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## Southeastern San Diego Community Planning Group

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Agency: San Diego City Community Planning Groups

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### Summary

The [Southeastern San Diego Community Planning Group](#) (SSD CPG) meets monthly on the 2nd Monday of each month at the Mountain View Community Center at 641 South Boundary St (92113). The SSD CPG covers the area of the Dr. Martin Luther King, Jr., Freeway (Highway 94), east of Interstate 5, north of the National City border, and west of Interstate 805. It encompasses Grant Hill, Logan Heights, Memorial, Mount Hope, Mountain View, Shelltown, Sherman Heights, Southcrest, and Stockton. SSD CPG includes parts of City Council [Districts 4, 8, and 9](#).

Meeting topics in October included community input and questions on the Trash/Recycling Cost-of-Service, two housing projects, Groundwork San Diego's effort on the SSD CPG priority capital improvement projects (CIP), and the Shelley Curtis White Field petition to restore its use as exclusive for Little League baseball.

Its website is found at <https://southeasternsdcommunityplanning.com>.

Contact the CPG by email: [southeasternsdpg@gmail.com](mailto:southeasternsdpg@gmail.com)

### Here's what you need to know

- Parking in Southeast San Diego is a very challenging issue. When affordable

housing is affordable at least in part because of the reduction in parking places for those homes – otherwise the cost doesn't pencil out as "affordable" – folks that need to drive often suffer. "Transit" doesn't seem to work for many.

- There are still lots of questions about the Trash/Recycling Measure B new fees applied to single-family homes in San Diego.
- It can take 5 years from beginning to end for affordable housing projects to be built in the city, including nonprofit organizations' search for funding.

### **Immediate Actions**

- **Groundwork San Diego Capital Improvement Project Survey Update** letter to be sent to Groundwork San Diego who will then forward it to the appropriate parties. The letter was read, and a motion was made and seconded to send it. The motion was approved unanimously, 6-0.
- **2664 L Street; Project No. PRJ-1113811, Map Waiver (Process 3), Recommendation on Map Waiver.** The motion to approve the Map Waiver was moved and seconded, and carried unanimously 6-0.
- **Petition to Restore Shelley Curtis White Field as an Exclusive Baseball Field. Request: Support letter recommending field return to original exclusive use.** Because Mr. Dwayne Hill, who presented the item and is also a member of the CPG, could not vote on the motion to send the support letter, there was not a quorum among the remaining voting members, so the topic was carried over to the next meeting.

### **Accessibility Issues**

- No difficulties in accessing the meeting.

### **Follow-Up Questions**

- N/A

## **Notes**

### **Meeting Call to Order:**

- The meeting was called to order at 6:00 p.m. by Amie Gutierrez.
- The agenda for this meeting may be viewed by clicking [here](#), while an audio recording of the meeting may be found by clicking [here](#).
  - **All timestamps below were taken from the audio recording.**

### **Committee Members in Attendance:**

- Chair, Amie Gutierrez (Sherman Heights)

- Secretary, Jasmine Mallen (Logan Heights)
- Oscar Gomez (Southcrest)
- Dwayne Hill (Southcrest)
- Aaron Magagna (Logan Heights)
- Alli Urguby (Logan Heights)

**Staff Present:**

- Sylvia, an interpreter, was present.

**Agenda Adoption: (1:16)** The Agenda was adopted unanimously.

**Non-Agenda Public Comments:**

- (1:38) Andrew Ferbert spoke on behalf of San Diego City Attorney candidate Heather Ferbert, his wife. He outlined his understanding of the city attorney's office and why he said it was important to have a practicing attorney in the role.

**Agenda Item #4: Reports**

- (3:25) Ronnie Miller, from **Council District 4**, Councilmember Henry L Foster III, had announcements: there's a "Meet with the Council Member" each Friday at 1:30 pm, contact [Stephanie Sanchez](#) for an appointment; funding for the Black Cultural Arts District is now at \$850,000; Park and Rec have Creepy Thursday happening at the Encanto Recreation Center on October 24; last month's Small Business Spotlight, the Mental Bar, is a family-owned business located in the heart of the Black Arts Cultural District – send congratulations to Tommy and Daneyel Walker; send budget concerns to [Tiffany Harrison](#); San Diego Police are investigating S & S Towing for alleged illegal practices – if you have a complaint, contact the [Police Department's Traffic Investigations Unit](#); participation is needed in City of San Diego Planning Groups: Chollas Valley, Skyline/Paradise Hills, Eastern Area, and Southeastern. Planning Groups officially advise the City of San Diego on land use policy; finally, there is a Family Fun Day, put on by the Harvey Family Foundation on Sunday, October 20th, 12-5 pm at the YMCA.
- (6:30) Roberto Marin from **Council District 9**, Council President Sean Elo-Rivera, announced a Price Transparency ordinance spearheaded by the Council President, partnering with Marni von Wilpert. Grocery stores have moved heavily to digital coupons, while many seniors and non-English-speaking folks lack either access to cellular devices or needed language skills (or both). This ordinance aims to correct that, with more information about this in the near future. In other news, 32nd Street in the Stockton area will be completely repaved, there will be improved safety on 31st and Market streets, again in Stockton. A school traffic light will be installed for more pedestrian safety for all in King-Chavez, on 32nd St.

Roberto asked for information about any potholes in District 9 to be sent to him. He also emphasized using the Get It Done report: he knows it's frustrating, it doesn't always "get it done," but we need to use it because the city is using data from Get It Done to prioritize, so if you don't use it, in Districts 9, 8, and 4, "no reporting" means the city thinks "no problems." If you have trouble using it, reach out to the District office, he said don't get discouraged it does "Get It Done."

(8:53) Marin was asked about tires and glass being thrown between the city right of way and the freeway, and he said that he thinks that's a Caltrans area, therefore a state responsibility, and he would reach out to Sam Gonzales, state rep about this issue.

- (9:44) A new representative from the County Board of Supervisors Chair Nora Vargas's office, Mikayle Lowery, introduced herself and said that she had information and potential access to basic county resources like education, transportation, and health. She also had information on openings on boards and commissions, so if folks wish to join a board or commission to help inform them to provide services more effectively to the community they should contact her.
- (10:50) State Assembly Member Akilah Weber's local field rep, Simon Zalas announced their next event, a [turkey giveaway](#) on Saturday, November 23rd. He was asked about Caltrans and the encampments and acknowledged that there are many throughout the 805. Caltrans knows how many there are, where they are, how much stuff, how long they've been there. They are working with CHP, local city enforcement, and nonprofits to make sure people are safely housed before clearing encampments. One attendee brought up the court decision and the follow-up Executive Order about clearing encampments, and the response was that there are individuals in an area to be cleared who may or may not be a threat to workers and they are entitled to state rights and protections, so the procedure takes quite a while to make sure these people are safe to remove. He was asked if there could be an invitation to Caltrans to do a presentation at this group meeting, and he replied that he was happy to forward an invitation. They don't have community representatives like most other agencies do, but he will try. Finally, Zalas mentioned that he is not scheduled to be working for the Assemblymember as of November 22, but if he is still in the field, he will help. If there is a new rep, the group can make the same request through that person.
- (16:55) Councilmember Vivan Moreno (District 8) representative Lizzy Rodriguez is on vacation so David Huerta from the office spoke. There will be a free Halloween Carnival on October 23rd at the Southcrest Rec Center, and one at the Memorial Rec Center on October 25th. There will be a police captain's meeting on October

31st at 6 pm, and a Day of the Dead celebration at Sherman Heights. There will be a town hall on November 13th at 7 pm at Our Lady of Guadalupe; the Councilmember and all of her team will be there, along with refreshments, and he said they would love to hear from the community.

- (19:02) A representative from [Logan Heights Community Development Corporation](#) (Logan Heights CDC) announced a monthly food distribution at the CDC, 3040 Imperial Ave, 92102, free, with no questions asked about eligibility. Also announced was a small business resource fair at the Logan Height Library, 4-7 pm on Thursday, October 17, free also, with over 25 flash presentations.
- (19:47) The SSD CPG Chair Report: she said she had nothing specific to report.
- The [Community Planning Committee \(CPC\)](#) Report: The chair said that the next meeting is Tuesday, October 22. Not sure if it will be hybrid, in-person, or online but she encouraged the community as well as the board to see the link.

#### **Agenda Item #5: Informational Items**

- **(20:37) Item 5A. Measure B: Trash/Recycling Cost-of-Service Study, Community Input. Presented by: Aida C. Castañeda, Cook + Schmid**

Measure B was passed by voters in 2022, which amended the People’s Ordinance, which required the city to pick up trash from single-family homes. Measure B allowed the city to collect fees for trash collection from single-family homes. The City has a public process to evaluate its trash and recycling service fees. New fees would apply to single-family homes and lots with four units or less. Most apartments/condos already pay for trash services, which are provided by private trash haulers; the City will not be adding a fee for these residents. The study is reviewing:

- Options for new or enhanced services
- Costs for the options
- Ways for the City to get paid for its services
- Accommodations for low-income residents

Castaneda discussed elements of her presentation, explaining that the project has various phases, and this first phase is the “cost of services study.” It includes the determination of a baseline cost analysis for single-family homes and the collection of those services, as well as additional solid waste services based on public input. It will also be determining a fee structure, which could capture all or none of the costs. It will investigate discount programs for low-income residents, and other parameters that may allow more incentives.

She noted that the “opportunity here is to free up the general fund” to do other things: \$60 to \$80 million dollars of potential public services that can be offered. These could be funds redirected to parks, public safety, libraries, homeless strategies, and street repairs. The cost will not be implemented until 2026. By early 2025, the findings of this study,, which may include recommendations for different fees for low-income people, will be presented to the City Council, and a 45-day public comment gives the public an opportunity to contest the costs. Then during the summer of 2025 the City Council considers the fee schedule, with the rollout of services, if approved, in the summer of 2026.

In the meantime, there are about 27 in-person public meetings (this was one of them), 3 in-person presentations in each council district (the summer set has concluded, the fall and spring are coming), and three virtual meetings (one has completed.) There are also social media, pop-up groups, and other ways to provide feedback, including focus groups, questionnaires, and email. At the end of these various processes, all single-family homes will receive a mailer about what will happen and how much it will cost. Homeowners will have 45 days to respond, and if opposition to this exceeds 50%, a fee will not be implemented. She presented a QR code for residents to take a survey.

Questions to Castaneda, answers in all caps, included:

- Do you know how much the city paid for the consultation services? [NO. THEIR FIRM IS NOT ONLY CONSULTING FIRM WORKING ON THIS ISSUE, SHE SAID.]
- Do you know how much the city is proposing to charge for this? [NO]
- The city should already have a sense of how much – do they have that? [I DO NOT HAVE THAT INFORMATION.]
- Do you know how many households will be affected by this [I DON'T HAVE A NUMBER FOR YOU.]
- Assuming this passes, are you going to bid it out to multiple different trash companies, or is it going to stay with the city's waste management division? [IT'S NOT SOMETHING I'M RESPONSIBLE FOR, BUT I'M ASSUMING THERE WILL BE AN OPEN PROCESS AS TO WHO WOULD TAKE UP THAT CONTRACT.]
- In 1999, one of the benefits of paying taxes every year was having the trash collected. “Now, I'm paying taxes but they're NOT covering my trash.” [NO, THEY ARE CURRENTLY AND IF THEY WON'T BE, YOU WON'T BE SUBJECT TO THIS UNTIL 2026. AT THE MOMENT, THEY ARE STILL PAYING FOR YOUR TRASH.]
- So my taxes are going down? [NO, THE PASSAGE OF MEASURE B IN 2022 REVOKED THE PEOPLE'S ORDINANCE SO THE CITY WOULD NO LONGER PAY

FOR PEOPLE'S TRASH PICK UP. THERE'S NOTHING THAT'S GOING TO CHANGE IN REGARDS TO YOUR TAXES OTHER THAN THE CITY WILL SUBJECT YOU TO A NEW FEE AND PICK UP YOUR TRASH.]

- There were additional questions and answers, many of which she directed commenters to a survey link that she had passed out information on.
  - What happens with the portion of taxes that I'm paying for the trash collection once I'm paying an independent amount for the same trash collection? [IT'S JUST REDIRECTED TO OTHER PLACES IN THE CITY BUDGET, as explained in the presentation.]
  - The Chair clarified that the City Council will be the one setting the fees and have a period of input once the amount is determined. She had earlier asked the consultant if she would come back in 2025 once the proposed fee for trash is announced.
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- **(39:30) Item 5B. City of San Diego and Community Housing Works Disposition & Development Agreement for a site located at 40th and Alpha Streets site (two parcels.) Presented by: Steve Swiecicki, Community Housing Works.**

An affordable housing project composed of 92 units (1- and 2-bedroom) below 60% of the area median income (AMI), the site consists of two non-contiguous parcels. One parcel will contain a majority of the units, and the second parcel will include a childcare facility. One building will be six stories, the other two stories.

- Steve Swiecicki and Pablo Estrada presented. They are from Community Housing Works, a 36-year-old nonprofit affordable housing developer based here in San Diego, which owns approximately 51 units throughout California and Texas. He pointed to their most recent development on Keeler Court, which is at the intersection of 43rd and Alpha Street, not far from this current development site. They also own two other nearby projects in Southeast.
- Many comments to the developers concerned parking. One attendee said that the community is impacted by a lack of parking. Swiecicki replied that the city of San Diego has transit priority, which gives developers the option to have reduced parking standards on projects, to try to build more homes than parking spots. There are 22 parking spots planned with this project; any more makes the project financially unfeasible, he said. He said it is a contentious issue, and they are working to secure more parking at neighboring lots. The attendee said he wants affordable housing, but if working people must walk two miles to reach their vehicles, that's extreme. Swiecicki pointed out two accessible bus options. The

attendee asked, “So the lack of parking incentivizes the residents to take public transportation?” More conversation continued about parking.

- He was asked about rents and responded: At the high end, no more than \$1,800 for a brand new two-bedroom. At the lower end, it might be closer to about a little over \$1,100. And the one bedrooms will also be lower: a one bedroom at its lower end would be about a little over \$800.
- Next steps? This project is in the first phase, Swiecicki said, explaining that they are working to get approval of a development agreement with the City of San Diego. He said he hoped to have the agreement discussed by the City Council in December. After that he said they would work to assemble financing for the project, which can take two or three years. It could be up to five years before it is built and open for tenants. “It’s hard to actually put an endpoint when it could actually come out and be actually operating,” he said.
- (50:58) Jeff introduced himself as “with Civic Community, Civic San Diego. And we do work as a consultant to the City of San Diego. And we’ve been working with Steve on this project. And just in terms of the outline, in terms of the process of going forward, this is the first step to come here and get your input on this project.” He said that the council office has taken a very strong interest in this project and they will be definitely working closely to keep the Council informed of any progress. “In terms of going forward, once we get with Steve and negotiate the terms of the development agreement,” it would go to a City Council Committee, and it would be reviewed there first, and if that committee recommended it for approval, then it would go on to the full City Council. “And then, if they approved it, there would be a development agreement, at which point, then you would be really moving forward on finalizing design, permits, and all those other things that would take a couple of years for this project to get moving forward.”
- **(52:31) Item 5C. SSD CPG Updates. Presented by Chair Amie Gutierrez**
  - Outreach & Website Maintenance Support Needed – Gutierrez said the planning group still needs help to maintain their website and outreach. Volunteers do not need to be on the planning group. Anyone in the community could help, she said.
  - Vice Chair opening: The Vice Chair has stepped down from the board so there is a need to fill that position.
  - SSD CPG board members needed: The board is now at its minimum of 10 members and can reach a maximum of 14, so if someone lives in one of the Southeast SD communities or represents a business or nonprofit within one of the communities, reach out to Gutierrez, Mallen or the City of San Diego for information on serving and how to apply. CPG Secretary Jasmine Mallen

added that the expectation is that planning group members would attend 10 meetings per year and give their input on items brought before the group.

#### **Agenda Item #6: Action Items**

- **(54:36) Item 6A. Groundwork San Diego Capital Improvement Project Survey Update. Presented by: Thad Winkle, Deputy Director, Groundwork San Diego. Request: Letter recommending support for community green space around Chollas Creek on National Avenue between the I-5 and I-15 freeways.**

Winkle updated the community on a survey that gathered community support for the SSD CPG's priority capital improvement projects that the CPG had sent to the city in the summer of 2024. He requested a letter in support of one specific project to provide to Councilmember Moreno.

Winkle described four projects that were proposed and then advocated letting the city know that 88 people so far have responded to the survey and indicated a desire to see the projects move forward. The project the letter focused on proposed to transform a plot of land currently a tow lot on one side of Chollas Creek and another that is a junkyard on the other side at National Avenue between Interstates 5 and 15 into community green space. He said a representative from the city's Parks and Recreation department and others from the city seem open to the idea. [The letter to be sent to Thad Winkle, Deputy Director, Groundwork San Diego](#), who will then share it with the Council Member and other city offices, was read to the meeting attendees by the Chair.

There was discussion about the current owners of the space in question and Winkle said one of the two private owners has been contacted and said he may be willing to sell the property. Gutierrez said this is just the early stages of this project, trying to encourage the city to pursue it.

A motion was made seconded and approved unanimously (6-0) to send the letter.

- **(1:04) Item 6B. 2664 L Street; Project No. PRJ-1113811, Map Waiver (Process 3). Presented by: Lars Gullberg & Charlie Linch, Artifex West. Request: Recommendation on Map Waiver**

The applicant seeks a [Map Waiver](#) for the legal creation of six residential condominium units recently built at 2664 L Street. The 0.14-acre site is zoned Residential Multiple Dwelling Unit (RM-3-7) and designated as Residential - Medium High in the Southeastern San Diego Community Plan Area. Council District 8

An approved Map Waiver would allow every single townhome to be its own single-family home for sale. Each of the six homes except one has an ADU built into it; homeowners can do with it what they want but the idea is that they can rent the ADU out to help with the mortgage payment each month. These units are already built, with about 11 parking stalls, 5-6 in the front, and 5 in the rear. The sale price is around \$800,000 each, five of the six units having an ADU as well, to be used as desired, and are legal to rent out. The idea was for these units to be priced at the average first-time homebuyer/FHA level.

The motion to approve the Map Waiver was made and seconded, and approved unanimously, 6-0.

- **(1:08) Item 6C. Petition to Restore Shelley Curtis White Field as an Exclusive Baseball Field. Presented by: Dwayne Hill, Southeastern Little League Representative. Request: Support letter recommending field return to original exclusive use.**

The Southeastern Little League is concerned about youth player endangerment due to adult soccer matches on the baseball field. <https://www.facebook.com/reel/>

This presentation was made by Dwayne Hill, a community planning group board member but acting in his capacity as representative of Southeastern Little League. Mr. Hill spoke of the history of the Southeastern Little League and the Southcrest park field upon which they play. He said that prior to 2006 the league was legendary and won many trophies. In 2006, however, many parent and volunteer-installed amenities were removed and the league lost exclusive use of the field and a lot of practice time. Others also were allowed to rent the field at that time. Hill said he and the community are concerned about damage and misuse of the field by adult soccer players, including alcohol consumption on the field premises.

[The Chair read the letter proposed by Mr. Hill.](#)

There was discussion. Questions were asked about how many fields there are, whether this is a city-owned field, and whether the city has been notified about the drinking on the property. Hill said that the fields are on city property and that the council member (District 8) is aware of some of these issues. The Chair asked why the city isn't enforcing its rules and would like to hear from the city or council member's office before voting and see any communication with the city.

(1:33) When it came time for a vote, Mr. Hil was asked to recuse himself since he was

the presenter. Therefore, there were not enough members for a quorum (5 votes of a 10-member organization is not a quorum per the CPG rules.) For that reason, the item was postponed to the November meeting.

- **(1:41) APPROVE MEETING MINUTES**

- [July 8, 2024 Board meeting minutes](#) – approved unanimously, 6-0.
- [September 9, 2024 Board meeting minutes](#) – approved unanimously, 6-0.

**Agenda Item #7: Upcoming Meetings:**

- **SSD CPG Monday, November 11, Monthly Board Meeting** Mountain View Community Center, 641 South Boundary Street (92113)
- **SSD CPG Monday, December 9, Monthly Board Meeting – not being held**

**Adjournment:**

- **Chair Amie Gutierrez adjourned the meeting at 7:50 pm.**

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