



EL CERRITO COMMUNITY NEWSLETTER

Volume Sixteen: Number 3 March 2022



gg125005667 www.gograph.com

El Cerrito Community Council Meeting MARCH 24, 2022, 7:00 - 9:00 PM PROPOSED RE-ZONING OF COLLEGE AREA NEIGHBORHOODS

Geoff Hueter and Danna Givot of Neighbors for a better San Diego will provide current information and an update on the City of San Diego’s latest push for development that crushes neighborhoods.

We want El Cerrito community members to be particularly aware that there is a College Area Community Plan update in progress that proposes to convert a number of single-family neighborhoods to townhomes and other multi-family housing.

In addition to promoting ADUs and now SB 9 developments, the city is proposing direct upzoning of single-family neighborhoods through this community plan update. Many of the proposed changes in this latest draft update were made without community input or discussion.

WE ARE MEETING VIA ZOOM AT

<https://us02web.zoom.us/j/6192863890> Meeting ID: 619 286 3890

One tap mobile

+16699006833, Meeting ID 6192863890#

Join by Phone

+1 669 900 6833, Meeting ID: 619 286 3890

PLEASE START ATTENDING COLLEGE AREA COMMUNITY PLAN UPDATE COMMITTEE MEETINGS

Calling all El Cerrito residents to start attending College Area Community Plan Update Committee meetings so you know firsthand about proposed zoning changes to our single home neighborhoods and the College Area in general.

Send an email to Nathen Causman at ncausman@sandiego.gov to be placed on the mailing list. It is our understanding that the Plan Update Committee meetings are held on the last Wednesday of each month, but recently heard conflicting information, so getting on the mailing list is your best bet. If the information we have is correct, the next meeting will be on Wednesday, March 30th.

At the College Area Community Plan Update (Update) Committee meeting on February 23rd the City of San Diego Planning Department introduced a few proposed maps with dramatic zoning changes for El Cerrito single residential zoned properties all of the way up to Adams Avenue north of El Cajon Blvd.

One is entitled Grand Boulevards and one is entitled 15 Minute Neighborhoods. Both upzone all of the current single home lots to 2-3 story townhomes on the smaller side up to 3-4 and 5-7 multi-residential zones. Both wipe out about 10-15 blocks of single residential homes, in spite of one of the goals of the Update being to preserve single residential neighborhoods.

These maps are very different than maps shown at the October 2021 Update Meeting and surprised many in attendance. Many questions were asked and we are told the Planning Department will be posting the Maps and responses soon. Copies of the two maps are on the next page for you to review until they are posted on the City’s website.

The October maps, along with many documents from the entire Update process, including Update Committee members and participant comments are available for viewing - [Follow this link](#) to access all agendas, presentations, and other supporting documents from the College Area Community Plan Update Committee.

You will also note that buildings lining El Cajon Blvd (ECB) in El Cerrito are shown with heights between 7 & 9 stories, where the width of ECB is at its narrowest. This section of ECB is only wide enough for two lanes traveling East and two lanes traveling West with narrow parallel parking at the curbs. There is no room for medians or left turn lanes or pockets or anything else. ECB in El Cerrito is not the 6+ lanes plus a planted median one finds near Uptown.

Residents have many questions about the number of additional housing units being introduced in the Update, which seems excessive based on current inventory sites throughout the City and the growth rates anticipated state-wide through 2050. Neither point to a need for the increases proposed in the Update.

All El Cerrito residents should take note and speak up about the Plan. The Planning Department is looking at updating the Mid-City Plan, which includes Eastern Area Communities Planning Committee and based on past zoning patterns, whatever is approved North of ECB will be similar South of ECB.



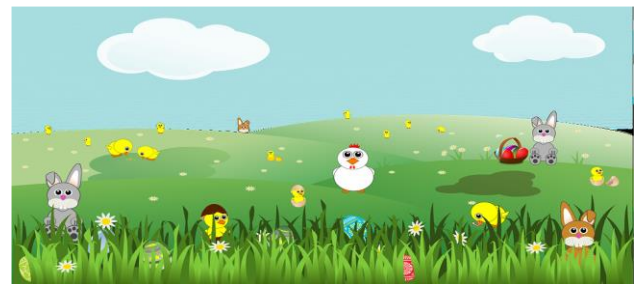
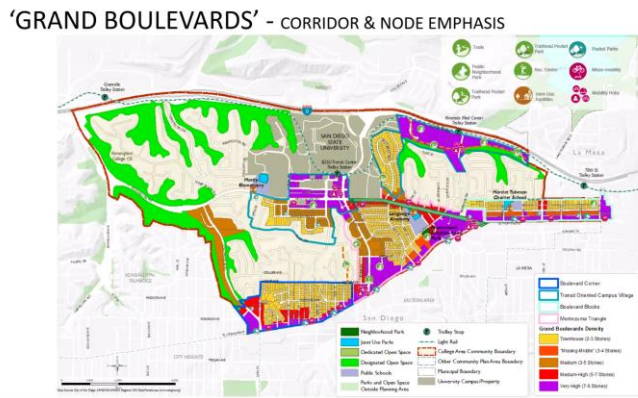
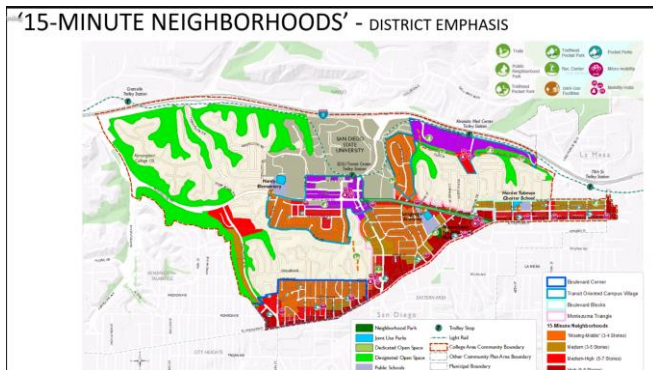
SAN DIEGO OASIS' TECH TANK FOR SENIORS

San Diego Oasis has opened a teaching center for seniors who want to learn more about their smart phones to help give them more independence and control over their lives.

The Tech Tank center is at Grossmont Center Mall and is made possible by a donation from Cox Communications. Teachers are patient and ready to help seniors with their tech challenges.

This is one of many classes and activities offered by San Diego Oasis for those over 50 – everything from exercise to acting classes to painting. If you are under 50, you can become a volunteer. Much more information is at <https://san-diego.oasisnet.org/>

The mission of San Diego Oasis is to ensure that adults age 50+ have opportunities to pursue vibrant, healthy, productive and meaningful lives. We seek to positively impact their lives through partnerships to share knowledge, offer evidence- and research-based programs, conduct evaluations and adapt to meet the needs of diverse audiences.



COLINA DEL SOL RECREATION CENTER SPRING EGG HUNT!

APRIL 2nd 2022 * 10:30 am - 12:30 pm

PLEASE BRING YOUR OWN BASKET FOR THE EGG HUNT

EGG HUNT TIMES

10:30A 3-5 YRS	10:45A 6-8 YRS
11:00A 9-11 YRS	11:15A 10-12 YRS
11:30A 13 YRS & OLDER	

Join in the Fun Events
CRAFTS, MUSIC & BASKET GIVEAWAYS

5319 Orange Ave, San Diego, CA 92115
619-235-1144

GOOD-BYE AND BEST WISHES TO STEPHANIE ESTRADA, OUR REPRESENTATIVE FROM MAYOR TODD'S OFFICE.

Stephanie said good-bye at our last ECCC Meeting and told us that she is moving to Sacramento to be an advocate for better education in the state. We wish her all the best in this and her future endeavors.



E-BIKES LENDING PROGRAM FOR THOSE WITH QUALIFYING INCOME LEVELS

E-bikes like the one pictured above are available for lease from Pedal Ahead, which lends e-bikes to people of qualifying income levels and the Left Coast Fund, a sponsor which donated 400 electric bikes for this program in San Diego. People selected can use the bikes and eventually own one if they log enough miles.

The bike shown above is a Class 1 pedal-assist bike, which means the rider has to pedal before a motor kicks in to help make the pedaling easier.

Those using bikes like this are able to travel up and down hills a lot easier than on a regular bike making biking in San Diego possible and enjoyable.

There are more than 100 bikes available to be lent out by April, so get your application in soon. Program information, FAQ's and application information are at this link <https://www.pedalaheadsd.org/>. This program was made possible by partnership of Nathan Fletcher, our County Supervisor, Rider Safety Visibility 501c3, the groups named above, SDG&E and The San Diego Foundation.

NEIGHBORS FOR A BETTER SAN DIEGO INTRODUCES PERSPECTIVES

Neighbors For A Better San Diego (NFABSD) are inviting neighborhood advocates to share opinions, research and findings in a section called Perspectives.

You can join the NFABSD mailing list at <https://www.neighborsforabettersandiego.org/> and get these articles sent to you.

El Cerrito's Alex Zukas, one of ECCC Board members, has written a great article regarding investors buying up single family homes in San Diego, making it tough for first time buyers to compete. Following are excerpts from his article:

"The problems with treating housing as a commodity were highlighted in a story late last year by the realty group Redfin which carries the headline, "Real-Estate Investors Bought a Record 18% of the U.S. Homes That Sold in the Third Quarter:" <https://www.redfin.com/news/invest-or-home-purchases-q3-2021/>."

"This story alarms me as it should anyone interested in homeownership as a path to housing security and intergenerational wealth. It explains a terrible development: 9% of the housing in San Diego last year was purchased by investors. (It was 6% in 2015. You can use the "Explore the data for 40 metro areas" to find the map of San Diego for 2021.) It was 14% in El Cerrito where I live (92115 Zip Code), 20% in Southeast San Diego, and 17% in Barrio Logan — all communities of concern."

NFABSD continues to work against the San Diego version of multi and massive Accessory Dwelling Units (ADU's) allowed to be built in single residential zones throughout the City by investors, and SB-9 & SB-10.

The San Diego ADU regulations, adopted in November 2020 by the City Council, encourage these investors and the results are not good for a residential neighborhood and home buyers and ultimately not good for the City.

MAYOR TODD GLORIA'S SEXY STREETS

The City has released an interactive map where you can view the streets designated by the Mayor's office for their "Sexy Streets" Initiative. The map can be found [here](#).

There are not a lot of El Cerrito Streets on the map. If a street is slated to have any underground work such as utilities, water or sewer work, within the next 5 years, it is not eligible for replacement because the new road would be destroyed when the underground work starts.

Since many of our El Cerrito roads are crumbling or are dangerous due to potholes, fissures and cracks, City officials, including our District 9 City Councilman, Sean Elo-Rivera, have said they will see if some solutions can be found. Jefferey Nguyen is Sean representative for our ECCC neighborhood. You can contact him at Jeffereyn@sandiego.gov.



gg70665683 www.gograph.com

As a reminder, it costs the ECCC Board for the website, hosting platform, P.O. Box and other operational needs. We are also hoping to be able to have in person meetings and newsletters delivered to your door again soon.

So we are asking for donations to cover these costs. Donations large or small can be made to the P.O. Box. Even small donations added together make a big difference. We appreciate your support of the ECCC community and the newsletter with your donations.

PLEASE HELP US KEEP SENDING 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):

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

Your El Cerrito Realtor

*As Your Neighbor With
18 Years Experience, I'll
Get You The Best Price!*



Stephen Seus
619-818-3526
StephenBSeus@gmail.com
www.SteveSeus.com
DRE# 01416127

BIGBLOCK
REALTY

JOHN & MELISSA STEELE

Realtors with Big Block Realty BRE#01885775 | CalBRE# 01950588 & 01951324

TOP 1% OF SAN DIEGO REALTORS

**RATED 5-STAR IN
CLIENT EXPERIENCE**



OVER 500 5-STAR REVIEWS ACROSS
ZILLOW, YELP, FACEBOOK, & GOOGLE



SteeleSanDiegoHomes.com

Team@SteeleSanDiegoHomes.com

619-887-4429



ALEX KYBAL
RE/MAX Pacific
(858)531-0636
www.alexkybal.com
alexkybal@gmail.com

WHY PAY 6% COMMISSION TO SELL?

**PAY ONLY 3.50%
TOTAL COMMISSION.**

INCLUDES FULL SERVICE!

**NO HIDDEN FEES. NO HASSLE.
SAVE THOUSANDS.**

RE/MAX
Outstanding Agents
Outstanding Results®

Experience. Integrity. Results. • 5-STAR Reviews • DRE#01388372

*Come By & Enjoy Yourself!
Families Welcome!*



5540 EL CAJON BLVD
**NOW OPEN FOR PICK UP, PATIO
AND IN-DOOR DINING**