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Frustration building over City's College Area plan update

College Area community members meet with S.D. City Council President Sean Elo-Rivera to discuss their concerns about the College Area plan update. See an image and QR Code for more information at the end of this story. (Photo by Karen Austin)

By KAREN AUSTIN

Members of the College Area Community Planning Board (CACPB), say crucial issues like zoning, density, and mobility are at stake and that San Diego's Planning Department is ignoring their recommendations to update the College Area Community Plan. Their concept wasn't presented as an option on the City's recent survey seeking public input on what will be the "blueprint" for future College Area development through 2050. Instead, the planning department promoted two of its own plans in the lengthy, technical survey which was online between March 27 and May 1, 2022.

Jim Jennings is both a resident and chairman of the CACPB. Last updated in 1989, he says, "The group has for several years been advocating for the community plan update and after input from numerous community meetings, put together a report which it presented to the City, laying out its vision for the College Area." He noted that, "Officials assured us that the plan would use the Community's report as its framework." It seems that without explanation their plan was omitted from the survey.

City of San Diego public information officer, Tara Lewis, confirmed from the planning department that the survey had 451 respondents who were asked to provide input on the two land-use approaches: Grand Boulevards and 15-Minute Neighborhoods. Images on the survey depicted mixed-use developments along

SEE CITY'S COLLEGE AREA PLAN, Page 10

Project Homekey residences in the works for El Cerrito

An image of the PATH Villas El Cerrito once finished. (Photo Courtesy of PATH)

By DAVE THOMAS

A plan to build 40 apartment homes in El Cerrito for individuals dealing with chronic homelessness recently moved a step closer to fruition. The plan is for phase 1 to be 40 units of permanent supportive housing and phase 2 140 units of affordable housing. The PATH Villas El Cerrito as proposed will take shape at 5476 El Cajon Blvd. Excavation on the location is already happening, with underground parking taking shape. According to PATH Ventures director of media Tyler Renner, the property under construction is on the site previously occupied by various businesses over time. Renner added the construction of Family Health Centers of San Diego's (FHCS's) proposed development is an upgrade to the El Cajon corridor. Recently, the City of San Diego, the San Diego Housing Commission and the County of San Diego applied to obtain state funding under Project Homekey that will go towards financing the proposed development. While the funding request is expected to be approved, planners will reportedly

SEE PROJECT HOMEKEY, Page 4

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Where to park at the College-Rolando Library?

By ELAINE ALFARO

When peering out of the back sliding doors of the College-Rolando Library, the view of the parking lot is marked by a sign that reads, “do not enter” and a chain-link fence rising behind the horizon of parked cars.

This fence was constructed on the adjacent property (previously the College Lutheran Church) when it was sold to a private developer in 2016. Amid local dissent about the land falling into private hands, the city struck a joint-use agreement with the developer, but according to the Friends of the College-Rolando Library, it’s not enough.

In 2017, the fence jutted into the parking lot and blocked the driveway entrance on Montezuma Road into the library, further complicating the tenuous relationship between the developer, 52 Blue Falcoln LLC, and the Friends of the College-Rolando Library.

Previously, the library goers were allowed access to the College Lutheran Church’s parking lot. Under the new joint-use agreement with the developer, the conditions changed.

The City of San Diego offered a statement on the joint-use agreement via email.

“This agreement allows library patrons use of 25 parking spaces



Jan Hintzman, the president of the Friends of the College-Rolando Library, wonders like others what the solution is to a parking problem at the facility. (Photos by Elaine Alfaro)

in the property’s parking lot for access to the library. We are not aware of any current plans to redevelop the site and will continue to work with the property owner under the conditions of the joint use agreement.”

Jan Hintzman, president of the Friends of the College-Rolando Library, attended meetings at the College-area and Rolando-area councils and spoke about the predicament to city council member Sean Elo-Rivera.

“The existing politicians did not cause this problem, but

we’re keeping them on the hook to fix it,” said Hintzman.

As of right now, the library has 28 parking spots on the city-owned property. However, once construction is completed, the driveway entrance from Montezuma Road may be altered and Hintzman is concerned the 25 joint-use parking spots within the private property will not meet the demands of the new residents and library goers.

“We see it as an equity problem,” said Hintzman. “Equity is stated as a major concern of our current politicians. In 2016 despite pleas from the community, they looked the other way, and let the library’s driveway and most of its parking slip into private hands. We’ve been asking the

SEE ROLANDO LIBRARY, Page 4

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Rolando Library

CONTINUED FROM Page 3

city to regain control of this property ever since.”

The topic was brought up by Misty Jones, the San Diego Public Library director, on May 5 at the City of San Diego budget review committee meeting.

“We did hear from the Friends of the Library at the commission meeting yesterday and we’re paying very close attention to that issue and [we] understand the parking,” said Jones. “We will be looking at how the new plan that he’s [the developer] bringing forward to do multi-family housing will affect that joint-use and potentially go back and renegotiate with that.”

Hintzman advocated that the city can find solutions to the parking issue through a variety of actions imposed on the developer including benefit assessments and prescriptive easements.

The city has not indicated they will include these in their agreement with the developer. Jones said any alternations to the current joint-use agreement will be based on the developer’s final plan which is not solidified yet. The CTC contacted Atlantis, the PR firm representing 52 Blue Falcon LLC, for a statement but they did not respond.

For the immediate future, residents can expect the fence and “do not enter” sign to remain; however, the Montezuma Road entrance and driveway parking are still accessible to the public.

—Elaine Alfaro is a journalism student at Point Loma Nazarene University and a former intern for the La Mesa Courier.

Project Homekey

CONTINUED FROM Page 1

look to secure other funding to finish the project if needed.

The County Board of Supervisors voted April 26 to allocate some \$11 million to the development. The state application will reportedly result in at minimum \$11.825 million of Project Homekey dollars. That is towards half the money necessary for an approximately \$24-million development.

The positive vote makes way for the County Health and Human Services Agency to move forward with a public-private arrangement involving PATH Ventures, the City of San Diego and the San Diego Housing Commission. The funds applied for are made available via California’s Homekey Program.

That funding would go towards capital and in part to future services and operating expenses. The City of San Diego will chip in more than \$2 million that comes from its portion of funding from California’s permanent local housing allocation program. That came about through a permanent source of funding geared towards affordable housing. Finally, close to \$3 million necessary to complete costs needed would come via loan funding.

According to Mayor Todd Gloria’s office, the City of San Diego will also put forth 40 project-based housing vouchers via the San Diego Housing Commission. This is to assist in paying rent for residents previously homeless.

If the state signs off on the funding application, San Diego County and those partnering with it will construct 41 housing units. They will be situated above a new multicultural family counseling center.

With initial work underway, there is a completion goal of summer 2023 for this first stage of the project. That would be followed by a second phase of building to entail 140 more affordable apartment homes. This entails 127 studios, a dozen one-bedroom apartment homes and a manager’s unit. The phase two construction would look to finish in late 2024.

In a statement, Gloria noted, “Once again, the City and County of San Diego are collaborating to meaningfully address homelessness, this time by placing unsheltered San Diegans into permanent homes with supportive services attached. This is precisely what was envisioned by Governor Gavin Newsom and the state Legislature when they created Project Homekey, and I’m grateful for all the ways the state is supporting local efforts to get unhoused residents into homes of their own.”

City Council President Sean Elo-Rivera, who represents District 9 where the complex will be, said in a statement, “Housing and supportive services are essential to addressing our homelessness crisis. I’m proud that the city and the county are partnering to provide sorely needed homes for people living on the streets, especially those in my district.”

According to Renner, El Cerrito Housing Development will be a refuge for individuals and families struggling to access affordable, safe and supportive housing across San Diego.

“This project combines housing, co-developed with Family Health Centers of San Diego (FHCS) and PATH, so low-income individuals may have access to quality, affordable housing complete with supportive services such as job search support, counseling, social services, case management and many other resources,” Renner commented.

Renner noted the housing community will feature several shared amenities such as a business center to help with job searches and a dog park. Amenities are meant to enhance health and mental wellbeing of residents. Supportive services will help those individuals with life challenges. A mental health professional as well as FHCS enrollment specialists will be

integrated into the housing development.

“Residents will be identified through the Coordinated Entry System, through which the Regional Task Force on Homelessness as the regional Continuum of Care, identifies the most appropriate housing options for people experiencing homelessness based on who is most in need,” Renner added.

NOT ALL RESIDENTS HAPPY WITH PROJECT

As with any such project, some are happy with the plans and others are not.

When asked what went into alerting the community of the proposed plans, Renner noted, “Numerous community meetings were held prior to commencing construction. This development project received support from the SD Planning Department, City Council and neighborhood community groups and their leaders, as well as, individual residents in the El Cerrito community. FHCS enjoys favorable relationships with homeowners in El Cerrito. The San Diego City Council President’s Office received a wide variety of feedback from El Cerrito residents, ranging from many voicing full support to a few opposed. The chair of the planning group for this area provided a strong letter of support for this project, reflecting

SEE PROJECT HOMEKEY, Page 5

Quick tips to improve your home internet experience



As more households are working and learning from home these days, here are some easy tips to help improve your internet experience.

Use audio instead of video for virtual meetings. Video calls can be a strain on your service. Consider video for must-

see moments. Or turn the camera on only when you’re speaking.

Doorbell cameras and pet cams. When you’re home, lower the resolution on doorbell cams and pet cams. You can still effectively monitor the areas. And turn off pet cams if you’re at home.

Get a 360 View. Cox Panoramic Wifi gives you wall to wall coverage, including those dead zones in your home. If you have Cox Panoramic Wifi, use the Cox Panoramic Wifi app to:

- Manage devices on your home internet;
- Pause the wifi on other devices (like the kids’ iPad) when you’re on important video calls.

Computer Virus Protection. Computer viruses and malware can slow down your internet. Use the free Cox Security Suite Plus powered by McAfee to protect your home computer. Cox Panoramic Wifi customers can turn on Advanced Security in the Cox Panoramic Wifi app.

Secure your wifi. Password protect your home wifi to keep out unauthorized users.

Location, location, location. Your internet experience may be slowed down if your wifi router or modem is in a bad location. Remember to:

- Elevate your modem or router on a shelf or tall piece of furniture (wifi signals travel outward and downward);
- Avoid placing your router near a microwave, mirror or fish tank, which can affect the signal.

For more tips, visit www.cox.com.



Allied Gardens/Grantville Community Council: Getting ready for election season

By SHAIN HAUG

Several months ago, Represent San Diego gave a demonstration presentation to the AGGCC board of directors.

Their national organization, Represent Us, works on voter registration, mail-in voting, anti-gerrymandering, ranked choice voting, campaign finance and political donation transparency, and ethical accountability; all matters that must be addressed to protect voting access and to ensure our continued representation in our democracy. Represent San Diego brings that work to our community. Their presentation convinced us that in these times of political conflict they have information that must be shared with the voters of our community. They have ideas that take us past discord to common action.

Our May 24 town hall meeting will feature Diane Mosely and Amy Tobia of Represent San Diego who will provide you with the information you need to deal with the urgent matters that you will address in the June and November elections. We assure you that your attendance will be very much worth your while.

During the week of May 16 we will send email notices of the town hall meeting that will feature the Represent San Diego presentation this event with the means to access the Zoom presentation. These notices will go to the folks who have registered on our

mailing list. We invite you to join that list and to receive our regular communications by using the “Contact Us” page at aggccouncil.org to give us your name and email address.

Not enough is said of the work that the Navajo Community Planners, Inc. (NCPI) does for the communities of Grantville, Allied Gardens, Del Cerro, and San Carlos. The 16 members of the board of directors are charged under Council Policy 600-24 to represent you in matters of land use and planning. The board meets every third Wednesday at 6:30 p.m., presently by Zoom, to evaluate matters of real estate development and permits for proposed projects that are not in conformity with zoning parameters. The recommendations of NCPI on these matters carry significant weight with our elected representatives. Join our mailing list, receive the meeting notices and agendas, attend the meetings, and let your voice be heard.

The Navajo Canyon rehabilitation that will take generations to complete continues. Join Kim Morris and the Friends of Navajo Canyon on Saturday, May 21 and on the third Saturday of every month. Link to sdcanyonlands.org/friends-of-navajo-canyon to learn more and to sign up for participation.

The Benjamin Library is back in full operation and is looking for you. The gardening season is in full swing and they have a lot

of seeds to get you started with your spring planting. The summer reading program begins on June 1. This important activity ensures that children will not lose essential skills and will be ready for the advances that will come with return to school in the fall. You will find more information on program at sandiegolib.org. The Friends of Allied Gardens/Benjamin Library are seeking more friends. Join this group and help with quarterly book sales, donations, and all the other things that the friends do to support our library and community. Contact Geri Carmack at gcarmack@yahoo.com. You are needed.

Our website is a little out of date and the 500 Trees project is running behind schedule, but the mission is as vital as ever. We will provide more details on this important ecological work soon, but for the moment take the following link to learn how you can beautify your property and enhance your neighborhood. www.aggccouncil.org/500-trees-allied-gardens-east-tree-project.html.

Join our board and bring your neighbors the benefit of your ideas and energy. Join our mailing list to bring us your ideas for community council tasks and nominate yourself to join the board to work on those matters. There is so very much we can do together.

—Shain Haug is president AGGCC.

Project Homekey

CONTINUED FROM Page 4

the endorsement of the majority members of this neighborhood advisory group.”

Among the residents expressing concerns is El Cerrito Community Council (ECCC) president Laura Riebau.

“None of Family Health Centers (FHC), City of San Diego or San Diego County officials have been upfront about the use of the housing being built on El Cajon Boulevard in the El Cerrito community,” Riebau commented. “The opposite is true – the handling of this project by FHC, City, County, our representatives and others involved in regards to communication with El Cerrito has been cowardly, deceitful and underhanded.”

Riebau claimed El Cerrito was not told of the institutional use of a homeless housing and treatment center by FHC, Mayor Gloria, District 9 City Council-member Elo-Rivera, County Supervisors Joel Anderson or Nathan Fletcher, or any of their representatives, or any of the other players, such as PATH.

“The report included for the Board of Supervisors April 26, 2022 hearing and vote had statements about all of the stakeholders being involved, but El Cerrito and its residents were not included, when we are definitely stakeholders. There was no public outreach by officials or their representatives listed above on this building being for homeless housing and treatment in the El

Cerrito community and no one in the community was asked for input,” Riebau stated.

According to Riebau, the first El Cerrito residents heard about the homeless housing use was through other San Diego residents who saw the County’s posted notice on April 21 for its Tuesday, April 26 meeting.

SEE PROJECT HOMEKEY, Page 13

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A member of the Crusaders Grassroots/Recreational Girls 2010/2011 team, The Doritos, sends the ball towards the opposing team's goal on the last day of the 2022 spring season. (Photo by Marc Mizuta)

Crusaders Soccer Club to open registration for fall season on May 20

By JAY WILSON

The Crusaders Soccer Club will open registration for the 2022 Grassroots/Recreational Fall Season beginning Friday, May 20th. There is an early bird registration discount through May 31st. The program is open to every boy and girl born between 2019 and 2008.

Two Crusaders Soccer competitive teams are in the semi-finals of the SoCal State Cup; the Girls 2007 team coached by Jim Miller and Girls 2006 team coached by San Carranza. If you know of a child interested in playing soccer at the competitive level, contact us at info@crusaderssoccer.org.

Crusaders Soccer will again hold multiple summer camps at Pershing Middle School for all boy or girls interested learning and improving their soccer skills. Players will have a great experience with the Crusaders Soccer professional coaching staff. The

staff will help players develop their on the field skills. The age group for the camps are 2014 to 2008. The camps will be held July 19-21 and July 26-28. There will also be a camp specifically for all recreational level youth soccer players born between 2010 and 2014. The camp will feature appropriate skill development depending upon the age and ability of the player.

A special thank you to Ken Miller Welding on Alvarado Canyon Road in Grantville. Ken donated his time and materials to weld and repair Crusaders Soccer aluminum soccer goals.

The Crusaders Soccer Club is celebrating its 51st year of serving the soccer youth of San Diego. Crusaders Soccer provides the best soccer experience in San Diego. We are developing leaders one goal at a time. For more information about Crusaders Soccer Club, visit our website at: Crusaderssoccer.org.

Del Cerro resident honored with SDSU award

Del Cerro resident Roger Ball, chairman of the board and past president of RICK Engineering Company, was honored at the 2022 San Diego State University (SDSU) Alumni Awards of Distinction.

A class of '74 graduate from the College of Engineering and a registered civil engineer in California, Ball has spent his entire career at RICK, working his way up from draftsman to company president by 2006. He is a member of Chi Epsilon, a national civil engineering honor society.

The awards honored 10 distinguished alumni from each of SDSU's seven academic colleges at a ceremony April 23 at the Omni La Costa Resort and Spa. Alumni were honored for their national or international contributions to

SDSU, the San Diego community, and the state of California.

Prior to the alumni award, SDSU honored both the support of RICK Engineering Company and Roger's commitment to his alma mater in 2018 by naming an outdoor terrace in the new Engineering and Interdisciplinary Science Complex the "RICK Engineering and Roger Ball Family Student Terrace."

Ball has served as past president of both the San Diego Chapter and the California organization of the American Council of Engineering Companies (ACEC). He was elected to the national ACEC College of Fellows in 2014. He also serves as a member of the SDSU engineering dean's advisory board and as chairman of the board's development committee.

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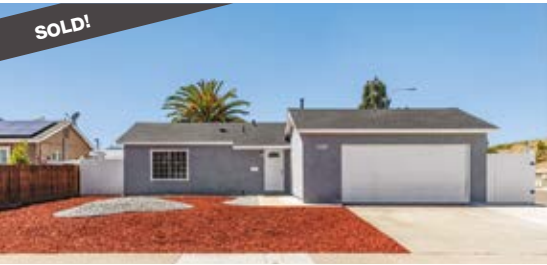


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Race is on for fourth district supervisor seat

By DAVE THOMAS

Politics is in the air again as the race for the San Diego County Board of Supervisors seat in the fourth district heats up.

The fourth district, made up of La Mesa, Lemon Grove and a big portion of central San Diego including parts of the College Area, will see several candidates vying to be the next supervisor.

Incumbent Nathan Fletcher, serving his second year as chair of the board, is facing Reopen San Diego co-founder and La Mesa resident Amy Reichert and LinkedIn diversity inclusion coordinator Sidiqa Hooker in the June 7 primary. The top two vote getters in the primary square off in the November general election.

College Times Courier recently reached out to the three candidates with an array of questions. All the candidates were given the same questions.

1. Why are you running for office to represent the people in District Four?

Fletcher: We are making real progress on the big challenges facing San Diego families — and I won't let anyone take us backwards. We must continue to fight forward for more affordable housing, fewer homeless San Diegans suffering on the street and safer communities in every corner of our county. There are signs of progress everywhere — we are building 1,109 new affordable homes, created Mental Crisis Response teams to get at homelessness' root problems, launched Community Choice Energy for clean power and lower utility bills, and are raising wages on local infrastructure projects so skilled San Diego workers get paid fairly. I'm honored to be endorsed in this race by the Democratic Party, Planned Parenthood and San Diego County Firefighters. We can't allow the forces of division to paralyze our progress and drag us backwards. I am fighting forward to build the better San Diego working families deserve.

Reichert: As the co-founder of ReOpen San Diego and a mom, I fought tirelessly for the safe reopening of schools and businesses. During that time, I met many parents, small business owners, first responders, and medical healthcare workers who said they do not feel listened to or represented by Supervisor Nathan Fletcher even though they voted for him. As a La Mesa resident, as soon as I learned the boundaries of District 4 were redrawn, I knew I had to run for supervisor. I am stepping up to hold Nathan Fletcher accountable for all the harm he caused San Diego and perhaps more importantly, I hope to protect San Diego from his future policies that have been divisive and politically motivated.

Hooker: I'm running for office to assist and improve the quality of life in the District 4



Amy Reichert (Courtesy photo)

community, which is the community I grew up in and have a personal connection with. I am a native of San Diego as well as City Heights; this is the district where I spent my high school and college years volunteering for an after-school tutoring and golf training program. I still contribute my time today volunteer tutoring and am currently an interview panelist for underserved college bound students. District 4 is where my heart lies. I have great memories growing up in my district, but I noticed right away where there could be improvements that would positively impact my community. I grew up in a part of town where there weren't many thriving businesses which resulted in a lack of funding for educational resources, which led to underperforming schools. I was bussed out of my district so that I could receive a better educational opportunity. But I don't want today's generation nor families to have to leave where they live to get the opportunity they deserve. I want to help curate better opportunities within their own community where they live. More jobs with competitive salaries, schools with adequate funding, and safe thriving neighborhoods, right here in our district.

2. What do you see as the number one issue facing residents in District Four?

Fletcher: Working families are getting squeezed and slammed by out-of-control housing costs. I am fighting in every way I can to build more homes San Diego families can actually afford — and we are seeing initial signs of real progress. This year alone, we are on track to issue 1,600 building permits for new housing — a 50% increase from the prior year. There's over 1,000 new affordable homes under construction right now on county-owned land, with many more on the way. The need is great, but we are making progress every day. Our new initiative to make vacant county land available for new affordable housing construction is showing great promise. We are converting nine large lots already and more will be made available soon. Recently, I announced a new push to encourage more local cities to join our effort so we can put affordable housing on publicly owned land on a large scale that can make a real difference. The cost of housing is such a squeeze and



Nathan Fletcher (Courtesy photo)

stress on working families — and we're not going to give up on this fight.

Reichert: Homelessness (See question 4).

Hooker: I'm seeing several issues facing District 4. The one that really needs to be addressed is the cost of living.

3. Do we have a major affordable housing crisis in San Diego? If you feel we do, how best to fix it?

Fletcher: Absolutely - I detailed specific solutions above. Every day, I'm pushing for urgent action to build more affordable homes, speed up construction and raise wages for local workers to help families keep pace with the rising cost of living in San Diego.

Reichert: Yes. Everyone reading this has probably had friends or family leave the state because they can't afford to buy a home here. Unfortunately, the county is not responding adequately to this crisis. Instead of a viable solution, they tear down single-family homes in residential neighborhoods, such as the College Area, to build "affordable housing." But what about the people who want a single-family home to raise their families? Not everyone wants an 800-square-foot unit next to the trolley tracks that will cost the county \$800,000 per unit to build. We must allow sensible growth that preserves and protects our environment. Let's put forth a solution that helps the planet and the people.

Hooker: We absolutely have an affordable housing crisis in San Diego. Many families find that purchasing property let alone renting property in San Diego is unaffordable and out of reach. One of the resolutions to fix the affordable housing crisis is to get rid of the mandates that are preventing housing developers from building at the rate that's needed to address the rapid population growth. Rent control is not a long-term solution, this results in frustrated landlords; causing them to take their housing off of the market, thus making rentals more competitive and driving the rent up higher for everyone. What we need to consider is building more property, diversify the type of property that is built, get rid of the mandates that slow the building process down, consider rezoning, and lastly become transparent with our voters on what voting for certain legislation means for them long term.



Sidiqa Hooker (Courtesy photo)

4. What is your answer to the homelessness problem impacting various parts of San Diego?

Fletcher: Homelessness is our top focus at the county, and we are doing so much to tackle the crisis all across the region, but the innovation I am most excited about is our new Mobile Crisis Response Teams, which are showing great promise. These are teams of mental health clinicians and counselors, not just police, who can be deployed on mental health 911 calls to assist and treat people experiencing real mental health and drug abuse challenges. Already, these teams have helped nearly 1,000 San Diegans who are suffering from severe mental crisis, the vast majority of whom are homeless, and we are working furiously and fast to expand the program so we can help even more.

We are also making significant investments to really get at the root of the homelessness crisis, not just offer emergency response. We've opened new crisis stabilization centers, drug treatment facilities and dramatically expanded our focus on mental health care. Those are the long-term homelessness solutions we've always needed, but never had before under the County's old leadership. Together with the immediate steps we're taking to add shelters and increase mental health emergency response, we're starting to see real signs of progress on homelessness.

Reichert: Right now, we are seeing homeless encampments that have become colonies. We must ramp up our outreach using more homeless outreach teams staffed with social workers and mental health professionals. We should jump into action as soon as domestic violence victims, teenage runaways, and people who cannot afford to pay rent find themselves on the street and provide them with help. For the homeless who struggle with addiction and mental health issues, my experience as a Celebrate Recovery leader comes to the forefront of my heart and mind. In my experience, one of the worst enemies of an addict is an enabler. We have seen a rise in homelessness while the government spends record amounts to provide beds. Let's face the fact that some (not all) do not want to go to shelters, and the government has become the worst

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Patrick Henry High robotics team continues building success

By DAVE THOMAS

While some people may tire of bots, a group of Patrick Henry High School students are quite focused on them. That is because they make up the team known as the Patribots (Team 4738).

The Patribots, established in the fall of 2012, has taken part in competitions both locally and outside the region.

According to a statement from the school, this year's game, Rapid React, challenged teams to work together in groups of three. The goal was to shoot cargo into a lower or upper hub, as well as climb to one of four bars on a hanger. The teams are able to play as many as 12 qualifying matches while rotating with the potential of playing with and against all the other competing teams.

Back in March, team #4738, the Patribots, made it to the quarterfinals at the Del Mar regional competition.

In getting to the quarterfinals against several dozen teams from across the globe, the team spent countless hours in designing, programming, and building their robot.

Following the Del Mar competition, the team traveled to Las Vegas for another competition (Las Vegas Regional 2022), again reaching the quarterfinals.

While not winning the championship, the Patribots came home with the imagery award.

The school's robotics faculty sponsor is Adria Van Loan-Polselli. Among the team's mentors and sponsors include DoDSTEM, Qualcomm, Natural Networks, CTE, Brain Corp, and Solar Turbines.

Van Loan-Polselli noted among the "big picture" goals for the Patribots includes:

- To grow an appreciation for science, technology, engineering and math in the students and the outside community.
- Support other robotics teams and organizations that aim to excite people about STEM and STEM education.
- Create and grow an awareness with local, state, and national policy makers to help support STEM education in schools.
- Support other FRC teams in a way that helps make sustainable, long-lasting programs.
- To prepare students for the real world.
- Foster and grow intangible skills such as teamwork, project/time management and strategic thinking that they will need to be successful beyond high school.
- Give students opportunities to work with processes and techniques that are used in industry.
- To field a competitive robot that can compete for a world championship.
- An engineer cannot be created in a single FRC season.



The Patrick Henry High Patribots. (Courtesy photo)

However, fielding a competitive robot creates an excitement about STEM in the students. In addition, it helps give students the confidence that they can be successful in a STEM field.

• Fielding a competitive robot can inspire other teams and their students to continue improving their own teams.

For a number of participants, being a part of this group has been a positive thing.

"I love how the club is able to bring a group together to accomplish a goal," student Adam Webb commented. "I also love how the competition resembles real deadlines that we will experience when we enter the workforce."

Student Benjamin Broudy noted, "When I first came to Patrick Henry I didn't know anyone, since I came from outside of the Henry cluster. I joined robotics and was immediately accepted by everyone, including the upperclassmen who had leadership roles. Over the last three years I've learned how to do everything from program to rivet. I've gained so much experience, and really have really enjoyed my time on the Patribots."

For student Timothy Royal, the program opened him up to a diverse group of fun-loving people who also like to build and design solutions to issues. "It introduced me into a working environment and the usage of large equipment that has inspired my new career path. It has also taught me time management for a larger goal and working with teams to manage the building of a final product."

In looking at his robotics opportunities, student Thadeus Bates said he was excited at the chance to be a part of the team.

"When I joined the team, I knew only the basics of wood-working and nothing of the large machines like the lathe," Bates stated. "As a result of the welcoming community, I became the main operator of the lathe. As a result of being on this team, I was given the chance to participate in two regional events where my teammates and I were able to help other teams and interact with other students our age."

SEE PATRIBOTS, Page 12

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City’s College Area plan

CONTINUED FROM Page 1

transit corridors, some linear parks, and areas which would “up-zone” dozens of blocks and hundreds of single-family homes. The City indicated these plans could add 10,000 and 20,000 new housing units respectively, some seven to nine stories tall.

Having taken part in various aspects of the planning process herself, longtime College View Estates homeowner, Jean Hoeger, was so upset by what she found on the survey that she wrote a letter to the editor of *The San Diego Union-Tribune* (5/2/22), calling the City’s survey a “farce.” She wrote, “The illusion of community involvement is just that. We are given the choice of bad and worse.”

Danna Givot, who has lived in her El Cerrito neighborhood for years is now a member of Neighbors for a Better San Diego (NFBSD), a community advocacy group working to protect single-family housing from up-zoning to high density.

She completed the survey without supporting either plan.

Givot says, “These plans are based on outdated and inflated population growth projections that are no longer valid.” According to Givot, the planning department developed its two proposals using nine-year old population data from the San Diego Association of Governments (Series 13), that projected 95-percent population growth in the College Area by 2050. Givot says, “the Plan Update needs to be based on the latest SANDAG (Series 14) data, released just five months ago, now projecting only 35-percent growth for the same period.” That’s an estimated 15,000 fewer people, which she says should reduce the need for an estimated 4,300 housing units between now and 2050. “A reduction,” Givot adds, “that can help spare our unique and beautiful single-family neighborhoods from the City’s plan to up-zone them for townhouses and apartment complexes.”

In comparison, the CACPB’s vision, left out of the survey, allows for higher density only along the three main corridors and

intersecting nodes of Montezuma Blvd., College Avenue and El Cajon Blvd. Development would take advantage of key transportation systems like the trolley and major transit stops, and spare areas of single-family houses. They say their proposed “Campus Town,” along the eastern part of Montezuma would meet future needs by creating mixed-use projects featuring ground-level businesses with housing above. Adding parks and open spaces, addressing mobility issues, and supporting economic development are among the group’s other plan update recommendations.

Some 60 residents and planning board members attended the College Area Community Council’s (CACC), May 3 community meeting looking for answers and to voice their concerns about the planning process, the plans and the survey. The allied group involves representatives from SDSU and the College Area Business Improvement District, as well as residents of the College Area neighborhoods: Alvarado Estates, Baja Canyon, College View Estates, El Cerrito, Mesa Colony, and The Triangle.

City Council President Sean Elo-Rivera, who represents the College Area, and his representative, Jefferey Nguyen, were also in attendance. Elo-Rivera said he shares the citizens’ frustrations. He said, “Folks put in a lot of work in good faith. I understand that work feels disregarded. I’m mad with you and for you.”

While answers were hard to come by at the meeting, City staff did respond subsequently when the *College Times Courier* asked for answers to the questions raised by community members. Among them, this key question: Will the City use the new SANDAG Series 14 Data as the basis for the plan update? The response: City Staff will reference the data from it as part of the community plan update.

Part two of this article will continue in the June issue of the College Times Courier and will feature more answers to questions, the perspective of a local developer, and next steps the City and community will take to formalize the plan update.

Register for the May 25 CACPB meeting, for survey results and answers to questions via Zoom



Placed in front yards throughout College Area’s single-family neighborhoods, this sign has a message and a QR Code. Use it to watch an important video and access information discussed in this story. (Photo courtesy of Neighbors for a Better San Diego)

(5:30 p.m. to 7 p.m.) Use the QR Code and visit these websites:

- U-tube video of key points and link to register for survey results meeting
- neighborsforabettersandiego.org/so/8a02cMm-r?languageTag=en&cid=31e3771f-79e8-462a-9337-fbf750921347#/main
- plancollegearea.org (CACPB)
- collegearea.org (CACC)
- neighborsforabettersandiego.org (advocacy organization, video)

—Karen Austin is a College Area resident and new member of the College Area Community Council, not the Planning Board.

District 4 supervisor seat

CONTINUED FROM Page 8

enabler by throwing money at the problem and, in many cases, making the situation infinitely worse. We must compassionately offer a loving bottom line that says people cannot build colonies, use drugs openly, and we don’t want people to die on our streets. A compassionate society does not let people sleep and die in the street. It isn’t too late, but these people need us right now. We need to act swiftly before this problem spills over into every neighborhood in San Diego.

Hooker: Homelessness is such a complex issue and there isn’t just one resolve to address it. However, the lack of improvement and rapid growth of homelessness is sobering. What we’ve been doing isn’t working. San Diego is known for a significant population of active-duty military residents, ironically a significant amount of our homeless in San Diego are war veterans. There is clearly a disconnect. Another major factor that is long overdue is addressing the mental health crisis within the homeless population. I think it’d also be a great idea to look at what other cities and states are doing correctly. We don’t need to reinvent the wheel; we need to observe what is working in other regions and model that success.

5. How do you feel local officials have handled COVID as it relates to lockdowns, school closures etc. over the last couple years?

Fletcher: Together with the county’s top medical experts, I worked every day, seven days a week, from the moment COVID-19 hit to slow the spread and save

lives. I gave it everything I had because I knew we had to take the threat seriously. We mounted one of the most effective COVID-19 responses in the nation. More than 93% of San Diego County residents are now vaccinated. San Diego County has half the COVID-19 death rate of Florida. We delivered over \$85 million for small business recovery. We fought hard to protect the most vulnerable communities at greatest risk. As a result, we saved thousands of lives. One of the biggest challenges was the deep division and dangerous disinformation constantly undermining our attempts to stay united and follow basic science. Despite that, most San Diegans showed incredible resilience and united in inspiring ways during the toughest of times. I hope we never forget that and summon that same spirit of purpose and community as we tackle the serious challenges we’re facing right now.

Reichert: Many people from all walks of life and political beliefs including nurses, doctors, teachers, business owners, and myself have openly disagreed with the county’s Covid response. San Diego was one of the most locked-down counties in the state, but we did not have better outcomes than counties that remained open. These open counties allowed their children to thrive and small businesses to survive. My campaign’s chief medical adviser, Dr. Mariah Baughn, M.D., is a pathologist at a major hospital group in San Diego County. I have consulted with Dr. Baughn to create a targeted response to COVID-19 that takes public health, mental health, and personal freedom into account when creating future county policies on this issue.

With it, I would:

1. Keep schools open.
2. Protect elderly and vulnerable populations.

3. Keep beaches, trails, parks, and playgrounds open.
4. Recognize natural immunity.
5. Prepare for hospital influxes.
6. Do not test asymptomatic people.
7. Stop pushing vaccine mandates for children out of misplaced fear and anxiety.
8. Allow businesses to remain open.
9. Delineate hospitalizations "from COVID" versus hospitalizations "with COVID."
10. Keep government buildings, services, and meetings open to the public.
11. Lead with hope and courage, not with messages of fear.

Hooker: I always understood that COVID was a real virus and I never questioned that. However, I would have liked to have seen more consistency with deciding which brick and mortar establishments were reopened and which ones were not. Once we finally got a grasp on who was most vulnerable and how to protect them; I would have liked to have seen the mental health of our youth and college students considered more and more relaxed mandates for local entrepreneurs and local businesses that were affected during lockdowns while keeping residents safe.

6. What is one issue in District Four you want to tackle if elected that you feel does not get enough attention?

Fletcher: We need more focus on fundamental economic fairness in our county and our country. Working families are struggling with rising costs, stagnating wages and our economic policies are still too focused on helping those at the top. As County Supervisor, I’m fighting to support unions in their push to raise wages and ensure access to healthcare. We passed the

Working Families Ordinance to add more apprenticeship training programs and pay family-sustaining wages on local infrastructure projects. We need to do more. No one who works full time should live in poverty.

Reichert: Homelessness (see questions 2 and 4).

Hooker: I want to address public safety in District Four. It’s so important that families within their communities feel safe. This looks like adequate law enforcement, well-lit streets and safer roads.

7. There is a lot of division in politics these days between the two top parties. How can we get more politicians to reach across the aisle for the good of their constituents?

Fletcher: I’m proud that 93% of the proposals I’ve brought forward on the County Board have passed with bipartisan support and I was unanimously selected by my colleagues for a second year as Chair of the Board of Supervisors. Working together to solve problems is what service has always meant to me from my days in the US Marine Corps to my time in the Assembly when I brought people together to pass Chelsea’s Law. But the division and disinformation being sown out there is very strong and very real. I’m fighting every day to stop those reactionary forces from slowing our progress and taking us backwards.

Reichert: I love this question! We must start with leadership that does not hide behind social media, engage in name-calling, and use "F" bombs in front of and directed at constituents. My opponent Nathan Fletcher has done all these things for the past two years. He has also sent 10 fundraising emails and mass texts calling me the worst names possible. I promise to be a listener and to bring people together.

Hooker: As a diversity and inclusion coordinator, I understand the importance and the need to bring people together from various backgrounds into one space. With a variety of thoughts present, it allows everyone to consider ideas they haven’t had before. Bringing this same concept into the political space will alleviate a lot of the political tension we’ve seen within the last couple of years. The reality is, both parties have valid points and positive efforts they are trying to contribute for the greater good. It’s about knowing how to set one’s pride aside and be willing to have a mature conversation. What you’ll find is that there’s more similarities that most are willing to admit. Ultimately, it’s about actually listening to what the communities within the district are saying that they need and addressing it.

8. What is one good thing you would say about your opponents running for the seat?

Fletcher: My opponent is a passionate public speaker. I only wish she (Amy Reichert) had used her public speaking skills to help us keep people safe during COVID, instead of railing against vaccines and spreading disinformation that put people in harm’s way.

Reichert: Nathan Fletcher is very good at raising money for his campaign. I have met Sidiqa Hooker and she is passionate about her beliefs - I like that in people I meet.

Hooker: I respect Amy Reichert’s overcoming some personal challenges and her desire to make San Diego a cleaner place. I appreciate Nathan Fletcher’s military service to our country; I also believe his wife Lorena is a strong woman.

—Reach editor Dave Thomas at dave@sdnews.com.

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Friends of Del Cerro welcomes pair of new employees

By JAY WILSON

Friends of Del Cerro (FODC) welcomes two key City of San Diego employees to Del Cerro.

Robert Raynor is our new police community relations officer. Officer Raynor replaces Officer Steffen who was an outstanding CRO for us for six years. If you need to contact Officer Raynor, his email address is rraynorv@pd.sandiego.gov.

Anthony Hackett, from Councilmember Raul Campillo's office is our new district representative.

Hackett is replacing Jared Miller-Sclar who is opening his

own consulting business. Hackett brings a lot of experience as he has been the district representative for Allied Gardens and lives in Mission Valley, which is also part of our council district.

If you live in Princess Del Cerro or have driven through the area in the past couple of weeks, you may have been required to detour around a stormwater drain replacement project underway on Wenrich Drive between Lance and Eldegardens. City staff is replacing 36-inch diameter cement stormwater drainage pipes. The posted signage indicates the stormwater drainage pipe replacement project may last through the middle of July.

The next upgrade to the basketball court at the Princess Del Cerro Park are the six-foot padded safety bumpers which will be fastened to the poles securing the new backboards and hoops.

Whether you are interested in being hands-on, volunteering your time to help support our organization, or would prefer to make a monetary donation in support of our goals, we welcome you to become involved with the FODC today.

For more information about the FODC, visit friendsofdelcerro.org.

—Jay Wilson is a board member with Friends of Del Cerro.



Stormwater replacement pipes stacked up on Wenrich Drive as part of the two-month project to be completed by mid-July. (Courtesy photo)

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Patribots

CONTINUED FROM Page 9

from around the world. Robotics has really helped me learn what I want to do in life and find my passion for computer science, programming, and robotics in general.”

For student Jacob Hotz, the program has become more than a club to prepare him for college but a place to explore his passions. It also has helped him to learn useful skills outside of a normal extracurricular activity.

It is not just students seeing the positive that comes out of this activity.

PHHS parent Kelly Hamilton stated, “Robotics has given my son a positive experience in teamwork, critical thinking, and creative problem-solving that I know will propel him into a bright future with strong skills to take into his career.”

Fellow parent Pam Broudy added, “This program brought not just the experience of using knowledge to build a robot, but also the need for communication and collaboration. Its incredible to see how much time and effort is put in and the end results are amazing. The program has turned my son into a Mr. Fix-It.”

Mentor Michael Reed pointed out, “The program has vastly changed over the 15 years I have been a mentor. The students haven’t. They are always ready for a challenge, always willing to learn, and always hungry to compete.”

As student Noelle Barragan concluded, “This program has helped me find a group of equally technically inclined people within my school, and allowed me to learn many hands-on skills.” Those include designing with CAD software, practice in the use and handling of power tools, and to get up-close and personal with heavy machinery.

Meeting students with fellow interests and talents is but one of the many positives the PHHS robotics program has built.

—Reach editor Dave Thomas: dave@sdnews.com.

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The PHHS boys' tennis team has had much reason to smile this season. (Courtesy photo)

Patrick Henry boys' tennis completes historic successful regular season

When it came to accomplishments on the tennis courts this season, the Patrick Henry High School boys' team aced one test after another.

The squad recently completed a historically successful regular season, winning its first San Diego Eastern League championship since 1992.

After a pair of early-season losses, the Patriots ended on a 13-match winning streak for an 11-1 league record and a mark of 21-2 overall. The team also took home the championship at the 2022 Annual Pete Brown First serve Tournament in February.

Freshman Oliver Kober has been a dominant force in singles, accumulating a 29-6 record on the year.

The doubles teams of Lincoln Branam and Dalton Bui (22-4) and Jordan Clifford and Ryan Kaplan (17-5) have won numerous close competitive sets that have determined the outcomes of many matches.

Since moving up from doubles to singles, sophomore Colin Miller has gone 22-6 and raised the team to a new level.

The squad has been carried by solid leadership from co-captains Paul Uong and Nathaniel Santana, as well as seniors William Grisafi, Cooper Delemus and Jose Cruz.

Substitutes Zander Kobold, Ben Kaplan and Drew Miller have all contributed big wins when called on to jump into the lineup.

Coaches Jason Kaplan, Jack Einbinder and Kenn Baniqued are extremely proud of the accomplishments of this relatively young team.

Editor's note: Article and photo supplied by head coach Jason Kaplan.

PHHS golfers sink fantastic season

The Patrick Henry High School boys' golf team under head coach Gary McMinn completed their match play season recently and what a season it has been.

The team finished with an outstanding overall record of 16-3 and a league record of 9-1. The boys won the Eastern League title, finishing with their best team record in seven years. Patriot golf was led by seniors Zubeyr Mohamed, Jeremy Gulley, Andrew Levikow; juniors Julian

Gay and Zach Downs; and freshmen Ethan Roe, Taylor Tweet, Owen Carson, Chris Anguelov and Wyatt Zeiger.

PHHS competed recently in the conference championship. Gay finished in the top 15 and advanced to the match play part of the tournament. Next week the boys have a CIF "Play in match" with San Pasqual. With a win, the Patriots will advance to the CIF Tournament at La Costa May 16. Based on their overall season

play, Mohamed, Gay, Downs, Roe and Tweet have already qualified to participate in the individual CIF Tournament.

"Congratulations to the boys for a great 2022 season," McMinn remarked. "The next few years should also be good as the freshman golfers are the best at the school in years."

Editor's note: Article and photo supplied by head coach Gary McMinn.



The PHHS boys' golf team sunk the competition this season. (Courtesy photo)

Project Homekey

CONTINUED FROM Page 5

"Then the project was placed on the County's consent agenda, which is supposed to be for routine County business, when this matter is far from routine and included a waiver of the required 15-day notice for grant funding," Riebau went on to say. "There is no way this matter should have been on the County's consent agenda. During public comment on the County's consent agenda items a PATH representative stated that this project had community support, which is untrue. The community is blindsided due to being completely left out of all discussions on the matter and knew nothing about the homeless housing and treatment use."

SEE PROJECT HOMEKEY, Page 17



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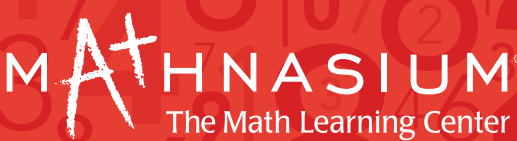
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Cheers Delicatessen and Liquor:

Serving up delicious sandwiches for 33 years

By **ROBIN DOHRN-SIMPSON**

What started as a five-year project is now going on 33 years - with many more to come.

Delicatessens come and go, but Cheers Deli in San Carlos, next



door to Keil's Fresh Food Store, has weathered many storms and still survives. What is the secret?

The secret is serving a great sandwich. High-quality ingredients. Fresh, delicious bread. Special sauces that add just that little punch.

"We want to give the customers good value for their money. People just want a good deli sandwich," said owner Manny Keriakos.

"Last weekend we sold 400 sandwiches in one day. It can get hectic behind the counter. We typically have five people working in a small galley kitchen. It takes fancy footwork to maneuver in a tight area. Many of my employees have been here for many years. Even my 90-year-old dad works every day helping stock the shelves," added Keriakos.

Some favorite specialty sandwiches are: The godfather which boasts all Italian meats including capocollo, cotto salami, Italian salami and provolone cheese with Italian dressing served on a French roll. The chain-saw sandwich is roast beef with melted provolone cheese served on a crispy French roll

topped with whipped cream cheese and bacon. T.B.A.C., a delicious combination of fresh turkey breast, bacon, avocado slices and cheddar cheese served on a French roll.

If chicken is your preference try the Santa Fe Chicken sandwich of marinated chicken breast, roasted red bell peppers with melted jalapeno jack cheese and avocado served on a French roll with sweet hot honey mustard. The Cheers combo club is also a very popular jumbo sandwich with turkey, ham, crisp bacon and cheddar cheese.

Cheers also has a broad wine selection with well-known wines that are of good value. You can find many wines under \$20, both red and white wines. If you're a beer drinker, you're in luck. "I try to have a mixture of national favorites and local craft brews. This is an IPA area, we stock a variety of these but we also have many famous national brands. New Belgium Brewery from Colorado is well-represented as is Stone Brewery from Escondido," said Keriakos. This is not to forget the entire wall of spirits; Gin, Rum, Vodka, Scotch and many more.

If you have a party you want catered, Keriakos provides party platters filled with meats, cheeses and salads of your choice.

Cheer's Deli is located at 6983 Navajo Road. Call (619) 463-9991 for information. You can visit the deli online at cheersdeli.com.

—Robin Dohrn-Simpson is a local food and travel writer. Reach her at robindohrnsimpson.com.



Owner Manny Keriakos has many fine foods waiting to cheer you up at Cheers Deli. (Photos by Robin Dohrn-Simpson)



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These Patrick Henry High School student-athletes are ready for their next challenge. (Courtesy photo)

PHHS student-athletes look forward to next challenge

Nearly two-dozen student-athletes at Patrick Henry High School are set for their next big step in life after announcing college commitments.

The group of student-athletes were recognized recently. They include:

- Ryan Ellis - baseball (Santa Clara University)
- Ava Lewison-German beach volleyball (Arizona State University)
- Elijah Lux - football (Portland State University)
- Omar Hammond - football (Portland State University)
- Jordan Roesch - lacrosse (Vassar College)

- Skylar Hilmer - lacrosse (Eastern Michigan)
- Jackson Miller - soccer (Cal Poly San Luis Obispo)
- Olivia Gigante - softball (University of Florida)
- Kaiah Altmeyer - softball (Texas A&M)
- Malia Savage - softball (Molloy College)
- Harrison Eaton - water polo (Whittier University)
- Tanner Furtak - water polo (Harvard)
- Andrew Gerboth - water polo (Cal Lutheran)
- Tommy Kenney - lacrosse (Colorado State University-Pueblo)

- Laura Burger - tennis (Bemidji State University)
- Chloe Wilson - softball (San Diego Christian College)
- Grayce Miller - lacrosse (Linfield University)
- Lani McCombs - lacrosse (Colorado State University-Pueblo)
- Savannah Sutton - softball (Ottawa University OUAZ)
- Elianna Castillo - softball (Clarke University)
- James Brumley - cross country/track (St. Mary's College)
- Preston Bowlds - cross country/track (University of California-Santa Barbara)

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May 2022

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Fill in the blank cells using number 1 to 9. Each number can appear only once in each row/column and 3x3 block. Use logic and process elimination to solve the puzzle.

					8			
			1	3	9			
8		1				9		6
						1	4	
9	2		5					
				2				7
	5		8			7		3
1		6	4					
						4	5	

CROSSWORD PUZZLE

1	2	3	4		5	6	7		8	9	10
11				12		13			14		
15						16			17		
	18				19	20			21		
					22	23			24		
25	26	27	28	29							
30						31					
32								33	34	35	36
					38	39	40		41	42	
					43			44			
47	48				49			50	51	52	53
55					56			57			58
59					60			61			
62					63			64			

- CLUES ACROSS**
- 1. Scream loudly
 - 5. Antidepressant (abbr.)
 - 8. The bill in a restaurant
 - 11. Oblong pulpits
 - 13. Adult female chicken
 - 14. Abnormal breathing
 - 15. Financial obligations
 - 16. Belonging to a thing
 - 17. Winged
 - 18. Peoples
 - 20. College hoops tournament
 - 21. An informal body of friends
 - 22. Region of the world
 - 25. In an early way
 - 30. Connected by kinship
 - 31. Type of tree
 - 32. Official order
 - 33. Foundation for an idea
 - 38. Small, faint constellation
 - 41. Book lovers
 - 43. Vegetable
 - 45. Cabbage variety
 - 47. A way to heal
 - 49. Illuminated
 - 50. Dish that features a stick
 - 55. Insurance-related costs (abbr.)
 - 56. Solid water
 - 57. Soldier's gear
 - 59. "Uncle Buck" actress Hoffmann
 - 60. Former measure of length
 - 61. Arabic name meaning "spring"
 - 62. Doctors' group
 - 63. Actress Susan
 - 64. Appropriate

- CLUES DOWN**
- 1. Cool!
 - 2. Hebrew unit of measure
 - 3. Swedish rock group
 - 4. College army
 - 5. Black eye
 - 6. One who stopped working
 - 7. Teach a value
 - 8. Rhythmic patterns
 - 9. "MASH" actor Alda
 - 10. "Friday Night Lights" director
 - 12. Midway between S and SE
 - 14. Indian musical pattern
 - 19. Fulfill a desire
 - 23. Water soaked soil
 - 24. Brass instrument
 - 25. Before
 - 26. Popular color
 - 27. Peyton's little brother
 - 28. Partner to cheese
 - 29. Put onto
 - 34. "Much ___ about nothing"
 - 35. A way to mend
 - 36. Anger
 - 37. Soviet Socialist Republic
 - 39. Mobilized
 - 40. Resembles an earlobe
 - 41. Cut of meat
 - 42. Nigerian people
 - 44. Recently
 - 45. Square stone building at Mecca
 - 46. Adhere to orders
 - 47. Adventure story
 - 48. Marine bivalve mollusk
 - 51. Retrospective analysis (abbr.)
 - 52. Actor Pitt
 - 53. Tibetan village
 - 54. A way to change by heating
 - 58. A beam of sunshine

A	T	O	D		A	E	D		V	W	V
V	I	B	V		T	T	E		A	B	V
H	O	W	R	V		E	O	I	E	V	T
B	O	B	V	K		L	I	T	B	V	O
					I	B	V	R	T	H	O
H	E	M	O	T	F	I	L	N	V	O	
S	H	E	D	V	E	R	E		V	V	
S	I	S	A	B				T	C	I	D
					W	T	E	D	E	L	V
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					S	V	O	I	B	E	M
G	N	V	G		T	I	N		S	E	C
H	V	T	V		S	J	I		S	J	B
L	V	T	E		N	E	H		S	O	B
B	A	T			I	S			R	V	O

1	9	4	2	7	9	6	8	3
6	8	2	3	5	4	9	7	1
3	9	7	1	6	8	4	5	2
7	6	5	9	2	3	8	1	4
8	3	9	4	1	5	7	2	6
2	4	1	7	8	6	3	9	5
9	2	6	5	4	7	1	3	8
5	7	8	6	3	1	2	4	9
4	1	3	8	9	2	5	6	7

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MOVE

Project Homekey

CONTINUED FROM Page 13

Riebau believes that since she and others feel there has been no community outreach to date, the public officials who worked on this project should make their presence known.

“They should make it a priority to be present at upcoming El Cerrito meetings and College Area Planning Board meetings so they can hear from the neighborhood residents, churches and schools on this matter and find out what the community sentiment is and report it factually,” Riebau contended. She went on to say that El Cerrito was aware of the huge building, but not the homeless housing use. She claimed FHC representatives denied concerns that the structure would be for homeless housing.

Riebau added that in November of 2020, FHC told El Cerrito they were going to construct a 10-story building, eight stories above ground, on its parking lot site, which would consist of about 250 parking spaces, more of their medical offices, some commercial opportunities, housing for their doctors and affordable housing for a variety of low-income levels.

On Jan. 21, 2021, ECCC held a meeting to talk about and vote on the building plans and the impact on the neighborhood. “The vote resulted in 57 of 72 attendees voting against the over-large project and its impacts,” Riebau noted.

“El Cerrito was told the 142 units, some one-and-two-bedroom units and about 100 studio units are a very desirable product citing the affordable housing would include a variety of low-income levels, including workforce housing income levels, for a variety of low-income renters, including SDSU students and graduates and other young professionals,” Riebau remarked.

Riebau noted that was the last time El Cerrito heard any details on the building plans from FHC, Elo-Rivera or any other agency reps until the April 21, 2022 County agenda notification.

As Riebau sees it, “Housing and treating the homeless should not be paramount to neighborhood safety and quiet enjoyment of property by its residents. Homeless housing with drug and alcohol addiction and mental health treatment center does not belong in the El Cerrito residential neighborhood or any other residential neighborhood. The FHC building site is directly across the street from a K-8 school, one and one-half blocks from a church which has an elementary school, and two and one-half blocks from a middle school.”

According to Riebau the planned use of the location will destroy community character and the neighborhood.

“There is no transition between existing land uses and this rehabilitation institutional use,” Riebau commented. “The

over-large building operating as a treatment center will have significant traffic and parking impacts on the surrounding streets, much more significant than a true residential use would have. The building use FHC described in its 2020 and 2021 meetings with El Cerrito and the College Area Planning Board could fit in with residents’ visions. Homeless housing and treatment does not fit.”

At the end of the day, Riebau believes, “The City has done nothing to address our concerns because they have not told us of the use so they can hear our concerns – they simply orchestrated this use surreptitiously.”

Alex and Lorna Zukas have been El Cerrito residents for some 20 years and both serve on the ECCC Board. They are but two people with some concerns of the building plans.

“The current project being built is gigantic and will stick out like a sore thumb,” Alex Zukas said. “It will be among the largest buildings built on El Cajon Boulevard from Park Boulevard to the I-8. There is no consideration for blending the building into the neighborhood’s landscape.”

Zukas said he and others in the community feel the building will lead to more traffic on surrounding roads among other issues.

“The increased traffic from both residential density and expanded clinic space will create traffic flow problems on one of the busiest state routes in eastern San Diego,” Alex Zukas stated. “The community asked the city for a traffic study to measure the potential impact, and deal with cars turning off of and onto the boulevard, but the request was ignored.”

As Zukas sees it, the FHC building would be better placed on University Avenue, but due to recent changes in city policies, the FHC building was approved “by right” by city staff without input from community residents or the local planning committee. According to Zukas, resident’s concerns over the building have been ignored.

“The ‘by right’ process is extremely undemocratic for the community,” Zukas remarked. “It destroys local homeowners’ rights to live in the type of neighborhood they purchased homes in. It also forces local renters to accept the new living arrangement – next to homeless housing and a massive eight-story building – or seek new accommodation in an unfavorable rental market. We are not a community that rejects helping and doing our share to support those in need. This feels different. It is a massive medical facility and a homeless and drug and alcohol rehabilitation center. It will be right next to people’s homes and in very close proximity to elementary and middle schools and churches. We’ve been given no say in it and no real information about the project.”

Asked what concerns her most about the project and its impact on the neighborhood, Lorna Zukas noted, “This is a difficult question because there are so many unknowns, and we cannot get answers to questions. Because we cannot get any information, we are skeptical at best. We do not believe that FHCS or San Diego city government has El Cerrito residents’ best interests in mind or at heart.

“What they’ve not done is seriously sought out development of affordable or low-income housing in exchange for the right to build higher-end housing,” Zukas continued. The city chooses to support developers, who build for their own profit, and it accepts low numbers of units for government supportive housing. If the city were serious about having adequate affordable housing units, it might ensure that workers were paid a living wage that afforded them opportunities or it could institute rent control or outlaw all short-term rentals (STRs).”

For Alex Zukas, a big concern is that adding homeless housing in the neighborhood will mean another layer of social stress on the community. A community that is already fighting to maintain its middle-and-working-class roots.

“The city will not pave our streets, fix our streetlights, or replace old sewer and water lines,” Zukas commented. “The El Cerrito community does not have one park in it, not one, and there are no plans to add one. We have very real economic concerns about this project leading to a decline in environmental quality. Who will choose to live near an eight-story institutional facility made from shipping containers that houses chronically long-term homeless individuals? The fact that the apartments are used, rehabilitated, shipping containers is an indication of the low, cost-cutting quality of the project.”

At the end of the day, Zukas wants officials to meet with the community and tell them what it means, realistically to have 40 new permanent supportive apartments in El Cerrito for San

Diegans experiencing chronic homelessness.

“Everyone deserves opportunities to pull their lives together, but the people who live in this community and those who have invested decades of their lives building community and home here deserve to fully understand how this project will change their community,” Zukas added.

For both Alex and Lorna Zukas, the change coming to their community does leave them and others with concerns.

“We have some concerns about the impact of 142 units of affordable housing in the neighborhood,” Lorna Zukas pointed out. “The studio apartments will not house families with children who can attend our local schools. Will El Cerrito’s young professionals who need affordable housing get first opportunity to rent these units? What services will the city provide to the community that must absorb nearly 200 adults who will be dependent on the government or donor funding for their housing in one way or another? We want to hear how this project is not condemning El Cerrito to rising poverty rates and ill-planned overcrowding. Asked another way, is this a population who can help us build the neighborhood by supporting local businesses, or become entrepreneurs, and engage in community development work? We ask the question again: who is going to live in these units?”

The Zukas’ and others want answers to their questions sooner than later.

—Reach editor Dave Thomas at Dave@sdnews.com.





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Little home inventory available

By SARAH WARD, REALTOR

With the jump in interest rates, people are wondering what the effect on local real estate prices will be.

There is still very little inventory available and when a quality home comes up on the market, there are still multiple offers coming in but perhaps less offers than a year ago. There are several factors why home prices are forecasted to remain steady or even increase this year as some are stating.

Last year home prices nationwide increased nearly 19% and in the first three months of 2022, home prices continued to rise. This reflects an amazing 121 months of consecutive price

increases! But mortgage rates nationwide are now averaging over 5% up from around 3% last year. You would think this has a significant effect on the demand for homes but several factors are in-play keeping home prices firm.

A big driver is that millions of millennials (23 to 42 years old) are surging into the marketplace to buy homes. This demographic had at one time a higher rental rate historically but because of rising rents and because many in this group want to start a family (and settle down!), the demand for homes has increased.

Also, many in this group are now able to work from home and are now able to afford lower priced properties away from the pricey coasts and cities. The rental

price to mortgage ratio is sky high currently as rents continue to increase; and thus it becomes a better value for traditional renters to own a property now and lock-in a fixed monthly payment.

I just closed a property for new buyers where their mortgage payment is now less than they were paying in rent; this phenomenon is occurring more frequently now. Another economic factor is the consumer expectation of rising rents causing renters that can afford to do so, escape the rising rents madness by purchasing a property to lock in a fixed payment for many years to come.

Another factor is that homeowners with a 3% mortgage rate don't want to move into a new property that would have a

mortgage rate over 5%. So expect many homeowners to stay put enjoying their historically low mortgage rate. Also, the underwriting standard for the past 10 years has been strict, meaning that homeowners are more qualified and are less likely to foreclose. A property can be either rented out or sold by the owner instead of foreclosing.

In California, very little new construction is occurring unlike in parts of Texas, Arizona, and Florida where new homes are going up by the thousands. A lack of new construction locally will keep prices higher. The population continues to increase and the housing supply in Southern California is not keeping up. Additionally a mortgage rate in the 5's is actually still a good value for first time buyers. In the late 1970's mortgage rates were over 10%; that level would clearly have

a dramatic effect on affordability and demand but we are nowhere near that currently. So expect San Diego prices to remain steady and likely continue rising.

Prices continue to rise with very little inventory on the market. The following data is for single family homes with the percentage increase in median home price since Jan1, 2022.

92115 College Area: median home price \$962,500, up 9% since Jan 1, 2022.

92119 San Carlos: median home price \$1,130,500, an increase of 22% over the last 4 months.

92120 Del Cerro, Allied Gardens: median home price \$1,050,000, an increase of 14% since beginning of the year.

—Sarah Ward is a relator with Fine & Coastal Real Estate.

San Carlos Area Council getting back to meeting in person

By PATRICIA MOONEY

Great news. The San Carlos Area Council – your town council – will be meeting once again in person.

After two years of an in-and-out quarantine, we are all looking forward to seeing our friends and neighbors at the San Carlos Library, 7265 Jackson Drive on Wednesday, May 18 at 6:30 p.m.

We are discussing a "Hybrid" meeting; that is, we'll try and rig up Zoom on the projection screen so that people who cannot meet in person can still join us. If this comes to fruition, we'll post the Zoom link on our Facebook page. (facebook.com/sancarlosareacouncil)

This meeting will focus on the election of our president, vice president, secretary and treasurer. If you have attended two meetings,

then you are eligible to participate as an officer on the SCAC board. Get involved in your community.

In other news, spring has sprung, and we are all cautioned to prepare our homes and property for another relentless fire season. Make sure you have at least 100 feet of defensible space around your home, remove any dry brush and protect the attic entries of your homes from potential embers. One small ember can travel six miles, land inside your attic and take down your home. That's exactly how the Witch Fire of 2017 spread so fast, leading to the evacuation of 500,000 San Diegans.

The crime in our community seems to be predominantly thefts of opportunity, so if you aren't able to park your car in your garage, make sure it's locked. And surveillance cameras pointed

around the perimeter of your property make good sense, especially with the slew of porch pirates out and about.

And in Patrick Henry High School news, according to San Diego 7 News: More than 150 parents and district representatives gathered virtually to address Patrick Henry High School's plan to eliminate eight advanced and honors classes from its offerings, including advanced English, history and biology.

On Tuesday, Area Superintendent Erin Richison said that 11th grade honors courses of Honors American Literature and Honors U.S. History were being restored to the 2022-23 curriculum. She also said, "In addition, we will be collaborating with our district curriculum teams to develop honors courses at the 9th and 10th grade levels open to any



The next meeting of the San Carlos Area Council will take place May 18 at the San Carlos Library. (Courtesy photo)

interested student for the 2022-23 school year."

SCAC holds town council meetings every other month. See you on May 18 at the San Carlos Library. The next meeting after that will be Wednesday, July 13.

If you have a San Carlos story to share, or would like to get involved in your Town Council,

please contact San Carlos Area Council VP Patricia Mooney at patty@crystalpyramid.com.

—Patricia "Patty" Mooney is an award-winning San Diego video producer and partner at San Diego's longest-serving video production company, Crystal Pyramid Productions.

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