

1. Roll Call, Confirmation of Quorum, Call to Order, Welcome: **In person:** Russell Steppe, Vinetia Jones, Rob Campbell, Andrea Hetheru, Marry Young, Sheila Minick, Leslie Dudley, Dorothy James. **Via Zoom:** Brian Matthews, Khalada Salaam-Alaji. Absent: Sally Smull, Jacinta Hinojosa, Michael Westmoreland. The meeting was called to order at 6:15 p.m. A quorum was established.

Housekeeping: Participants were reminded to please be courteous to all. Wait until recognized by the chair to speak whether attending in-person or virtually. If present virtually, MUTE microphone when not speaking. Members of the public may comment on each item on the agenda. Each person is limited to 2 minutes per agenda item.

2. Adoption of Agenda: It was M/S/C (Rob, Russell) to adopt the agenda as submitted. All approved; there were no nays or abstentions.

3. ACTION Item: Project Klauber Development/Project #0693289

The project is requesting a Neighborhood Development Permit, Site Development Permit and Tentative Map for the subdivision of one lot into 25 lots and the development of 25 single-story, single-family homes. Access would be provided via Klauber Avenue and two proposed private drives that terminate in a cul-de-sac within the site. Parking would be provided in two-car garages attached to each single-family dwelling unit.

- a. Response to apparent bypass of Chollas Valley Community Planning Group before determination by the City that project was consistent with Chollas Valley Community Plan Update of 2015.

Andrea shared that there is no record of this item coming to CVCPG in the CVCPG e-mails, in the drive, or in the minutes, or talking to people. Rob shared that procedurally, CVCPG should hold the City responsible for its own procedures. Andrea reflected that if the project was Status 4 and discretionary, it should have been a Process 4 and it should have come before the CVCPG in 2022. Andrea is not clear that there is a City ordinance that projects are required to come before planning groups anymore. She indicated that CVCPG may need an Ad hoc committee to study this as it may be precedent setting for the City. When there are developments that can affect the property values within a certain radius, neighbors have a property interest, should have input to the governmental process, and should be afforded due process before their property values decline. If the City does not have a process and the process of presenting at planning groups is bypassed, there is no due process.

Leslie shared her belief that there are a handful of people making decisions on behalf of our community at DSD, and they are not considering our community plan when they do so. For example, Valencia Park has a 1-acre park, but the community plan provides for parks and open lands, and this has not been taken into consideration. They do not consider limited income, businesses, Chollas Creek flooding, and increasing population without providing amenities. There is nowhere to recreate, shop, etc. Instead, the focus is high density area without checking the community plan.

Marry shared that the project was on an agenda in 2022, but the developer pulled it back and appears to have waited things out. She asked if there is anything in our community plan that

indicates the project does not fall within the requirements. Rob stated that the community plan calls for low density. It is a 5.5 acre site, which is double the density without considering the space of the streets. CVCPG has a right to appeal. Andrea asked about the grounds for an appeal. Rob indicated that it doesn't meet the community plan. The property is an empty hillside with steep terrain and a large open space. The community plan identifies it as a potential space for a park, but the zoning is residential. A major concern is that new streets entering and exiting on Klauber are cul-de-sacs. The homes will be on a one-way street facing each other and would not conform with existing housing. Russell expressed concern regarding density, lack of improvements, speed of vehicles traveling down the street, and no sidewalks. He reminded the group that Klauber-area residence have attended CVCPG meetings to request support regarding existing traffic concerns. Rob indicated that this area is supposed to remain rural in nature. Andrea verbally reviewed the Klauber project and noted that the City says it is in compliance with density, but the community plan says it is not. She reiterated that the neighbors who are being affected should have an opportunity to provide input and there is no mechanism other than the planning group. Marry indicated that when project was first rumored to be proposed, the City said that nothing was happening. Dorothy James questioned if everything was done online and during COVID.

b. Response to Notice of Right to Appeal (NORA) of city determination that the project is consistent with Community Plan or Zoning.

It was M/S (Rob, Marry) that CVCPG appeal the determination that this project meets the zoning requirements and community plan requirements. Russell suggested a modification; however, Rob and Marry retracted the motion for further discussion regarding notice to the community and outreach to Council Member Henry Foster III. The CVCPG would like there to be a City presentation at a regularly scheduled CVCPG meeting. Francine Maxwell, resident/guest, stated that residents would normally get a card and/or sign up for notice about projects. She was curious about Council Member Foster's response. Andrea shared that CVCPG received the NORA on 6/12/24, then CVCPG had to do background, and schedule tonight's special meeting to address the issue. There has not been sufficient time to talk to Council Member Foster's office. Francine expressed concern about the traffic at Verna Quinn field and children walking to school. As an aside, she mentioned concern that no one from Council Member Foster's office was present at either the Monday flood meeting at Jackie Robinson YMCA or tonight's CVCPG meeting. She requested that CVCPG move on this issue within 48 hours and recommended that a report from Ken Malbrough, Community Planners Committee, be placed ongoing on future CVCPG agendas.

It was M/S/C (Rob, Marry) to appeal the determination that this project meets the requirements of the community plan by 6/28/24 at 5 p.m. All approved; there were no abstentions or nays. It was M/S/C (Marry, Sheila) that CVCPG write a letter to Council Member Foster's office to clarify his position on the approval of the Klauber project and to request his support in writing on our appeal of the Klauber project. All approved; there were no abstentions or nays. Vinetia suggested CVCPG involve the media in these issues to raise community awareness. It was M/S (Rob, Andrea) to form an Ad hoc committee to explore how we want to respond to the bypassing

of CVCPG on projects that are in our plan area. There was discussion on the number of members. Andrea amended her motion and Rob accepted the amendment that the Ad hoc committee will consist of 3 voting members and 3 optional/non-voting members. All approved the motion as amended; there were no abstentions or nays. Leslie Dudley motioned to send a letter to City attorney that the City did not fulfill its legal obligation. There was no second.

The meeting adjourned for a 10-minute break while Leslie left to resolve a personal issue.

4. ACTION Item: 5256 Naranja St./Project #1074724

10-21-2022 DSD Record states: Grading ROW Mapping record states *"City Engineer-CIVID-Express-Standalone\*100% Affordable\*, Per management pre-issuance is occurring before signoffs for city engineer and PUD occurs."*

10-21-22 DSD Record states *"Ministerial Job"*

12-16-22 DSD Record states *"General-Express-Building Construction: EXECUTIVE ORDER 100% AFFORDABLE"*

a. On this matter, determine how Chollas Valley Community Planning Group will support and defend Title VIII of the Civil Rights Act of 1968 Affirmatively Furthering Fair Housing (AFFH) and AB 686 mandates regarding concentration of poverty and low access to opportunity.

Rob shared that Council Member Foster's office was unaware of this project. Rob filed a public records request, and the records have been forwarded to the Chair for dissemination to the board. For background and transparency, this project is located in Valencia Park, within CVCPG area. It sits on 0.78 acres and contains one 5 story building of 137 studio or 1-bedroom units and a 2-bedroom manager unit, 138 total. The Community Plan allows for development of 23 units. All units are rent restricted. The City waived setbacks on side and back to 6 feet. The developer asked for no private exterior space (e.g., balcony) and a 33 foot height increase, and the City granted these requests. According to the City, the project meets all inclusionary requirements. Rob indicated that it doesn't meet the state definition of high poverty but meets criteria for segregation (22.1% are below the poverty threshold). In relation to neighborhood opportunity, it only meets 1 of 9 opportunity metrics and none of the others. Sheila noted that the DSD Planning Review (25 April 2023) stated it is a senior housing project and is adjacent to the trolley line, implying easy access to the trolley. This is untrue, seniors would be required to traverse Naranja Street and cross Euclid Avenue. Sheila also noted there is no parking. Marry mentioned that restricting the project to seniors is also segregation by age. Rob stated this project will move the community closer to higher poverty and not move it closer to higher opportunity. It was M/S/C (Andrea, Rob) that the Ad hoc committee appointed in Item 3 b. develop a letter to send out with every project that is out of compliance with Affirmatively Furthering Fair Housing and AB 686. All approved; there were no abstentions or nays.

5. ACTION Item: Responses to letters sent to city, county, and state officials in defense of Title VIII of the Civil Rights Act of 1968 and AB 686 mandates against concentration of poverty and low access to opportunity.

- a. Determine any differences between what was requested in letters submitted by CVCPG and what was granted by officials.

Three letters have been sent in total. Only David Estrella with the County of San Diego responded, and he did not answer the questions that were asked. A follow-up letter was sent, with no response.

- b. Determine how to proceed to compensate for any difference found in item 5a above.

It was M/S/C (Rob, Andrea) to request to be on the agenda for CPC to get support from all CPC groups addressing conformity with AFFH and AB 686 based on a letter that CVCPG drafts and that this be referred to the Ad hoc committee established in Item 3 b. All approved; there were no abstentions or nays. Rob suggested inviting the San Diego Housing Commission to a CVCPG meeting.

6. ACTION Item: Establish Ad hoc Subcommittee on Capital Infrastructure Project (CIP) priorities in Chollas Valley Community Plan Area. Tabled due to time constraints.

- a. Subject Matter: Coordination with *Groundwork San Diego* in building community support through door-to-door, mailers, petitions, CVCPG web site survey. Choosing *small number* of projects to focus efforts of community support building. "Imagineering" informed by but not limited to submissions in previous years; Submit recommendations to CVCPG Board at July 15, 2024 meeting for approval and authorization of submission to City Planning Department.

- b. Number and selection of members

7. ACTION Item: Confirm and reappoint Ad hoc Subcommittee on Bylaws. Tabled due to time constraints.

- a. Scrutiny of CVCPG January 31 submission mandated by Council Policy 600-24 in comparison to documents indicating intent of the By-Laws subcommittee; New Offices; New Standing Committees; New Requirements for engagement outside of board meetings; Specification of basis of Quorum-Total number authorized seats or total number of filled seats; Proofreading.

- b. Number and selection of members

8. Meeting Adjournment: It was M/S/C (Andrea, Marry) to adjourn the meeting. All were in favor; there were no abstentions or nays. The meeting adjourned at 7:51 p.m.

NEXT CVCPG General meeting: Monday, July 15, 2024, 6:30 p.m. at KIPP Adelante Preparatory Academy, 496 Euclid Avenue, San Diego, CA 92114 (Jacobs' Center lot, closest entry is off of Market Street).

Respectfully submitted,

*Sheila Minick*

Sheila Minick, Recording Secretary