



# EL CERRITO COMMUNITY NEWSLETTER

Volume Fifteen: Number 1 January 2021

*Happy  
New Year  
2021*

**El Cerrito Community Council Meeting  
JANUARY 21, 2021 7:00PM**

**WE ARE DISCUSSING & TAKING A  
COMMUNITY VOTE ON THE FAMILY  
HEALTH CENTER'S PROPOSED  
DEVELOPMENT IN EL CERRITO  
VIA ZOOM**

**Join ZOOM Meeting  
<https://nu.zoom.us/j/8586428437>  
Meeting ID: 858 642 8437**

**Join by Phone - Dial and enter Meeting ID  
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Meeting ID: 858 642 8437**

At the ECCC January 21st meeting we want to know what our community members - you - want to officially say to our City Representatives and Development Services about the proposed Family Health Center Project proposed for what is now the parking lot on El Cajon Blvd between Dayton and 55th Street

We will take a community vote and will prepare a letter regarding the vote. We hear some of community members would like to individually sign a petition, which we encourage you to do.

**FAMILY HEALTH CENTERS PROPOSED MIXED  
USE PROJECT FOR EL CAJON  
BETWEEN DAYTON & 55<sup>TH</sup>**

In November 2020 and on January 13, 2021, Anthony White, Director, Community & Government Relations for Family Health Centers of San Diego (FHC), David Whisenhunt, Vice President of Physical Facilities, Family Health Centers of San Diego and Matthew Winter AIA, LEED AP, Director of Mixed-Use Architecture LPA introduced plans FHC has for a mixed-use project on El Cajon Blvd, between Dayton Street and 55th Street. The plan is for a 10-story building with two floors below ground and eight floors above, about 100 ft tall from ground level. The building will have medical offices, some retail space on the main floor, 246 parking places and 142 units of residential housing. 42 units will be for FHC resident doctors, about half of the units will be studios, the other half will be one-bedrooms with a handful of two-bedroom units. We were told the housing would be in the affordable income ranges, but not what range is or who the target tenant would be - though we did ask. The responses from residents at the meeting varied from liking the new development to concerns about the use of the building and that the building is too tall for the surrounding single family housing community. For perspective, the student housing near SDSU on College Avenue is 6 stories tall. You can look at the heights at <https://www.sgpa.com/projects/sdsu-south-campus-plaza/>

Also, look at an artist's rendering of a 10-story building in a single residential neighborhood from a San Diego Reader article <https://www.sandiegoreader.com/news/2020/jun/01/stringers-12-story-buildings-sprinkled-san-diego/>.

Family Health Centers of San Diego is one of the nation's ten largest Federally Qualified Health Centers. It operates 49 sites across San Diego County, providing care to over 200,000 patients each year, of whom 91% are low income and 29% are uninsured. You can read more about FHCS D at <https://www.fhcsd.org>.

## IF YOU WOULD LIKE TO LISTEN TO THE COLLEGE AREA JANUARY 13, 2021 PLANNING BOARD MEETING

Following is a link to the Family Health Center presentation at the College Area Planning Board.

This topic starts at about 147 on the timeline.

Share recording with viewers:

[https://us02web.zoom.us/rec/share/K4t1Bokl2VfWx1TZRo6M8yYyApGJhk0j9muY9zSrQzYaLy1bIK\\_5v3KlcTuS4P-w.8qel6ss9z2DDH\\_8j](https://us02web.zoom.us/rec/share/K4t1Bokl2VfWx1TZRo6M8yYyApGJhk0j9muY9zSrQzYaLy1bIK_5v3KlcTuS4P-w.8qel6ss9z2DDH_8j)

### BRIEF OVERVIEW OF THE REVIEW PROCESS

#### Family Health Center Housing Project

- Project Location: 5482 El Cajon Blvd.
- East of 54<sup>th</sup> Street and north of El Cajon Blvd
- In the parking lot east of the Family Health Center Building
- College Community Planning Committee
- Project is subject to the College Area Community Plan; ECCC North is a sub-set to the CACPC
- ECCC North Covers Properties north of El Cajon Blvd up to Baja Street, East of 54<sup>th</sup> Street to College Avenue
- Community Plan was approved in 1989 (32 yrs.)  
Community plan update is currently underway

#### The Project: 8 stories Above Ground (2-stories underground)



El Cajon Blvd



Dayton Street

### Community Plan and Zoning

Existing Community Plan encourages multi-family growth along El Cajon Blvd

- Zoning for this project is CUPD-CU-2-4
- Central Urbanized Planning District: Commercial Uses & MF
- Zoning: CUPD-CU-2-4
- CUPD means Central Urbanized Planning District
- CU 2-4 Allows Commercial Uses & Multiple Family Housing
- 1st 30 feet of structure must contain a commercial element
- Density is 1 unit for every 600 square feet of lot space
- No maximum height limitation; but Floor Area Ratio is 2.0

### Approval Process

- When a proposed project conforms to the community plan and zoning it is allowed "By Right"
- Approval will be ministerial; that is, done by City of San Diego Planning Staff
- Community Planning Groups do not have a codified role to offer input
- CPGs and Community Groups can form feedback for staff

### Community Plan and Zoning

- Community Plan allows mixed use project
- FHC project is consistent with land use designation and zoning
- Where Community Plan and Municipal Code are in conflict, the Municipal Code takes precedence
- Project complies with community plan and use designation; but community plan also says:
- Projects must provide a harmonious transition between the proposed use and the existing land uses

### Ministerial Staff Review

- Development Services Division will provide in-house review
- CEQA planners (from City of SD) will also have opportunity to review proposed project and comment

**• Entirely appropriate for ECCC to provide comments**

**• Emphasis should be on community character, traffic impacts, transition between existing land uses**

You can also review the City of San Diego Municipal Code for College Area and MidCity at

<https://docs.sandiego.gov/municode/MuniCodeChapter15/Ch15Art05Division02.pdf>

## DR. SHIRLEY WEBER NAMED TO BE CALIFORNIA SECRETARY OF STATE

### Congratulations to Dr. Shirley Weber!

Our California state Assemblywoman, Dr. Shirley Weber, has been named to be the next Secretary of State for California. Dr. Weber served as the Assembly representative for San Diego, including El Cerrito, Bonita, Chula Vista, La Mesa, Lemon Grove and National City in the State Assembly since 2012. She is replacing Alex Padilla, who is taking Kamala Harris' seat in the U.S. Senate.

Dr. Weber will be the first Black person to hold that the California Secretary of State office in the state's history.

Dr. Weber was our El Cerrito's San Diego Unified School Board representative for many years prior to her run for state Assembly and advocated for the improvements we currently see taking place and Mann Middle School and Crawford High School.

Her Assembly legislation achievements include police use-of-force law, establishing a task force to study reparations for African Americans and fighting for K-12 education funding.

The Secretary of State's office is comprised of nearly 500 people who are dedicated to making government more transparent and accessible in the areas of elections, business, political campaigning, legislative advocacy, and historical treasures.

You can find out more about her new position at <https://www.sos.ca.gov/administration>.



### THERE'S AN APP FOR THAT!

As part an effort to make the City departments more efficient and accessible for all San Diego residents, the *Get It Done San Diego* app is here. This app that lets you report problems and request improvements in the neighborhood with your phone.

With *Get It Done*, we can now take and upload photos related to over 20 nonemergency problems with roads, street lights, traffic signals and more. The *Get It Done* app uses GPS information embedded within photos to automatically update the address and location of problems. After uploading the photo, one simply has to identify a few details about the problem and click Submit.

The app allows the City to process information faster because it links the user to City crews. Your report creates a work order through a Customer Relationship Management (CRM) software system. The system connects all reports about the same problem into one group and creates a single report so that every individual is notified about the progress of an issue.

Visit <https://www.sandiego.gov/get-it-done>.  
Download from the [Apple App Store](#) or [Google Play](#).

## HELPFUL SAN DIEGO PHONE NUMBERS

**CITY COUNCIL, District 9 Council Member**  
**Sean Elo-Rivera** . . . .619-236-6699  
[SeanEloRivera@sandiego.gov](mailto:SeanEloRivera@sandiego.gov)

**Sean's El Cerrito Representative -**  
**Maryan Osman** - [MOsman@sandiego.gov](mailto:MOsman@sandiego.gov)

EL CERRITO POLICE COMMUNITY RELATIONS  
**Mid-City Division Officer - Terry Hoskins**  
[THoskins@pd.sandiego.gov](mailto:THoskins@pd.sandiego.gov)  
Desk Phone. . . .619-516-3091  
(Non-Emergency) . . . .619-516-3000

**Eastern Division Officer - John Steffen**  
[jmsteffen@pd.sandiego.gov](mailto:jmsteffen@pd.sandiego.gov)  
Desk Phone. . . .858-495-7971  
(Non-Emergency). . . .858-495-7900  
Abandoned Vehicles. . . .858-495-7556





*Come By & Enjoy Yourself!  
Families Welcome!*



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

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

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