



**CHOLLAS VALLEY COMMUNITY PLANNING GROUP
MINUTES OF MEETING**

**Jacobs Center, 404 Euclid Avenue, Community Room, San Diego, CA 92114
Monday, April 15, 2019 6:30pm – 9:00pm**

Seat (Term 2017-2019)	Member	Present	Seat (Term 2018-2020)	Member	Present
1. Alta Visa	Marry Young	Y	9. Broadway Heights	Booker Sanders	Y
2. Encanto	N/A	N/A	10. Chollas View	Kwame Oates	Y
3. O'Farrell	N/A	N/A	11. Emerald Hills	Christie Hill	Y
4. Valencia Park	Monte Jones	N	12. Lincoln Park	Leslie Dudley	Y
5. At-Large	Karina Velazquez	Y	13. At-Large	Khalada Salaam-Alaji	Y
6. At-Large ('18-'19)	Evan Toma	N	14. At-Large	Shawn Glisson	Y
7. At-Large	Demetre Booker Jr.	Y	15. At-Large	Sandi Hazlewood	Y
8. At-Large	Shanna Waldrop	Y	16. At-Large ('19-'20)	Keith Van Wagner	Y
City Dept.	Name	Present	Office	Name	Present
Planning	Elizabeth Dickson	N	Mayor's Office	Darnisha Hunter	N
Civic SD	Sherry Brooks	N	Council District 4	Karen Montufar	Y
JCNI	Reginald Jones	N	Assembly 79 th	LaShae Collins	Y
SDPD	Vicki Coore	Y	Senate 39 th	Chevelle Newell-Tate	N
County	Erin Wilson-Nieves	Y	Congress 51 st	Stephanie Allen	N
Number of Visitors: 12			Sign-in Sheet on File: Yes		

1. Call to Order & Introductions

Chairman Sandi Hazlewood called the meeting to order at 6:30pm.
A quorum was present (11 out of 14 members).

2. Adoption of the Agenda

**Motion made by Christie Hill to approve the agenda. Seconded by Booker Sanders.
Vote: 11-0-1. Motion Carried. Sandi Hazlewood abstained.**

3. Review and Approval of Minutes from March

Two different Meetings to Approve from March:

- Special Meeting: **Motion made by Kwame Oates to approve the *March 2019 Special Meeting* minutes. Seconded by Marry Young. Vote: 10-1-1. Motion Carried. Sandi Hazlewood abstained.**
Note: Correction to the spelling of Shanna Waldrop and Christie Hill.

Khalada Salaam-Alaji arrives. Quorum now 12 out of 14.

- Regular Meeting: **Motion made by Shawn Glisson to approve the *March 2019 Regular Meeting* minutes. Seconded by Christie Hill. Vote: 11-0-1. Motion**



Carried. Sandi Hazlewood abstained.

Note: Correction to “AB931” from State Assembly District 79 report to correctly read AB392.

4. Communications from the Public:

No Communications from Public.

- a. Leslie Dudley (Board Member): CUP notice for KIPP Academy. Leslie states that KIPP sent a notice to the public for the CUP after we voted on the project. Leslie states that this has happened before where projects are put before the board and the public didn't know about them in time.

Sandi Hazlewood (Chair): States that notice is not a requirement. Posting of our agenda 72 hours prior to our Regular Meeting is official public notice.

Shawn Glisson states that if community input is not happening then we should look at why it is not, and how we can increase community input.

5. Chair's Report:

- a. Received email notification from City of San Diego of proposal to sell the property located at 415 Euclid Avenue. Tubman-Chavez Community Center sits on property. Chair requested a presentation by the City of San Diego's Real Estate Assets Department regarding the surplus property decision making process overall and then specific to this piece of property. Informed that Real Estate Assets is not anticipating attending the CVCPG meeting nor making a presentation. Requested additional information from the Office of Council District 4 regarding our next steps in receiving additional information, or what steps we can take if that information is not received.
- b. We will be discussing a CVCPG engagement plan at our next regularly scheduled meeting. Demetre Booker will facilitate that conversation. Request that the public bring their ideas for better community engagement with the CVCPG. Chair wanted to explain the item in lieu of the next regular meeting agenda going out.

6. Staff Reports:

- a. **Mayor's Office:** Representative not present.
- b. **Council District 4:** Karen Montufar: States that Eric Hinson is at a Planning Conference. On Wednesday, April 17, 2019 at the Tubman-Chavez Center the Council Member (Monica Montgomery) and San Diego City Attorney (Mara Elliot) will be holding a conversation regarding independent living facilities. States that illegal dumping is a really big issue in our community. Annual / Love a Clean San Diego event on April 27th. It's a Saturday and the event takes place between 9AM and 12PM. There are 4 sites within Council District 4 designated for cleanup. Curbs will be painted at the MLK Recreation Center. States that we are going into budget season. Provided a flier at the Information Table located at the Entrance that summarizes the budget making process and provides key dates. Provided Council District 4 Newsletter. Newsletter was passed out and additional copies were placed at the Information Table at the Entrance. March Newsletter highlights first 100 days for Council Member Montgomery.



Questions:

Leslie Dudley: Suggests a flier that can be provided informing people where and when to dump for free.

Christie Hill: Informed Karen of the process that her community is engaged in for funding for a joint use park and basketball courts.

Leslie Dudley: Question regarding whether any decision has been made regarding DIF funds for Council District 4. Karen states that no decision has been made.

- c. **Assembly District 79:** Assembly Member Dr. Shirley Weber attending the meeting while on vacation: States that she appreciates that we meet all the time, that we take care of the business of the people, and that we provide input to the community. Wanted to inform us regarding AB392 which changes the policy regarding the use of lethal force. States that it is highly controversial. Currently AB392 is out of the Public Safety Committee and going to the floor of the Assembly. States that the policy underlying AB392 has worked to decrease officer involved shootings in Seattle, San Francisco, and Los Angeles.

LaShae Collins: Looking for nominations for Veteran of the Year to represent the 79th Assembly District. Nominations due May 3rd.

Honoring Men of Distinction within the 79th Assembly District. Program similar to Salute to Women Leaders Program. There are categories in which men can be nominated. Forms for nomination placed on the Information Table at the Entrance. Provided information regarding the Real ID requirements as of October 2020.

Encouraged those in attendance to start making appointment now for the Real ID's in order to avoid the rush and be in compliance by October 2020. No entrance to federal buildings after October 2020 without that ID.

Shawn Glisson noted that you will not be able to take domestic flights as well.

Leslie Dudley proposed including new Real ID's in our bylaws as requirement.

Sandi Hazlewood stated that we need to restart the bylaws committee and that proposal can be made there.

- d. **Senate District 39:** Representative not present.
- e. **County District 4:** Erin Wilson-Nieves: Informed regarding Reinvestment Tax Board. Both Nathan Fletcher of County District 4 and Monica Montgomery of Council District 4 are board members. Board oversees reinvestment into marginalized communities. Board is re-starting. Open to members of the community. First meeting on April 18th. The meeting will be focused on small business. It will be held at the San Diego Housing Commission from 1PM-3PM at 1122 Broadway.
- Open seats on Boards and Commissions: Aging and Independent Services Commission, Air Pollution Control Board, County Hearing Officer, Flood Control District, and Historic Site Board.
- County Internship Program Started.
- Celebrating 100th Day in Office 1-3PM. Free taco's and Ice Cream. Taking place tomorrow (4/16).
- Placed flier regarding "Office Hours" at the Information Table located at the Entrance. Community Budget Forum taking place May 21st. In March was the first ever Community Budget Forum for the county.
- f. **City Planning:** Representative not present.
- g. **Civic San Diego:** Representative not present.
- h. **Jacobs Center for Neighborhood Innovation:** Representative not present.



- i. **San Diego Police Department:** Officer Vicki Coore. Informed the meeting that Officer Akaan Thomas was not present because he has been reassigned to the Gang Intervention and Prevention Unit which is one of his passions. Another Community Relations Officer will also attend with Vicki at our next meeting. That position in process of being filled. Vicki will not be our permanent CRO. Crime stats left on Information Table located at the Entrance. Drug Disposal Event flier left on Information Table located at the Entrance. Resource List Update left on Information Table located at the Entrance. SDPD recruiting fliers left on Information Table located at the Entrance. Officer Vicki encouraged attendees to apply for SDPD.

Questions:

Leslie Dudley stated that there were 2 murders in Lincoln Park, that the rewards for finding a murder suspect should be higher, that there are rapes at trolley stops despite security, and that there are a high rate of assaults in the community. She says that murder rates are still high and not enough attention is paid to it. She says that there are low rates of crime against businesses because “we don’t have businesses.”

Officer Vicki states that she agrees that the reward for finding a murder suspect should be higher. She also states that the rate for rapes at trolley stops may be high because that is a safe haven where the crime of rape was reported, not necessarily where it happened. Officer Vicki states that often where a rape is reported will go into a report and not where it occurred.

Marry Young states that she recently checked crime stats. Marry states that the highest rates of crime such as assault and more serious crimes are in Pacific Beach and Ocean Beach. Marry says that it is important for the people here to know that overall, we are safe. Marry says that she is not denying that there may be some issues but that any information we put out regarding crime should be correct and verified since that information changes the perception of those coming into the community. Marry also states that when we have 3 communities that have the lowest crime rates in the City, and that should also be mentioned.

Christie Hill: states that Parking Lights are out at FamMart and Rite Aid. Christie says that she spoke with some of the businesses there and that they report that the mall owner refuses to fix the lights.

Demetre Booker states that the property is for sale and that he will make a call to the listing brokers.

7. **Sub-Committee Report:** No Sub-Committee Report.
8. **Action Items:** (Chair asks that board members physical leave the table if they have to abstain on an action item)
 - a. T-Mobile Monopalm, Project #492749. Presented by Alexander Lew.

This is fake palm tree. The CUP was granted in 2006. That CUP has expired. Requesting the board’s approval for a CUP for the existing facility. There will be a reduction of Antenna’s to 6 from 12. The Monopalm is currently 50 Feet tall. Requesting relief from the height requirement of 30 Feet. Not requesting a height increase. Request for a Block wall. Request to plant 3 real palm trees at site. Must have site approved. Proposing additional landscape improvements. 10 to 7



Foot Arms on Antennas. Adding palm fronds and sheets to Monopalm. Provided 3D renderings of improvements. Requesting approval to maintain operations and improvements. Explained that approval for the CUP is required every 10 years. Demetrie Booker asked about tree maintenance plan and the technology in use. **Kwame Oates** asked about tree trimming. Possibly hiring from community. **Leslie Dudley** suggested relocating tower to City property. **Khalada Salaam-Alaji**, inquired about whether T-Mobile provides a benefit to the community.

Motion made by Karina Velazquez to support conditional use permit. Seconded by Booker Sanders. Vote: 9-1-2. Motion Carried. Leslie Dudley against. Shawn Glisson and Sandi Hazlewood abstained.

- b. Harbor View Apartments 440-427 47th Street Rehabilitation Project. Presented by Salsa Potestas and Ronald Reyes.

Salsa Potestas: Levy Holdings then project. Completed Projects last 2 years. Saul Levy owner. Levy Affiliated Holdings Purchases and rehabs properties. Holds a vast amount of properties concentrated in SoCal. 12 years of rehab. Over 500 Units California, Florida, Hawaii, Texas, Louisiana, and Oklahoma.

This will be 60 Units of Affordable Housing. Last rehab for this property was in 2002. Property was built in 1985. Units are 2 bedroom 1 bath, 3 bedroom 2 bath, and 3 bedroom 3 ½ bath.

Provided List of Improvements to include complete kitchen and bath remodels, flooring, landscaping, and exterior improvements.

Sandi Hazlewood: What do you need from us?

Salsa Potestas: Approve project for issuance of bond. Letter of approval from us.

Kwame Oates: Informed Salsa and Ronald that they would have to write the letter which we would then decide whether to approve.

Khalada Salaam-Alaji: Did the housing commission build this property?

Salsa Potestas: No

Salsa Potestas: We are Re-Applying for new bond of 10 Million.

Leslie Dudley: What do you have for the children?

Ronald Reyes: We're planning a computer lab and books.

Kwame Oates: What are the bond repayment terms and are you raising rents?

Salsa Potestas: We are not raising rents. We will keep units affordable for 55 years.

Demetre Booker: This comes out to \$55,000 per unit. We don't have renderings. We don't know the contractor. The goal is not clear. Ownership should have sent a more prepared team. Will there be solar? Are there roof upgrades? States that presentation was very vague.

Salsa Potestas: There will be Kitchen upgrades, plumbing upgrades, balcony



fixes, new trim, and new dry wrought installed..

Demetre Booker: Do you have Renderings? With 50-60 AMI income level renderings is key.

Christie Hill: Are there improvements to the facade?

Salsa Potestas: Yes, we will add value to outside.

Christie Hill: What will be the impact to the tenants?

Salsa Potestas: There are some vacancies. We will transfer people to vacant units. We will try to work with tenants.

Salsa Potestas: There will be Phases of construction. Day 1 painters. Day 2 another group. Tenents will be relocated to hotels if needed. We have a relocation plan. Be that a hotel or other options.

Christie Hill: Reiterated Demetre's concerns.

Shawn Glisson: Reiterates Demetre's concerns. Stated that the situation is not fair for the presenter.

Marry Young: We have to be able to answer the community when we approve something. Doesn't feel that we have enough information to make that approval now.

Kwame Oates: Is there a timeline for the bond application to not put the presenters in jeopardy of not obtaining the bond.

Salsa Potestas: Unaware of bond application deadline.

Motion made by Booker Sanders to table the motion to give the presenters time to return with more information. Seconded by Khalada Salaam-Alaji. Vote: 10-1-1. Motion Carried. Sandi Hazlewood abstained.

- c. Perimeter Fencing, Project #492367. Presented by Keith Kaneko from a company titled Electric Dog.

Demetre Booker and Sandi Hazlewood abstaining.

We are revisiting this project. This is a follow through variance for a 10 foot electrically charged perimeter fence. Previous visit was premature. All clearances have been received from the city. Keith is here on behalf of United Rentals. First permit issued in 2015. This is for a Security System. City of San Diego revoked previous permit due to inaction. There is an inoperative system installed. There is a major problem with theft in this area. This system works for companies that have to store valuables outside. There is also a monitored alarm system.

This would be an electrified security fence that uses pulse electricity. Keith Kaneko has been shocked many times and assures us that the system is safe. This system is solar and battery powered. 12V battery powered. The system consists of a controller and energizer. The system has about 7000 volts. There is a batter cell unit and a keypad. The system is not attached to the electrical grid.



Meets California Civil Code 835 standards.

There will be an additional exterior fence 6foot high. There will be multilingual warning signs 3 feet high.

Keith Kaneko states that someone would have to make an intentional effort to come in contact with this system.

Provides illustrations.

Pulse electricity is every 1.3 seconds for 1-4 10 thousandths of a second.

Keith Kaneko provided medical statements from doctors who have stated that level and duration of the shocks are not a concern to human health.

Certified by NRTL

Cert from TUV

Alarm deterrent.

24-hour monitoring

Alarm company. Consumer Affairs

Known switches in case of need for emergency shutoff.

Is not easy to scale.

Shawn Glisson: We don't have to discuss construction. Fence already built.

Keith Kaneko: This business has been hit multiple times.

Marry Young: If there is damage will you have it repaired?

Keith Kaneko: Yes. Leased service contract.

Shawn Glisson: Clarifying Marry Young's question: Will you take care of maintenance outside of fence in order to prevent brush catching fire.

Keith Kaneko: Yes.

Booker Sanders: Very familiar with this property which is located just outside of the Broadway Heights Community.

Marry Young: What about the safety of wildlife and birds?

Keith Kaneko: The system is NOT grounded and therefore is okay for wildlife and birds.

Shawn Glisson: Compared the system to horse fences.

Christie Hill: Are you aware of injuries?

Keith Kaneko: Not aware of any injuries.

Christie Hill: Stated that she will be voting against it because of humanitarian objections.

Leslie Dudley: What about a wrought iron fence instead?

Keith Kaneko: A wrought iron fence is the easiest to get through.

Shawn Glisson: This is for lite industrial. There is no pedestrian traffic. You are looking for trouble if you contact it. Appears to be well protected.

Keith Kaneko: There is a perimeter sensor only along Federal Blvd.



Motion made by Shawn Glisson to approve the variance. Seconded by Karina Velazquez. Vote: 9-1-2. Motion Carried. Christie Hill against. Demetre Booker and Sandi Hazlewood abstain.

9. **Informational Items:**

A. Park to Bay Project. Presented by Noura Bishay.

Noura states that she lived through 2 revolutions in her home country of Egypt. There they gathered 22 million signatures to overthrow a regime. Her plan is regarding Chicano Park. The plan is to create link between Balboa Park and the Bay through Chicano Park. It would connect 3 low income communities. It would connect 4 parks. There would be a 25th Avenue and Caesar Chavez corridor. There would be a Park and a bridge over the 94 (MLK) freeway. It revives the Nolan Plan. Provides a place for Art, History, and Culture. Provide places for exercise and recreation. Do you think about what you are breathing? No physical activity. Poor Diet. Tobacco Use. Direct relationship between green injustice and asthma, birth weight, academics, etc. Add tree density along corridor. Presented 3D renderings of proposal.

Questions:

Shawn: How far along are you?

Noura Bishay: I only have the drawings and renderings. I ask that you please write your council person.

Christie Hill: Who are you with?

Noura Bishay: Myself

Demetre Booker: Offered to connect Noura Bishay with someone.

Shawn Glisson: Suggested connecting with other groups. Remembers the downtown transition and changes. Says that it seems like a big project, but it's not. Loves the project.

Noura Bishay: Asks again that we email our council person.

10. **Continuing Business:** None.

11. **Adjournment**

Motion made by Karina Velazquez to adjourn the meeting at 9:07pm. Seconded by Booker Sanders. Vote: 11-0-1. Motion Carried. Sandi Hazlewood abstained.

Recorded By: Kwame Oates, Board Recording Secretary