

**EASTERN AREA COMMUNITIES PLANNING COMMITTEE  
GENERAL MEETING MINUTES  
JUNE 14, 2022**

**7:04 PM: Meeting Called to Order** (by Mario Ingrassi, Chair)

**Present:** Lynn Edwards (Vice Chair), Rolando Park  
Linda Coffman (Secretary), Business Rep  
Derryl Williams (Treasurer), Webster  
Kristen Hurst, Webster  
Tanner Blackmon, Redwood Village  
Elida Chavez, Oak Park  
Richard Diaz, Oak Park  
Bob Scott, Rolando  
Alex Zukas, El Cerrito  
Lorna Zukas, El Cerrito  
Daniele Laman, Community Organization Rep

**Absent:** Andy Huelskamp, Oak Park

**Quorum:** Yes

**Board Candidates Present:** Jennifer Bennett, Redwood Village; Laura Riebau, Member-at-Large

**Members of the Public:** JoAnne Johnson, Ryan Manor HOA

**Adoption of Agenda or Agenda Changes:** None

**Election of Board Members:** Lynn Edwards announced that the election would be open until 8:15 PM. Candidates must have attended at least one meeting, while any resident within the EACPC area in attendance can vote.

After the 8:15 PM deadline, the following persons were voted unanimously to the Board: Area 1, Alex Zukas; Area 2, Bob Scott; Area 3, Jennifer Bennett; Area 5, Andy Huelskamp; Area 6, Derryl Williams; Community Organization Rep, Daniele Laman; and Member-at-Large, Laura Riebau.

Linda Coffman was elected Chair of the committee. Kristen motioned, Derryl seconded the motion, and the board vote was unanimous. As the new Chair, Linda

Coffman and Derryl Williams (current Treasurer) will be the new signors for the EACPC bank account. Linda Godoy will be removed as signor.

**Communication from the Public:** Resident JoAnne Johnson expressed a concern about methane gas emissions near residences (56th St. cul-de-sac) adjacent to the closed landfill next to the Chollas Maintenance Yard. Daniele, who has worked with the City extensively on monitoring concerns, provided JoAnne with contact information for the City's lead, John Mauk, for the quarterly methane monitoring results.

### **Reports from City, County, and State Representatives**

- SDPD CRO Terry Hoskins: SDPD is stepping up to address encroachment in public right-of-ways, i.e., encampments blocking sidewalks. The SDPD also is awaiting the "green light" to address other public complaints such as inoperable vehicles being used as shelters and possibly illegal activities.
- Jawad Al Baghdadi (Congresswoman Sarah Jacobs' office): Recent activity associated with urban planning by Congresswoman Jacobs and her staff: Site visit to the MCS Miramar Air Station to learn more about its e-grid system supporting the base, perhaps as a model of energy innovation adaptable to civilian infrastructure. Board question (Daniele): What is the Congresswoman's stand on gun violence? Response: She has co-sponsored legislation on universal background checks and age limits (21 yrs. or older) on purchasing certain types of military-grade arms.
- Lucero Maganda (Office of Mayor Todd Gloria): Council approved the Mayor's final 2023 Budget ~\$5B. With respect to review of planning projects, infrastructure upgrades and new development of "affordable housing" likely would be presented to neighborhood CPC's. The entire approved budget can be found at [https://www.sandiego.gov/sites/default/files/fy2023\\_may\\_revision\\_report\\_final.pdf](https://www.sandiego.gov/sites/default/files/fy2023_may_revision_report_final.pdf)

### **Responses from the Board**

- Laura: The PATH Villa El Cerrito project had been misrepresented to the community as an affordable workforce housing structure for local folks but now appears to be an 8-story, 142-unit complex housing residents with substance abuse or mental health problems. Apparently, the community had not been made aware of this project at or about when it was first conceived by the City and others.

- Mario and Bob: The work on Seminole Dr. keeps getting pushed back as other, newer projects come to light or as problems with utilities keep emerging.

**City Presentation: SB 1383 and Organic Waste Recycling Rules** (Andrea Deleon, Recycling Specialist III, City of San Diego)

- This program will not start until the end of 2022.
- It will increase the “lifetime” of Miramar Landfill as organic wastes are diverted from the landfill and composted or treated (e.g., anaerobic digestion).
- The City will send out flyers and conduct community outreach as the implementation date nears. The program will be “rolled out in phases.”
- City residents will receive appropriate bins. The City is considering different sizes of bins as well as education/outreach to residents on how they can use small containers already in their households.
- Two-cubic yards of free compost are available to any San Diego resident at the Miramar Landfill Greenery.
- For more information on the new organic waste recycling program go to [www.sandiego.gov/organicwasterecycling](http://www.sandiego.gov/organicwasterecycling)

**Information Item(s)**

- Meeting format: In-person only, Zoom only, or hybrid? After discussion by the board, Zoom only at this time due to many factors discussed.
- Focus of presenters: To present planning topics only, or to include informational items that are of interest to the communities we represent? After discussion, planning topics should be the focus of the committee’s priorities.

**Action Item(s):** None

**Treasurer’s Report—Derryl—:** No change in funds. In addition, Union Bank and US Bank apparently have merged. **Mario:** Signature transfer of new board members will be discussed at the July meeting when the Board changeover will become official.

**Review, Correction, and Approval of May 10, 2022, Minutes:**

Daniele’s last name: Should read “Laman”. Approved with no objections.

## Subcommittee / Area Reports

- Rolando (Bob): Clay Park cleanup involving parents, students, teachers, Rolando CC, and P & R staff, which has been doing a great job in maintaining the park clean and usable despite all the challenges with transient activities.
- El Cerrito (Alex): 200 in attendance (in-person and online) at the PATH Villa El Cerrito project justification meeting with the City (Mayor Gloria and CM Elo-Rivera) and County (Supervisor Nathan Fletcher) at the College-Rolando Library. Meeting went overtime due to the “robust” discussion about how the community had been misinformed of the intent of the project.
- University Ave. Bikeway (Bob): New D9 rep Daveed Haris wants to know more about how trees can be incorporated into the bikeway plan along University Ave.
- Community Planners Committee (Mario): Proposed changes: (1) A CPC member whose 8-yr. term has expired must wait 2 years instead of 1 before rejoining the board as a way to broaden the field. (2) Area CPCs, which now can waive the \$1000 fee to appeal a project decision, would be subject to the same fee as an individual. Additional comment (Alex): When a project is on the border of two districts, the CPG Code allows for input from both districts.
- MTS e-Bus Maintenance Yard Project (Mario): MTS has 7 sites, prefers one (Federal Blvd. / 47th St.) but will put all under an EIR.
- Webster (Derryl): Sunshine Bernardini Fields will soon fall back into Webster/Ridgeview later this year (Nov.?) when Ridgeview returns to D4. What can be done now to postpone activity intended to “break ground” before the final redistricting?
- Oak Park (Elida): Disappointedly, funding for the new Oak Park Library is not in the revised Mayor’s budget. However, The Friends of the Oak Park Library (Elida is current president) has been communicating with our elected officials, and CM Montgomery Steppe and Sen. Toni Atkins are collaborating to secure state funding. An update will be provided at the July EACPC meeting.
- Parks & Rec (Daniele): June events/meetings: History Hike w/Ranger (Chollas), return of the Clay Park subcommittee meeting, and Chollas Lake Rec meeting (mountain bike proposal). Sunshine Bernardini Fields: Daniele asked if Groundwork—San Diego would give a short presentation on how its proposed projects would impact the ball fields (Derryl to follow up with GWSD.)

**9:22 PM: Motion to adjourn by Derryl; seconded by Linda. The meeting was adjourned.**