

# ***Encanto Neighborhood Community Planning Group***



## **ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP**

### **MINUTES OF SUBCOMMITTEE MEETING**

**Jacobs Center, 404 Euclid Avenue, San Diego, CA 92114, Community Room**

**Date: Oct. 7, 2014**

<b>Seat</b>	<b>Member</b>	<b>Here?</b>	<b>Seat</b>	<b>Member</b>	<b>Here?</b>
Alta Vista	Marry Young	N	At-Large	Salimisha Logan	Y
Broadway Heights	Maxine Sherard	Y	At-Large	Alfredo Ybarra	N
Chollas View	Ardelle Matthews	Y	At-Large	Patrick Ambrosio	Y
Emerald Hills	Gayle Reid	N	At-Large	Vacant	N/A
Encanto-North	Vacant	N/A	At-Large	Steve Ward	Y
Encanto-South	Kenneth Malbrough	Y	At-Large	April Flake	N
Lincoln Park	Leslie Dudley	Y	At-Large	Khalada Salaam-Al	Y
Valencia Park	Monte Jones	Y	At-Large	Brian Pollard	Y
<b>City Dept.</b>	<b>Name</b>	<b>Here?</b>	<b>Dept</b>	<b>Name</b>	<b>Here?</b>
Planning	Laura Gates	N	Mayor	Darnisha Hunter	N
Planning	Karen Bucey	N	4 <sup>th</sup> District	Tylisa Suseberry	N

**Number of Visitors: 7 Sign-in sheet on file: Y**

- 1. CALL TO ORDER: At: 6:33PM by Mr. Ken Malbrough(Ken M.)**
- 2. INTRODUCTIONS: ENCPG quorum introduced themselves, note Mr. Monte Jones arrived late, counted as vote after Mrs. Mathews departure.**
- 3. COMMUNICATIONS FROM THE PUBLIC:**
  - Mr. Edward Howell – Mr. Howell requested that the Board to support safer streets that have better street-design elements in the Urban Design Element to have improved lighting in new developments.**
  - Ms. Patrice Baker – Ms. Baker a GroundWorks representative; mentioned support on Hilltop Drive, they support placing trees along the street tree canopy to provide shade where feasible.**
  - Mr. Brian Pollard – Mr. Pollard wanted to express his support that all new developers also promote safer streets by constructing roundabouts to slow traffic near or along their projects.**
  - Ms. Salimisha Logan - Ms. Logan wanted to express her support for affordable housing projects and hopes to see how the City Staff can provide a status update of the balanced mix of projects.**

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4. **ADOPTION OF THE AGENDA:** Motion Mr. Patrick Ambrosio(Patrick A.) 2<sup>nd</sup> by Mr. Steven Ward(Steve W.); vote(7-1-0) by the ENCPG Board to adopt the new agenda was passed.
5. **CONTINUED BUSINESS:** Approval of Element 2 Land Use concept of city of villages. Ken M. provided a presentation of the two villages. It was discussed that how to move forward with the recommendation to have 2 villages. The discussion also addressed that to support the concept of the 2 villages and there will be different named areas. 1 of the 2 areas will be the Euclid/Market Village District and the 2<sup>nd</sup> village will still be voted upon at a future meeting to give the new name and to identifying the boundaries. Motion Patrick A. 2<sup>nd</sup> by Steve W. to accept the Village District proposed (preferred) land use and zoning; vote unanimously approved (8-0-0) by the ENCPG Board.
6. **NEW BUSINESS:**
  - A) Land Use Element 2(Action Items); There was a discussion that decided to vote on individual items were recommendations from the Sub-committee motions. Motion Dr. Maxine Sherard(Dr. Sherard) 2<sup>nd</sup> by Ms. Salimisha Logan(Ms. Logan) for the Imperial Avenue (65<sup>th</sup> Street to Woodman, south side) to accept the revised land use and zoning from Residential Medium (15-29 DU/AC) and RM-2-5 implementing zoning to Neighborhood Mixed Use (15-29 DU/AC) and CN-1-3 zoning; vote unanimously approved (8-0-0) by the ENCPG Board.
  - 3) Motion Patrick A. 2<sup>nd</sup> by Ms. Logan for the Valencia Business Park to accept the revised zoning from IP-3-1 (Industrial Residential permitted) to IL-3-1 to (Industrial Residential prohibited); vote(7-1-0) by the ENCPG Board to adopt the new zoning was passed.
  - 4) Motion Dr. Sherard 2<sup>nd</sup> by Steve W. for the North side of Federal Blvd to accept the revised land use and zoning from Light Industrial land use and IL-2-1 zone to Community Commercial-Residential Prohibited and CO-2-1 zone; vote(6-2-0) by the ENCPG Board to adopt the new zoning was passed.
  - 5) Motion Patrick A. 2<sup>nd</sup> by Steve W. for the Imperial Avenue(West of Wunderlin Avenue) to not accept the land use change to Neighborhood Mixed Use 15-29 du/ac and the zoning change to RM-3-7 P; vote unanimously (8-0-0) to keep the zoning as originally posted .
  - 6) Motion Patrick A. 2<sup>nd</sup> by Ms. Leslie Dudley(Ms. Dudley) for the Imperial Avenue(East of 68th Street) to approve the revised land use and zoning from Residential-Low Medium10-14 DU/AC) and RX-1-1 zoning to Residential-Low (5-9 du/ac) and RS-1-6 zoning; vote unanimously approved the zoning(8-0-0) by the ENCPG Board.
  - 7) Motion Patrick A. 2<sup>nd</sup> Mr. Pollard for the 47<sup>th</sup> Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (1,973 residential units); vote(6-2-0) by the ENCPG Board to adopt the new Plan was passed.
  - 8) Motion Dr. Sherard 2<sup>nd</sup> Patrick A. for the Euclid/Market Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (2,442 residential units); vote(5-3-0) by the ENCPG Board to adopt the new Plan was passed.(Note at this vote Mrs. Mathews was not a part of vote as she left the meeting and Mr. Monte Jones had joined the meeting late during this vote was counted)
  - 9) Motion Patrick A. 2<sup>nd</sup> Dr. Sherard for the 62<sup>nd</sup> Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (1,432 residential units); vote unanimously approved (8-0-0) by the ENCPG Board to adopt the new Plan.

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- 10) Motion Patrick A. 2<sup>nd</sup> by Steve W. to accept the Transfer of Development Rights (TDR) program; vote(5-2-0) by the ENCPG Board to adopt the new Program was passed. (Note Mr. Pollard's vote not counted; due to accepting a cell phone call, as vote was occurring.)
- 11) Motion Patrick A. 2<sup>nd</sup> by Steve W. to accept all of the four Quadrant Zoning Maps and Subcommittee proposal changes; vote(4-4-0) by the ENCPG Board to adopt the Maps & Proposal changes was a tie vote. The Chairman Ken M. then voted to break the tie to support the Maps & Proposal changes as the passing vote for the ENCPG Board.
- 12) Motion Patrick A. 2<sup>nd</sup> Dr. Sherard for the Transit Area Overlay Zone (TAOZ) as the Parking Ratios option; vote(6-2-0) by the ENCPG Board to adopt the new Plan for a Parking Ratio was passed.

## **B) Ouchi Courtyards Project Tour**

**Presenter: Mr. Robert Ito**

Mr. Ito came to the meeting to offer the ENCPG Board an opportunity to take a tour of the Ouchi Courtyards Project and similar projects that the Ito, Girard & Associates are currently work in progress projects and completed projects; to provide more insight of the stages of development for their projects. Mr. Ito provided hand-outs and welcomed all of the ENCPG Board to attend a tour in the next few weeks to provide a better understanding of the projects he represents with community enhancements and benefits built into the project.

Motion Patrick A. 2<sup>nd</sup> by Ms. Khalada Salaam-AI in support of the Ouchi Courtyards Project; Patrick A. will e-mail all of the ENCPG members to arrange tour date(s) & time(s) to accommodate the request & the ENCPG Board; vote unanimously approved (8-0-0) by the ENCPG Board to support and participate in the tour. One of the tour dates agreed in concept, October 14<sup>th</sup>, 2014(Tuesday).

7. **ADJOURMENT:** Motion Patrick A. 2<sup>nd</sup> by Steven W. to adjourn the meeting; vote unanimously(8-0-0) by the ENCPG to adjourn at 8:57PM.