

**EASTERN AREA COMMUNITIES PLANNING COMMITTEE  
GENERAL MEETING MINUTES  
JULY 12, 2022**

**7:00 PM: Meeting Called to Order** (by Linda Coffman, Chair)

**Present:** Linda Coffman (Chair), Business Rep  
Lynn Edwards (Vice Chair), Rolando Park  
Derryl Williams (Treasurer), Webster  
Richard Diaz (Secretary), Oak Park  
Kristen Hurst, Webster  
Tanner Blackmon, Redwood Village  
Jennifer Bennett, Redwood Village  
Elida Chavez, Oak Park  
Any Huelskamp, Oak Park  
Bob Scott, Rolando  
Mario Ingrassi, Rolando  
Alex Zukas, El Cerrito  
Lorna Zukas, El Cerrito  
Daniele Laman, Community Organization Rep  
Laura Riebau, Member-at-Large

**Absent:** None

**Quorum:** Yes

**Members of the Public:** Barbara Belcher, Patrice Baker, Enrique de la Cruz, Steve Lamprides, Calvin Duniver

**Communication from the Public:** None

**Election of Secretary:** Richard Diaz was elected Secretary (Motion by Bob Scott and seconded by Daniele Laman; abstention by the Chair)

**First Order of the Chair:** Land use topics are the primary focus of this committee.

**Reports from City, County, and State Representatives (Abridged)**

- SDPD CRO Terry Hoskins stated that the SDPD has been trying to stop misuse of and reckless driving at roundabouts, as shown recently in news coverage of activity on Streamview Dr. About 50 vehicles have been taken off city streets with more to come. He advised to take photos or a video—if safe to do so—so that SDPD can identify the license plate no.

- Naveed Haris is the City Council D9 representative for Kensington and Rolando. She also is the D9 policy advisor on Housing and Homelessness.
- Jawad Al Baghdadi from U.S. Congresswoman Sarah Jacobs' office reported on several pieces of legislation sponsored or supported by the congresswoman, in particular the My Body, My Data Act and the National Defense Authorization Act.
- Bruce Williams of City Council D4 encouraged the continued use of Get It Done (GID) for complaints; the extension of hours (24/7) for the RV Safe Parking Lot in Mission Valley (MV); and 2-1-1 as the homelessness hotline for persons needing help.

**Board Responses for GID:** (Mario)—The GID Closure reports can be vague. For example, the report for much needed repairs of the Alamo Street sidewalk says, “Completed,” but it was just patched with asphalt. GID does not say if it was a temporary or permanent fix. (Richard)—Another example of vagueness is, “The problem has been addressed by the *responsible party*,” a term that is widely used in regulatory compliance to refer to the person who is in violation of the law and not city staff or a contractor paid to resolve the issue, such as collecting illegally dumped junk left by the “responsible party.” **Board Question for RV Safe Parking Lots:** (Richard)—Do these lots have “dump stations” on site so that the RV wastewater tanks can be disposed of properly per law? **Board Question for Infrastructure Funding:** (Lorna)—The City reportedly is considering paying for the “Ash St. Building” by using already budgeted infrastructure funds and then replacing the deficit with bonds. How would this ensure that the crumbling streets in El Cerrito will be repaired?

**Second Order of the Chair:** This Committee encourages representatives from elected officials to “encapsulate the highlights” for the board members.

### **Information Item: Update on the Proposed MTS e-Bus Maintenance and Operations Yard**

- Presentation provided by Denis Desmond of MTS
- Final decision on location of the site will be up to the MTS Board and not MTS staff.
- MTS is preparing a draft Mitigated Negative Declaration (MND) to be released for public comment on July 14, 2022, and closing on August 15, 2022.
- Although the draft is based on the proposed site on Federal Blvd., another site could be selected.
- For the Federal Blvd. site, to reduce the footprint the plan is to go up with decking.
- Six hundred new jobs at all levels to be provided over a 10- to 30-year span; apprenticeship programs are also being considered.
- MTS has other maintenance yards and thus is familiar with all legal requirements by the local agencies and the state.
- MTS will negotiate to relocate current tenants, whether at Federal Blvd. or other locations. “Eminent domain” is a tool of last resort.
- Estimated project cost: \$150-200M (from mainly state and federal grants)
- Schedule: Design phase in late 2022; open for operation in 2026-27
- Report available at Malcolm X. Library, at the MTS HQ, and at [www.sdmts.com](http://www.sdmts.com)

## **Responses from Board Members and the Public**

- Impacted communities need to be engaged at the beginning of discussions and not once the project is in motion. In this case, the increase in traffic (buses and employee vehicles) will be a detriment to the neighboring residential communities.
- With a project scale of this size, MTS always declares an MND.
- Can public comment change the MTS direction to go from an MND to a full EIR?
- How would locating the project on the bank of Chollas Creek contribute to the preservation and enhancement of existing open space? What kinds of environmental / habitat improvements can MTS offer?
- Businesses would have to vacate. Where? Is there available space zoned Industrial and away from residences?
- Decking means going up, which would provide perching sites that attract more urbanized bird populations to a natural, eco-stable migratory corridor.
- How would the proposed solar panels impact the environment and electrical load to the area?
- These streets are tight. How would an articulated bus maneuver safely and efficiently?
- The environmental documents should also be available at the Oak Park Library.

**Third Order of the Chair:** This proposed site and the Committee's position will be considered as an Action Item for the August 9th meeting.

### **Action Item: Verizon Cell Phone Infrastructure (PRJ-1056753)**

- Presentation provided by Greg Macías, Smartlink
- Location: Exterior of Rubio's Baja Grill in College Grove Shopping Center
- Minor upgrade to existing Verizon facility originally approved for 12 antennae in 2009; only 6 installed at that time
- No trees planned, but tall hedges proposed by the Board to conceal the equipment enclosure on the north side of the building

### **Response from the Board**

After some discussion, Board voted to approve the planting of tall hedges and to prepare a letter of request. Richard and Jennifer to draft the letter (2 pp., based on slides 5-6 of the presentation). (Abstain: The Chair; absent: Elida; motion; Derryl; second: Daniele)

**Treasurer's Report—Derryl:** No donations received; the balance in the bank is \$75.

### **Review, Correction, and Approval of June 14th Minutes**

Tabled until Aug. meeting to add missing election information (Motion: Daniele; second, Andy)

## Subcommittee Reports

- Sunshine Park (Derryl): Sunshine board met with Groundwork—San Diego to discuss SUP amendments, such as adding swings per Parks & Rec, but Sunshine board opposes it.
- Rolando (Bob): Doug Lister is the interim president of community council for one year.
- El Cerrito (Lorna and Alex): Warning others of a “bait & switch” that apparently is happening with the PATH Villa El Cerrito development on El Cajon Blvd. Originally presented as a project for workforce housing families, the target occupants are emerging as low-income or homeless persons. Phases 1 and 2 will have 41 and 130 units, respectively. However, if more funding becomes available, the low-income units will be reclassified as homeless units. The EACPC needs to be aware of this tactic as it may repeat itself elsewhere. Alex will share a questionnaire with the board.
- Redwood Village (Jennifer): Please get on the RV e-mail list if you haven’t done so already.
- Oak Park (Elida from earlier in the meeting): Sen. Toni Atkins *et al.* were able to secure \$20M for construction of the new Oak Park Library to be located in North Chollas Community Park.
- Bike Lanes (Mario): SANDAG said it’s running low on money—interesting to see if there will be any left for the University Ave. project from College Ave. to La Mesa. In addition, Mario will continue as the liaison for this subcommittee.
- Parks & Rec (Daniele): Clay Park: The subcommittee has been revived and will focus on spending the remaining funds from The Boulevard development case and also planning on how to tap into the \$800K CIP funds in D9. Chollas Lake and North Chollas Community Park: No action yet on the proposed mountain bike trail. Colina del Sol Park: Teen Nights a success. Future Chollas Triangle Park: The Neighborhood Advisory Group meeting for Storage Connect Centers I and II will be held at Teen Challenge tomorrow evening in case anyone wants the link to join the meeting. Center II (on Lea St. in El Cerrito) is important to the EACPC because it is expected to be vacated when work begins on the Triangle park.
- CPC (Linda): Andrea Schlageter from Ocean Beach PC is the new Chair. In addition, the CPC approved raising the no. of cannabis outlets from 36 to 37 per council district.

**9:15 PM: Motion to adjourn by Andy; seconded by Derryl. The meeting was adjourned.**