

# ECCC



# EL CERRITO COMMUNITY NEWSLETTER

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**HAPPY FALL!**

## El Cerrito Community Council Meeting

**SEPTEMBER 19, 2019**

**7:00PM PARISH HALL**

### **WE ARE TALKING BEING PREPAREDNESS FOR FIRE SEASON**

At the ECCC September 19th meeting, we will have a representative from the San Diego Fire Department provide us with important information regarding fire preparedness and answer your questions.

This is important information we all need to know. Please join us, even if it is for a refresher course.



## **ECCC ANNUAL GARAGE SALE Saturday, September 28, 2019**

The ECCC Annual Community Garage Sale is on **Saturday, September 28, 2019** this year. Please sign up for this annual event as soon as possible so we can ensure your address will be included on the maps to be distributed the day of the sale.

The participation cost is real bargain at \$10.00 per household. **The deadline to be on the Map is Monday, September 23rd 2019.**

We usually have several households participating, generating a good amount of anticipation among the regular bargain hunters. This September El Cerrito tradition is a great way to find a new home for furniture, collectibles, utensils, art work etc., and make money in the process; plus it can be fun!

The advertised start time for the garage sale is 8:00 am and you can go as long as you like – although we notice that buyer traffic seems to taper off around 12 noon.

A community ad will be purchased to run in the Union Tribune on the Friday before and the day of the sale. Notices will also be posted on Craigslist and other garage sale web sites.

We prepare a map with a list of addresses and the items for sale at each location. These maps will be available at each participating household and at several locations throughout the neighborhood.

The ECCC Board will place garage sale signs on both sides of El Cajon Boulevard at the streets with participating homes. We also provide directional signs and arrows for participants to post on corners and leading to your residence. These paper signs will be delivered to your front door with the garage sale maps of the participating addresses.

### **Two ways to participate:**

1. Please make your checks out to "ECCC" and send with your list of sales items, name and address **to P.O. Box 151268, San Diego, CA 92175-1268.**

2. Mail in your payment and send us an email to [elcerritocommunitycouncil@gmail.com](mailto:elcerritocommunitycouncil@gmail.com) with **your name, address and a list of items.**

## **GREAT FOOD AND FUN AT THE BBQ**

We had a great time at the ECCC Annual Summer Potluck and silent auction. The auction items ranged from beautifully gift baskets packed with fabulous treats and fine wine and spirits to whimsical offerings. The food was tasty food and lots of talk with our neighbors!

This year the Board hosted a barbeque – grills and cooking on the scene. Our Grill Master was Jim Westheimer, who set up the barbeques and cooked up hamburgers and hotdogs, including meatless choices, for all of us. Community members rounded out the meal with beans dishes, vegetables, macaroni, salads, fruit and great desserts.

A big **Thank You** to the creators of the baskets and our generous community members.

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## **STATE BILLS AND CITY REGULATIONS KILLING SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS AND HOME OWNERSHIP**

Whereas the ECCC Board tries to publish balanced articles on all sorts of controversial topics, including political issues, we are presenting an anti point of view for the following California Senate Bills (prefix SB), Assembly Bills (prefix AB) and San Diego regulations which attack single family residential neighborhoods.

### **The Bills are SB50 and AB1279.**

You may have heard that SB50, written by State Senator Scott Weiner, was defeated, however, it is currently being reworked and is expected to be re-introduced next year.

SB50 is an attempt to kill single-family zoning and drastically reduce homeownership in favor of rentals in the entire state of California.

SB50 allows 6-8 story towers (75-85 feet tall) to be built by developers with "by right" blanket permission in single family residential communities if the property is near transit stops or near jobs. SB50 eliminates all parking spaces and yards and offers only minimal setbacks from the street, without any appeal.

Major amendments made at the last minute with little time for review approved the end of all single-family zoning across California, with a few exceptions. The amendments end single family residential zones and encourage developers by allowing them to raze and replace homes on single residential lots with multi-family housing including four-plex mini-apartments averaging about 400 to 600 square feet.

Those opposed to SB50 are working to introduce a ballot initiative for an amendment to the state constitution aimed at establishing local control of land use.

But that may not help San Diego. SB50 allows bus agencies to override single-family zoning within 1/4 mile to 1/2 mile of a bus stop and developers can erect 65-foot-tall buildings the cities can't reject.

San Diego Mayor Kevin Faulconer endorsed SB50 before it was defeated. Georgette Gomez, District 9 City Council representative, who became President of

the San Diego City Council on Dec 10, 2018, is also the Chairperson of the San Diego Metropolitan Transit System (MTS), since January 2018. Buses do not need rail construction, just our regular streets, so in 2018, San Diego's MTS' Transit Optimization Plan revised its bus routes in just six months.

The changes significantly added to the network of high-frequency bus stops. The Mayor's and City Council's adoption of SB50's principals allowed several Transit Corridors throughout the City, which are in danger of buildings without height limitations and no requirement for parking spaces. For El Cerrito, El Cajon Blvd, University Ave. College Ave and 54th Street are all "Transit Corridors."

AB1279 is a mini SB50 imposing mandatory up-zoning on the entire state of California, allowing single family residential homes to be razed and replaced with 4 unit complexes without any notice, consideration of infrastructure, no environmental review and no recognition of historic neighborhoods and no appeals.

SB50 and AB1279 do not provide money for infrastructure, things like adequate transit, street and road improvements, parks, water, schools, police and fire protection. These bills simply add more people to burden the existing infrastructure.

SB330, which is very similar to SB50 just passed the Senate and Assembly, so you may see a ballot initiative to repeal it soon.

### **ACA1 – allows increases to your property taxes**

Then there is the Assembly Constitutional Amendment 1 (ACA1) which proposes an amendment to the California State Constitution to allow increases in property taxes to pass with the approval of just 55% of voters instead of the current 2/3rds (66.66%) requirement.

The argument is that cities, counties and special districts find it too difficult to persuade two-thirds of voters to raise taxes to build costly infrastructure projects as well as much-needed housing for low-income or homeless Californians.

Instead of taking other measures to control costs, local government will be able to raise homeowners' taxes with a lower approval threshold.

ACA1 is not a tax increase, however it makes it easier to raise taxes for virtually any government construction project, with the burden falling disproportionately on homeowners.

Without the two-thirds vote requirement, people who do not own homes will have opportunities to force increased taxes on those who do own their homes. The expense of public infrastructure and affordable housing projects should not be paid for only by property owners.

ACA1 is eligible for another vote in the Assembly before the end of the year.

Where does global warming fit into all of these bills. Much of the condemnation of urban sprawl is turning out to be incorrect. Tall urban development does not equal greener buildings or use of greener materials, nor does it cut greenhouse gas emissions. Additionally, it creates urban heat islands with warmer temperatures than single residential neighborhoods with their trees and vegetation. High rise cities actually have a different, hotter, climate than immediately surrounding less dense, lower height neighboring communities.

Finally, according to the National Association of Realtors' statistics, approximately 75% of home buyers want to live in single family homes. That includes Millennials and they want to be able to buy new homes in the suburbs. Further, they are willing to have a long commute to get the type of housing they want - look at the success of Temecula.

All in all it sounds like San Diego needs to sprawl, and add more housing stock in the single family residential style, if it wants to provide the housing its residents want.

More information is available from Livable California at [www.livablecalifornia.org](http://www.livablecalifornia.org) - A good resource on opposing these bills. Review Talking Points on Bills, Follows Bills.

Voice of San Diego - non-profit news organization is keeping pretty good track of these bills and more being promoted by Sacramento politicians from San Diego - [www.voiceofsandiego.org](http://www.voiceofsandiego.org).

It is very important to for you to contact our representatives and get your opinions heard on these bills and development in San Diego.

Contact our representatives and voicing your concerns.

El Cerrito CA Assembly Representative Dr. Shirley Weber  
T-619-531-7913;

El Cerrito CA Senate Representative Toni Atkins T-619-645-3144; F- 619-645-3144;

El Cerrito City Council, District 9 Georgette Gomez - Christopher Vallejo -619-236-6725;

San Diego Mayor - Kevin Faulconer - T-619-236-6330.

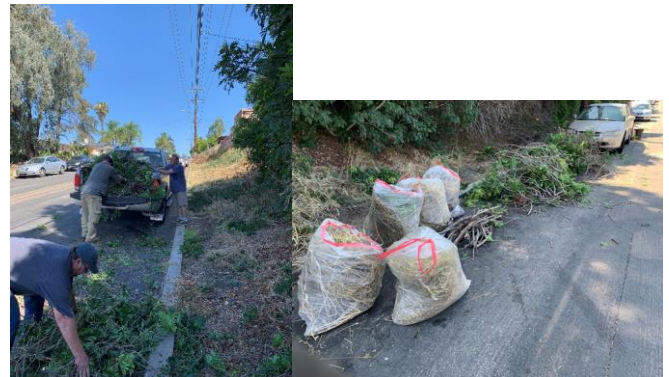
## A Huge Thank You to Clean-up Stars!

On Saturday August 24, 2019 a team of neighbors gathered to clean-up 54<sup>th</sup> street between Collwood and Adams Ave. Thank you to: Rob, Mike, Dale (and daughter), Jim, Gawain, Alex, Will, Eva, and Lorna, a star team! We weed whacked and trimmed trees to clear the public right of way, pulled sidewalk weeds, picked-up trash, swept gutters, and cleaned the parkway next to the church on the corner of El Cajon Blvd. and 54th to beautify the neighborhood.

A million thanks to this crew who worked very hard - a special thanks to Mike who is new to the neighborhood! He was just coming home and he parked where we were working. He stopped to talk for a minute and then he jumped in to help; got to love the El Cerrito neighborhood because we are truly a community! Finally, a big thank you to Kenneth and his team from the City Environmental Services for debris pickup - this is huge help.

The next community clean-up will be on Saturday September 21, 2019. We will focus on the west side of College from College Grove Way to View Place and clean up the dead ends at Estelle & College and Meade & College. Let's meet at Adelaide and College. The clean-up is scheduled from 8:30 a.m. to 10:30 a.m. Please feel free to join us, even for a little while to work on your block. Every pair of hands helps and there are always big and little jobs to do. If you have any questions about the cleanup or would like to recommend an area in El Cerrito that needs attention please feel free to email, text, or call Lorna at 619-538-9689, [elcerritocommunitycouncil@gmail.com](mailto:elcerritocommunitycouncil@gmail.com).

After the cleanup, a few of us went to Scrimshaw's for a bite to eat and a chance to get to know each other. Will, thank you for the 10% discount!!!



**PLEASE HELP US KEEP PRINTING THE NEWSLETTER THROUGH YOUR DONATIONS**

I/we donate \$ to the printing of the El Cerrito Community Council Newsletter.

Name(s) or Company Name (if corporate sponsor):

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Address: \_\_\_\_\_ Phone #(s): \_\_\_\_\_

\_\_\_\_\_ DO \_\_\_\_\_ DO NOT print our name(s) in the newsletter.

**Send donation to: ECCC, P.O. Box 151268 ♦ San Diego, CA 92175-1268**

**OR**

Go to [elcerritocommunitycouncil.org](http://elcerritocommunitycouncil.org) and use our PayPal account



**NEIGHBORHOOD MEETING**  
**Thursday, Sept 19, 2019**  
**7:00pm to 8:30pm**

**EL CERRITO**  
**IS TALKING FIRE PREPAREDNESS**  
**FOR THE UPCOMING FALL SEASON**

**The ECCC Monthly Meeting**  
**Is the 3rd Thursday each month**  
**Blessed Sacrament Parish Church**

**4540 El Cerrito Drive**  
**El Cajon Boulevard at El Cerrito Drive**

*Your El Cerrito Realtor*

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