he can only read so much in his off-time. There is AFFH language, but it is not strong enough. He sent in a personal response to the Mayor and council representatives. Sean Elo Rivera responded that he would look into Rob's concerns. Rob drafted a letter to Mayor Todd Gloria; Sean Elo Rivera, Henry Foster, Heidi VanBlum (City of San Diego Planning Department Director) and Andrea Schlageter (Chair, City Planners Committee). The letter contains recommendations regarding the 2024 Draft Revision of Blueprint San Diego in relation to AFFH and the CTCAC/HCD opportunity map. Rob distributed copies of the letter to CVCPG Board Members and read the letter for consideration. It was M/S/C (Marry Young motioned, Sheila Minick seconded) to finalize the letter and request the Corresponding Secretary send it. All approved the motion.
11. Approval of Prior CVCPG Minutes: It was M/S/C (Marry Young motioned, Russell Steppe seconded) to defer this item to the special meeting at 5:30 on 4/29/24.
 - A. January 22, 2024 meeting canceled due to the storm, flooding.
 - B. January 29, 2024: M/S/C (first second abstentions)
 - C. February 26, 2024: M/S/C (first second abstentions)

12. Unfinished Business: Unfinished business shall be tabled and placed on the agenda for the following meeting. The following items are deferred to the 4/29/24 special meeting: (a)

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Approval of 3/18/24 Board elections, (b) 3/18/24 Meeting Minutes, (c) 3/25/24 Special Meeting Minutes, (d) Action Item CVCPG Meeting Location Discussion and Vote: Malcolm X Library Kipp Adelante School or ?, dates and locations for Subcommittee Meetings (e) Chair's Notes: Community Planners Committee (CPC) Feb (Marry), March (Sally), (f) Action items: Final Bylaws/Terms and Conditions approval, Demographics Survey, Outreach Plan.

13. Adjournment. It was M/S/C (Sheila Minick motioned, Sally Smull seconded) to adjourn the meeting at 7:46 p.m. All approved the motion.

The next CVCPG Meeting is scheduled for: May 20, 2024 – 6 p.m. meeting at Multipurpose Room at Malcolm X Library, 5148 Market Street, San Diego, CA 92114. Seat new officers at the beginning of the meeting.

Info Item: Market Street Project/47th St. for sale and rental project – Robert Ito robertito@itogirard.com, Marcella.

Respectfully submitted,

Sheila Minick

Sheila Minick, Recording Secretary