



Planning Department

March 11, 2016

Mr. Darryl Cotton  
San Diego, CA

Via Email to [darryl@dalbercia.us](mailto:darryl@dalbercia.us)

Subject: Public Records Act Request 2016-0398

Dear Mr. Cotton,

This letter constitutes the City's response to your March 3, 2016 request for any records relating to information and documentation regarding master rezoning plan effecting 6176 Federal Blvd, San Diego, CA 92114.

Please see attached for the Planning Department responsive documents.

Respectfully,

**Patricia Sierra**  
Administrative Aide  
City of San Diego  
Planning Department

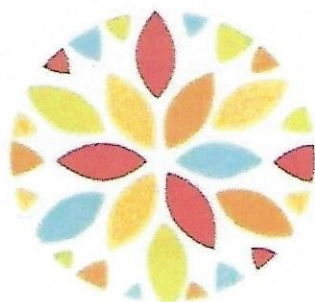
T (619) 236-7027  
[sandiego.gov](http://sandiego.gov)

11-19A

Development Services—Advanced Planning  
1222 First Avenue, MS 413  
San Diego, CA 92101

Presorted Std.  
U.S. Postage  
**PAID**  
San Diego, CA  
Permit No. 134

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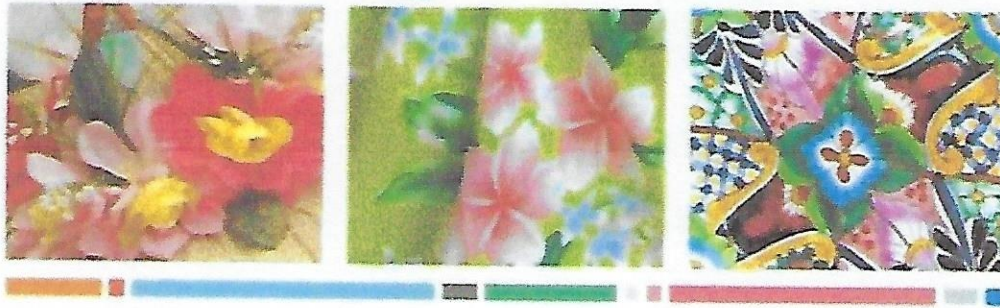
# Community Plan Update

City of San Diego





# Encanto Neighborhoods



## Community Plan Update

The City of San Diego is pleased to announce that an update to the Southeastern San Diego and Encanto Neighborhoods Community Plan has been initiated. As a resident, business, or property owner, you are invited to take part in the plan update process.

The Community Plan update will provide a long-range vision for growth and development in Southeastern San Diego and the Encanto Neighborhoods by designating new land uses, identifying additional public services and facilities and enhancing the public infrastructure, like streets, bike lanes, and sidewalks, over the next 20 to 30 years.

The City of San Diego requests your input as part of the plan update process. To be added to the distribution list, please contact Karen Bucey at [kbucey@sandiego.gov](mailto:kbucey@sandiego.gov) or (619) 533-6404.

For more information please visit the plan update website at: <http://www.sandiego.gov/encantocpu>

La Ciudad de San Diego se alegre de anunciar que una actualización del Plan Comunitario San Diego Sureste y de los Barrios Encanto ha sido iniciado. Como residente o dueño de negocio o propiedad, usted es invitado a participar en el proceso de la actualización del plan.

La actualización del Plan Comunitario va a proveer una visión a largo alcance para crecimiento y desarrollo en el Sureste y en los barrios Encanto por designando nuevos usos de tierra, identificando adicionales servicios e instalaciones públicos, y mejorando la infraestructura pública, como calles, carriles de bicicletas, y aceras, durante los 20 o 30 años que siguen.

La Ciudad de San Diego pide su participación como parte del proceso de actualizar el plan. Para ser añadido a la lista de distribución, por favor póngase en contacto con Karen Bucey a [kbucey@sandiego.gov](mailto:kbucey@sandiego.gov) o (619) 533-6404.

Para más información, por favor visite el sitio web del plan en: <http://www.sandiego.gov/encantocpu>

You are invited to participate in the  
Encanto Neighborhoods  
Community Plan Update Kick-Off Meeting  
**March 18<sup>th</sup>, 2013 at 6:30pm**  
Joe and Vi Jacobs Center  
404 Euclid Avenue, San Diego, CA 92114

Usted es invitado a participar en  
la Reunión Inicial de la Actualización del  
Plan Comunitario de los Barrios Encanto  
**18 de marzo, 2013, 6:30pm**  
Joe and Vi Jacobs Center  
404 Euclid Avenue, San Diego, CA 92114







THE CITY OF SAN DIEGO

## FEDERAL BOULEVARD REVITALIZATION ACTION PLAN MEETING

**Date:** Wednesday, November 12<sup>th</sup>  
**Time:** 5:30 PM  
**Location:** Lemon Grove Library  
3001 School Lane, Lemon Grove, CA 91945

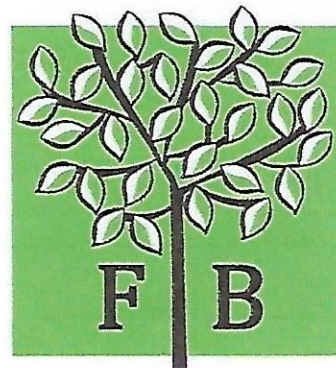
You are cordially invited to attend and participate in the development of the Federal Boulevard Revitalization Action Plan (RAP) that is focused on the section of Federal Boulevard from 60<sup>th</sup> Street to Mallard Street.

Development of this RAP will be based on the Encanto Neighborhoods Community Plan Update land uses and elements. The RAP will explore community recommendations in relation to visual and streetscape improvements, street trees, community gateway, traffic/circulation improvements, code compliance, Chollas Creek and park and recreation opportunities.

The RAP will develop an action plan to guide the recommended streetscape improvements, promote economic development, commercial diversity, and create an enhanced gateway. The RAP is also intended to implement the community's goals and recommendations found in the Encanto Neighborhoods Community Plan.

Thanks, we hope to see you there!

Lara Gates, Planner  
Planning Department  
1222 First Avenue, MS 413  
San Diego, CA 92101  
(619) 236-6006  
[lgates@sandiego.gov](mailto:lgates@sandiego.gov)  
<http://www.sandiego.gov/planning/>



Revitalization Action Plan

PUBLIC NOTICE  
AND  
AGENDA  
CITY OF SAN DIEGO  
PARK AND RECREATION BOARD  
THURSDAY, OCTOBER 15, 2015  
2:00 P.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL COMMITTEE ROOM - 12<sup>TH</sup> FLOOR  
202 C STREET, SAN DIEGO, CA 92101

BOARD MEMBERS: If you expect to attend this Board meeting, please call Bonnie Pearson at (619) 236-6643 so that we may determine whether we have a quorum.

*This information will be made available in alternative formats upon request, as required by the American with Disabilities Act (ADA), by contacting the Board Secretary at (619) 236-6643 or [bpearson@sandiego.gov](mailto:bpearson@sandiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times, ranging from five business days to two weeks. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting, if requested at least forty-eight (48) hours prior to the meeting to ensure availability.*

CALL TO ORDER

APPROVAL OF THE OF JUNE 18, 2015 MINUTES

NON-AGENDA PUBLIC COMMENT: This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. (Comments relating to items on today's Agenda are to be taken at the time the item is heard.) Comments will be limited to (3) three minutes and is not debatable.)

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Boardmember to approve any agenda item as consent when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with staff's recommendation as reflected on the agenda and described in the Staff Report to the Park and Recreation Board, unless otherwise noted in the motion.

REQUEST FOR CONTINUANCE

COMMITTEE REPORTS

Community Parks I Area Committee (Mr. Otsuji)  
Community Parks II Area Committee (Mr. Hughes)  
Balboa Park Committee (Mr. Kinney)  
Design Review Committee (Mr. Diehl)  
Mission Trails Regional Park Citizens' Advisory Committee (Mr. Chavez)



CHAIRPERSON'S REPORT

DIRECTOR'S REPORT

ACTION ITEMS

101. **30<sup>th</sup> Street & Island Avenue Mini Park Design**  
Presenters: Jim Winter, Project Officer II, Asset Division Park and Recreation Department; Claudia Dunaway, Project Manager, President Stockton Park and Recreation Council
102. **Southeast San Diego & Encanto Community Plan Updates PEIR**  
Presenter: Jeff Harkness, Park Designer, Planning Department

INFORMATION ITEMS

201. **San Ysidro Community Plan Update-Recreation Element**  
Presenters: Howard Greenstein, Park Designer; co-presenter Robin Shifflet, Development Program Manager III, Planning Department
202. **Golf Division Business Plan Update**  
Presenter: Paul Cushing, Assistant Deputy Director, Golf Division, Park and Recreation Department

WORKSHOP - None

ADJOURNMENT

Next Regular Meeting: **Thursday, November 19, 2015, 2:00 P.M.**

**(NOTE LOCATION CHANGE)**  
**Balboa Park Club Ballroom**  
**2144 Pan American Road West**  
**San Diego, CA 92101**

# *Encanto Neighborhood Community Planning Group*



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## ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

### MINUTES OF SUBCOMMITTEE MEETING

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

Date: Oct. 7, 2014

Seat	Member	Here?	Seat	Member	Here?
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
City Dept.	Name	Here?	Dept	Name	Here?
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.



## *Encanto Neighborhood Community Planning Group*



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 Medium 10-14 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.



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



- 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-Al 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. ADJOURNMENT: 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.