

Encanto Neighborhoods



Community Plan Update

Draft Community Plan Update Response to Comments Matrix GLOBAL COMMENTS

#	Location of Comment	Comment	City of San Diego Response
1	Global search	Check for consistent usage: The Encanto Neighborhoods, Encanto Neighborhoods, Encanto.	
2	Cover	Add City of San Diego and the Great Seal to Southeastern San Diego and Encanto Neighborhoods	
3	Acknowledgments	Planning Department – Add Admin Espinoza, Intern to Southeastern San Diego and Encanto Neighborhoods	
4	Figure 1-3: Planning Framework	Add trolley stop symbol to map	
5	pg 1-3 Plan Purpose and Process	Move "this plan is a living document" paragraph to before the "While this plan sets forth" paragraph so as to introduce the implementation step first, than discuss it in more detail.	
6	Page 1-7, Community Profile	Fix the incorrect fonts throughout page	
7	Page 1-7, Community Profile	"The area was part of an <u>3,350.5</u> acre track owned by Abraham Klauber."	
8	Figure 1-2 Southeastern San Diego Planning Area and neighborhoods	Differentiate background color of surrounding communities Add a legend	
9	Page 1-4, Plan Organization	Consider removing the description of each chapter. Consider moving Table 1-2 General and Community Plan Elements into this section and referencing it. There is currently no reference to Table 1-2 in the introduction. Consider combining Plan Organization, and How to use the Community Plan with Section 1.4 Planning Framework.	

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10	Page 1-7, Demographic Profile	This section references Chart 1-1, but there is no chart included in the Introduction section. Include the demographic profile chart from the Existing Conditions report in the introduction section, or remove the Chart reference from the text. Chart 1-1 is also not referenced in the text.	
11	Figure 1-1, Regional Location	There is a travel time included on the map, this information may be better located elsewhere, on a map in the mobility element perhaps. Suggest removing Southeastern San Diego shading so that the map only shows Encanto.	
12	Page 1-10, Planning Framework	Consider removing the General Plan Guiding Principle and instead just referencing them.	
13	Page 1-12, Other Related Plans and Documents	There is a reference to Figure 1-4, but there is no figure included in the document nor is the figure referenced in the Table of Contents.	
14	Table 1-2, General and Community Plan Elements	Review and revise. The table indicates that Historic Preservation is located within Land Use in the community plan, but it is actually its own element. The Arts and Culture Element is also missing from the Community Plan side of the table.	

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Draft Community Plan Update Response to Comments Matrix LAND USE

#	Location of Comment	Comment	City of San Diego Response
1	Zoning Map	Area 69th St to Lemon Grove boundary on Akins Avenue should be RS-1-6 to correspond with the rest of the adjacent area (instead of RX-1-1). Homeowners on Akins Ave feel strongly about this (Two Workshop Comments).	
2	Land Use and Zoning Maps	I looked at what I believe was a proposed plan for the immediate area (Federal Blvd. from 60th to Oriole). It looked like there would be a change in use on the lot at the corner of Oriole and Federal from light industrial to urban village. The plumber's union education center currently sits on the site. I like the concept if it is still in the proposed plan, but was wondering if it is feasible since the property is currently occupied. The area north of Federal zoned exclusively light industrial is currently vacant land and could easily be developed (Thomas Clements).	
3	Land Use and Zoning Maps	Consider adding CPIOZ to cover transit corridors and villages - CPIOZ A Add CPIOZ B to 43rd St Caltrans ROW	
4	Zoning and Land Use Map	Put a CAP over the culvert between 65th and 66th St and landscape with a walking path (Workshop Comment).	
5	Zoning Map	Rezone the northern segment along Imperial at 69th St from RX-1 to RS-1-6 (Workshop Comment).	
6	Land Use and Zoning Maps	To finish the plan for the community, there is a problem that needs to be resolved and I hope you can help with this or direct me to the person who can. I would appreciate learning what the federal rules and regular are for: building codes and setbacks for railroads tracks that haul freight and dangerous toxic substances. We have only been given the codes concerning "trolley tracks". It is my understanding that he regulations are not the same and this might cause problems in the future. The tracks in our Encanto community are active railroad tracks, that the San Diego Trolley also uses during certain hours (Leslie Dudley).	No additional setback regulations exist that would govern adjacent parcels to constrict land uses or setback new structures. The rail operations use the existing railway right-of-way as a setback. The typical freight includes, but is not limited to, automobile transportation, windmill and wind turbine components for sustainable energy, agricultural feed and products, and ethanol.

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#	Location of Comment	Comment	City of San Diego Response
7	Land Use and Zoning Maps	Request to include your property at 66th and Imperial within the Village designation (David Muhammad).	
8	Table 2-1	Add check mark in the Conservation and sustainability column under parks and open space	
9	Page 2-2	Edit first sentence to read " The Land Use Element consists of narrative goals and policies, as well as figures and maps, including a Land Use Map. "	
10	Page 2-4, Classification of Uses	Remove last sentence: See Figure 2-1...as it is redundant with the first part of the paragraph.	
11	Figure 2-1	Call out additional village area/master plans? Including the Euclid Gateway Master Plan and the Imperial Avenue Corridor Master Plan?	
12	Table 2-3	Change order of the table so that residential land uses are listed first, followed by commercial.	
13	Chart 2-3 and Table 2-4	The numbers in the chart and table do not match for mixed use and parks and open space.	
14	Table 2-4	Widen the table so it stretches across the page and fills the white space.	
15	Page 2-17, Eligible Sites	"Sending sites must be confirming with zoning" is this refering to the base zone?	
16	Page 2-20, second column, second paragraph	"...neighborhoods east of Euclid Avenue are primarily in the Low or Very- <u>Low</u> denisty..."	
17	Page 2-20, second column, third paragraph	"...new units as well as the preservation and restoration <u>of</u> older homes..."	

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#	Location of Comment	Comment	City of San Diego Response
18	Page 2-21, first column, first paragraph	"...mixed use units that allow families to live..."	
19	P-LU-27	(See also the Historic Preservation Element).	
20	Page 2-27	Make <i>Balanced Communities and Equitable Development</i> a Heading	
21	Page 2-31, Airport Activity	"...ALUCP addresses with established policies for land use compatability, as discussed in the Land Use Element "	

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#	Location of Comment	Comment	City of San Diego Response
22	Zoning and Land Use Map	<p>The areas of concern, as the BHCC Community Group, voted on July 24, 2014, that we forward a letter stating the changes. The vote was unanimous to support the Plan changes if we truly want to meet the Community visions and guiding principles on Page 1-6. Throughout the draft plan on all of the boundary maps we noticed that from a cultural and historical perspective that not one the maps depicts the Rev. Dr. Martin Luther King, Jr. We want to see Dr. King's name entered on the maps! - SR 94, - Martin Luther King Jr. Way (Broadway Heights) which can be googled for street naming.</p> <p>The other area of change is the northern gateway for Encanto; the Draft Plan depicts seven gateways. The gateway on Federal Blvd. exit, starting at 60th St. down to Winnette St. on the north side of Federal Blvd, the zoning should be changed to meet the needs of our community in the 21st Century! The mentioned area is long over due for a zoning change, which has created a major blight and lack of economic revitalization!</p> <p>Broadway Heights Community Council was instrumental in getting \$7.2 million for street, sewer widening and bike lanes for Community infrastructure. As it stands today, if the properties in question, according to the Vision and Guiding Principles of the Draft Plan, a zoning change is in order! Broadway Heights believes and agrees that this area is a Major Collector Gateway for surrounding communities (Lemon Grove, Spring Valley, La Mesa and Encanto residents) and would create economic stability, jobs, walkable neighborhoods, safety, and of course, long overdue blight change for our community. The zoning that the Broadway Heights has agreed upon and are willing to support in the Community Plan Update Plan Process is Neighborhood Mixed Use Zoning!</p> <p>In closing, Broadway Heights, Encanto Planning Group representative, Maxine Sherad, supports this change to the Community Plan. If there are any concerns or questions that you might have in reference to this letter, please contact Robert Robinson, President of the Broadway Heights Community Council . (BHCC)</p>	

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#	Location of Comment	Comment	City of San Diego Response
23	Page 1-11	Extend the Village to Woodman Street on Imperial Avenue. Currently, Village District runs to 66th Street only (Alfredo Ybarra).	
24	Page 1-7, Location and Boundaries	Missing Emerald Hills neighborhood.	
25	Page 1-2, Plan Purpose and Process	Add discussin about Mixed-Use to this section.	
26	Page 1-7, Community Profile	Considering a name change from Encanto Neighborhoods to Chollas Valley	
27	Page 1-10, General Plan Guiding Principles	Number 6, What does high quality affordable housing mean? Number 8, What does "balanced communities" mean? Add additional discussion/expand on these topics. Create more of a focus on walkability and promoting healty lifestyle	
28	2.3 Village Areas and Key Corridors	Add language and policies to protect the panoramic views in Encanto.For example, establish protected view corridors.	
29	Page 1-4, Plan Organization	Missing Historic Section from organization breakdown.	
30	Page 1-7	In the demographic profile breakdown the various ethnicities further	
31	Page 2-4, Active Frontage	This discussion might be best moved to Urban Design. Maybing introduce it in Land Use, but include the figure and larger dicussion should appear in Urban Design.	

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#	Location of Comment	Comment	City of San Diego Response
32	Figure 2-2, Active Frontage	The figure is a little hard to read, the street names cover the red line in areas and you cannot tell if it is solid or stripped (for example, this occurs on Euclid Ave.). Is it unclear if the required frontage includes all four corners of certain streets or begins on one side of a corner and not on the other (Ex. Corner of Market and 63rd). I think there might be a way to call out exactly where required and permitted frontage begins and stops.	
33	Land Use and Zoning Maps	<p>I have reviewed the proposed plan for the North Encanto area. We need some sort of mixed use in the northern part of Encanto, adjacent to the 94 freeway. I understand that the area re-designed as a commercial (the red zone) will have no effect on changing the current use of the property in that location. If it did, that location would be excellent for mixed-use development.</p> <p>We virtually have no option in the area when it comes to walking or biking to shop, dine, or even taking a bus for that matter. We need some economic activity in this area in addition to car repair, tire repair, warehousing, and junkyards. The strip of land adjacent to the 94 is the only alternative.</p> <p>In summary, we need some quality businesses in the area that we can walk and bike to and easily commute to. (Thomas V. Clements)</p>	

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#	Location of Comment	Comment	City of San Diego Response
34	General Comments	<p>My hope is that the plans will:</p> <ul style="list-style-type: none"> *provide more medium income homes as we do not want to be the low income capital of San Diego we want to attract residents with a broad spectrum of income. We can not attract more business and merchants to the area if it is just focusing on LOW INCOME *we don't need any more rehab, or first step programs as we already have a high % of sex offenders in this community. *While we want to serve those residing here we want to elevate this community not warehouse the poor and the criminals on the edge. *Capitalize on the wonderful assets/views/location to attract others to come to Encanto...I feel like the city does not think we deserve better but can just saddle us with anything other communities would not have. <p>(Roz King)</p>	



#	Location of Comment	Comment	City of San Diego Response
35	General Comments	<p>Initially I couldn't understand the Plan repeatedly harping against fast food because we don't have any big corporate hamburger chains. Then I realized you mean places where there is no table service & people pay when they order. Around here that means family owned Mexican food, fish & BBQ. The Plan tells us that the community has lower average income & larger families. They can't afford a sit & tip restaurant when they can get the same burrito at half the price from a family owned take-out place. So don't get rid of those. A real restaurant will be nice to have also.</p> <p>Similarly, liquor stores serve the community. They buy & leave. Bars are a bad idea cause drinkers stay and drink (& drink...) & spend more of the family budget than if they bought a six pack. Bars, clubs, & music venue are not appropriate because the whole commercial area will be high density residential. Noise violence and crime are inevitable with groups of exited drunk happy people. No no no. More police more street lights will not fix this one. A restaurant w a separate bar area would be okay because it is of a different nature, but still provide a place to gather over drinks.</p> <p>A BREWERY located near the post office is a brilliant idea! Kudos to whoever thought of that one. It is a whole different thing. (Susan Drury)</p>	

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#	Location of Comment	Comment	City of San Diego Response
36	General Comments	<p>Carefully read the Encanto Community Plan book. Beautifully done & lots of tiny detail. I think that considering the demographics & density that between 61st & 69th streets what the community needs MOST of ALL is a storefront walk-in Women's Health Center, printed clearly on the window "Low cost birth control" "prenatal care" "std care" etc. When the woman is walking to buy her healthy foods, towing along her 3 young children because she has no car & no sitter, she will walk by the store time after time until one day she just goes in. This is different than scheduling an appointment on Euclid Ave w a doctor. This is similar to having healthy foods for sale in the neighborhood because people won't travel to buy it elsewhere. The best way to lift people out of poverty is to encourage/enable them to have small families. This is a very serious suggestion. (Susan Drury)</p>	
37	Council Policy 600-19: Balanced Communities	<p>I'm still looking into your request for a number or percentage of market rate houses that we need in the proposed increase density to raise our area median income (AMI) enough to attract a variety of businesses.</p> <p>Conceptually, it seems to me we need to attract enough middle class families to make up the difference between our AMI and the City's AMI even as the AMI increases over the next 30 years. I think I need to ask an economist. (Kathleen MacLeod)</p>	<p>Link to referenced document - Council Policy 600-19: FOSTERING OF BALANCED COMMUNITY DEVELOPMENT FOR THE CITY OF SAN DIEGO http://docs.sandiego.gov/councilpolicies/cpd_600-19.pdf</p>



#	Location of Comment	Comment	City of San Diego Response
1	General	wherever plan mentions walking and pedestrian improvements, it should also mention pedestrian safety (Workshop Comment).	The mobility element addresses pedestrian safety, and is focused on ensuring that walking, transit and cycling are convenient, pleasant, safe and desirable modes of travel. <i>Section 3.1 Active Transportation</i> specifically addresses pedestrian safety in the subsection titled "Walkable Communities" and in the related policies on page 3-3.



#	Location of Comment	Comment	City of San Diego Response
2	General	<p>Thank you so much for your interest in helping us to accomplish and achieve Broadway Heights Community Council's (BHCC) walkable community goals of "A safe and comfortable pedestrian environment and; Greater walkability achieved through pedestrian-friendly street, site, and building design." Our goals and objectives of BHCC are to implement project WBS#S13020. BHCC endorses the beginning stages of the conceptual drawings for the Martin Luther King Jr. Way streetscape improvement project as presented by Mr. Howard Blackson III.</p> <p>We appreciate your support by sending Ms. Kris Shackelford to our monthly community meeting. Ms. Skackelford appears to be alighted with our vision for this project and we would like to see her and Mr. Howard Blackson III continue their involvement with this project.</p> <p>MLK Jr. Way presents an excellent opportunity to enhance several unique features. These were identified by the BHCC as an opportunity to enhance its local community character, i.e. greenspace, lighting, signage, benches, selected MLK Jr. historic quotes and notable recognition signage.</p> <p>On June 26, 2014 during the BHCC monthly meeting, members voted unanimously in favor of moving forward with this project. We highligh encourage that the selected consultant move forward with community design Charrettes, preliminary design and cost estimate (Robert Robinson, BHCC).</p>	



#	Location of Comment	Comment	City of San Diego Response
4	General	<p>As per law, we would like the new LOS standards that have been passed into law to dictate the planning group. The new LOS is multi modal.</p> <p>http://www.spur.org/blog/2014-06-26/can-new-law-free-cities-car-oriented-development (Roger Leszczynski).</p>	<p>Thank you for forwarding the article. It is a good synopsis of the work underway at the State level to craft new solutions for infill development and multi-modal transit oriented development environments. The community plan updates have the ¼ and ½ mile radius indicated on the maps to keep development in near proximity to the stops or corridors. The City Mobility staff have been participants in the Governor’s Office of Planning and Research (OPR) SB743 transportation working team. We are excited at the prospect of having new tools put into place to foster better mobility options, lively communities, streetscapes and pedestrian environments while not expanding roadways for additional traffic trips or land allocation for vehicular parking.</p> <p>Currently the OPR is delayed in releasing the draft guidelines. The release is anticipated for mid-July. The draft will go to the California Natural Resources Agency for their review that could be as short as 6 months or as much as a year process. Individual jurisdictions will receive the final guidelines, revise or amend the existing regulations to match the new guidelines and provide a transition period of approximately a year to begin implementing regulations,. This will allow both staff, developers, consultants and the communities to be familiar with the revised regulations and begin to use them. Given the overall amount of work remaining at the State level, new regulations will likely be implemented as early 2016 to 2017.</p> <p>The Southeastern San Diego and the Encanto Neighborhoods Community Plans will be complete prior to the State determining the new regulations. We are working in the strategies for multi-modal communities but cannot incorporate the yet to be released draft guidelines into the Environmental Impact Report technical studies until the document has been adopted. We are all hoping SB743 comes online sooner versus later.</p>

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Draft Community Plan Update Response to Comments Matrix MOBILITY

#	Location of Comment	Comment	City of San Diego Response
5	General	Include angled parking on Imperial Ave (similar to what was done on the 101 in Encinitas)(Workshop Comment).	
6	Table 3.1	In the Encanto Technical Report has a lot of useful data. It identifies the roadway classification and if there is sidewalk or bike facility within that segment of roadway. Can we get that information in an Excel format? (Gary Chui)	
7	Figure 3-1	In the Encanto Technical Report shows the locations of missing pedestrian facility. Can we get a copy of that GIS layer? Can we get the same information for bike facility and other transportation assets that have been evaluated? (Gary Chui)	
8	Figure 3-2	In the Encanto Technical Report shows the high pedestrian demand locations. Can we get a copy of that GIS layer? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	
9	Table 3-3.A	In the Encanto Technical Report shows the Pedestrian Level of Services at AM Peak Hour. Can we get that information in an Excel format? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	
10	Table 3-3.B	In the Encanto Technical Report shows the Pedestrian Level of Services at PM Peak Hour. Can we get that information in an Excel format? Can we get the same information for transit facility, bike facility, and other transportation assets that have been evaluated? (Gary Chui)	

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Draft Community Plan Update Response to Comments Matrix MOBILITY

#	Location of Comment	Comment	City of San Diego Response
11	Figure 3-5a	In the Encanto Technical Report shows the locations of pedestrian crossing study intersections (AM Peak Hour) Can we get a copy of that GIS layer? (Gary Chui)	
12	Figure 3-5b	In the Encanto Technical Report shows the locations of pedestrian crossing study intersections (AM Peak Hour) Can we get a copy of that GIS layer? (Gary Chui)	
13	General	The plan proposes to create seating plaza and parklets within the City's ROW. Please note that the attorney is in currently discussing the proper use of public ROW. (Gary Chui)	
14	Intersections in Signal List	31st and Market has been funded for a traffic signal; 31st and Imperial, 31st and Oceanview, 31st and Commercial, and others meet signal warrants, yet, they are not mentioned in the report. The report should review all intersections in our signal list and show them as qualified for signals. 31st St appears to be in need of more detailed analysis, given the number of intersections that meet warrants (Julio Fuentes).	
15	LOS	What is going to be done to mitigate all the red (level of service E/F) intersections and segment locations? (Julio Fuentes).	
16	Synchro Analysis Report	Please provide all the synchro analysis reports and also the electronic synchro files and simulations network for our review (.sin and .sim files)(Julio Fuentes).	

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Draft Community Plan Update Response to Comments Matrix MOBILITY

#	Location of Comment	Comment	City of San Diego Response
17	Raw Volume Data	Please provide all the raw volume data including machine counts and manual counts for our files (Julio Fuentes).	
18	page 1-11	proposed class 1 along the trolley line (great idea) no indication of bike lane on imperial chollas creek bike path only ends in southcrest park (Roger Leszczynski).	
19	page 3-6	no class 1 along trolley line imperial bike lane exists fully connected bike paths along chollas creek market st was asked not to be class 1 bike lane (Roger Leszczynski).	
20	page 3-4	33rd/oceanview blvd to 33rd/imperial blvd is a connector walkway heavily used (Roger Leszczynski).	
21	Page 3-9 Street & Freeway System	East-west connectivity is limited mainly to Imperial Avenue (and Market Street?)...	
22	Sidewalks	Add Sidewalks in Alta Vista Improve existing sidewalks in Emerald Hills Groveland/Euclid/Naranja make priority streets for sidewalks Improve walkability on 47th Street	
23	Figure 3-2, Planned Bicycle Network	Differentiate between blue and black	

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#	Location of Comment	Comment	City of San Diego Response
24	Page 3-9, Street & Freeway System	Edit typos : " ...3-6 show recommended mobility concepts along Market Street, 47th Street, and Euclid Avenue."	
25	General	Address noise pollution in the mobility element	
26	General	Traffic Calming - add discussion of roundabouts Install roundabout on Klauber/Bither and Klauber/69th Street	
27	Page 3-7, Public Transit	Add SANDAG 47th Street BRT Station discussion	
28	Page 3-3, Walkable Communities	Add more trash receptacles Add traffic calming discussion	
29	Page 3-3, Bicycling	Better define the different types of lanes.	
30	Page 3-3, Bicycling	Reference to Table 3-1: bicycle facility typology, is incorrect. Reference should be 3-2.	
31	Figure 3-1, Pedestrian Routes	Add pedestrian connection on 63th from Imperial to Broadway.	
32	Page 3-10, Intelligent Transportation Systems	Fix typo "throughput"	
33	Figure 3-3	Add MTS service to Broadway Heights (NE Encanto) Check map boundary along Federal Blvd.	

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#	Location of Comment	Comment	City of San Diego Response
34	Federal Blvd.	Eliminate long term truck parking along Federal Blvd. Add sidewalk along Federal Blvd. Incorporate Creek into design along Federal Blvd.	
35	P-MO-3	Add Pedestrian priority light to ensure pedestrians can cross the street first.	
36	Figure 3-1, Ped Routes	Add pedestrian master plan example.	
37	Figure 3-9, Street Improvements	Add bike counts, pedestrian counts/mass transit ridership Add sidewalk at Federal Blvd. Gateway Add landscaping on the southside of Federal Blvd. Improve eastbound access to Federal Blvd. Create a grade seperated trolley track at Market/Imperial	
38	Page 3-5 Bicycle Facilities	Dedicated bicycle paths should have centerlines. (Lines improve safety and traffic flow for cyclists and pedestrians just as they do for motor vehicles.)	
39	3-7 Bus Rapid Transit:	Although the advantage of BRT is that it is not permanent, this lack of permanence is also its weakness because builders who intend to locate near transit stops cannot rely on BRT to remain where they are. Light rail, in contrast, has several advantages over BRT. Because it is permanent, it can attract certain types of commercial that BRT would not attract. It is more energy efficient. Also, it can be automated with existing technology, which can reduce operating costs and improve safety. Therefore, BRT should be viewed as a stopgap mode, and light rail should be viewed as the ultimate goal and planned for accordingly.	

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#	Location of Comment	Comment	City of San Diego Response
40	3-10 Traffic Calming	Roundabouts, which are used successfully throughout the world, have several advantages over controlled intersections. 1) they require no maintenance or energy. 2) while they calm traffic, they also keep it moving, which saves fuel for motor vehicles and improves traffic flow.	
41	3-10 Parking:	Create an incentive for people to drive smaller cars by providing small-car parking spaces nearest to shops, restaurants and other commercial destination points.	
42	Figure 3-2: Planned Bicycle Network	Looking at the bike network maps, they need to be separated. The proposed vs city planned routes, the color schemes can overlay the others and it is hard to deduct what is what. I have pushed for imperial to have class I lanes and I do not see it on there for both groups, especially in the business districts. (19th ave to 32nd st, 45th through euclid). 47th Euclid also needs a class 1 connector to places like food4less and up to the hill near the 94 where they can pay their cox bill. Cyclists should be able to go from their home to local grocery store, our community should not be a through way for lance armstrong going from downtown to the easy county mountains. (Roger Leszczynski)	
43	Figure 3-1: Pedestrian Routes	63rd Street, north of Akins to Broadway should be considered pedestrian route due to traffic. (Alfredo Ybarra)	

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Community Plan Update

Draft Community Plan Update Response to Comments Matrix URBAN DESIGN

#	Location of Comment	Comment	City of San Diego Response
1	Figure 4-6	The text of the figure (A-D) does not correspond with the correct items in the figure. The Figure should be relettered to start at A to match the text.	
2	P-UD-27	Include Figure 4-7 Storefront design in the element and update reference.	
3	Page 4-21, Parking, Second Paragraph	Make this paragraph Policy P-UD-112 and renumber subsequent policies.	
4	Page 4-24, Street Tree Hierarchy	Update Figure reference to 4-13	
5	Page 4-24, Street Tree Pallets	Last sentence, change to "live oaks"	
6	Page 4-24, Neighborhood Tree Selection	Second to last sentence, update Figure reference to 4-13.	

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Community Plan Update

Draft Community Plan Update Response to Comments Matrix ECONOMIC PROSPERITY

#	Location of Comment	Comment	City of San Diego Response
1	General Comment	Concerned about disenfranchisement and use of eminent domain for example on National Avenue, and Caesar Chavez. Concerned about displacement, developers here purchased property on National Avenue and raised rents and evicted people (Robert Leif, Workshop Comment).	
2	General Comment	Concerned about jobs and north-south transit access to get people to jobs. Have not seen anything to show that these plans address these issues (Robert Leif, Workshop Comment).	

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Community Plan Update

Draft Community Plan Update Response to Comments Matrix PSSS

#	Location of Comment	Comment	City of San Diego Response
1	page 5-4	Mentions CPOIZ zone which is no longer applicable.	Remove reference to CPOIZ in text and in policies.
2	General	We need disaster centers in both Community Planning Areas. Use existing centers and proposed centers. Design to handle 300 plus people. This would include emergency back-up generation, storage for food and water. Consider using: Southcrest Park, ECC, Memorial, MLK Park, O'Farrel, Lincoln High, and Gompers (Workshop Comment).	



#	Location of Comment	Comment	City of San Diego Response
3	General	<p>Thank you so much for your interest in helping us to accomplish and achieve Broadway Heights Community Council's (BHCC) walkable community goals of "A safe and comfortable pedestrian environment and; Greater walkability achieved through pedestrian-friendly street, site, and building design." Our goals and objectives of BHCC are to implement project WBS#S13020. BHCC endorses the beginning stages of the conceptual drawings for the Martin Luther King Jr. Way streetscape improvement project as presented by Mr. Howard Blackson III.</p> <p>We appreciate your support by sending Ms. Kris Shackelford to our monthly community meeting. Ms. Skackelford appears to be alighted with our vision for this project and we would like to see her and Mr. Howard Blackson III continue their involvement with this project.</p> <p>MLK Jr. Way presents an excellent opportunity to enhance several unique features. These were identified by the BHCC as an opportunity to enhance its local community character, i.e. greenspace, lighting, signage, benches, selected MLK Jr. historic quotes and notable recognition signage.</p> <p>On June 26, 2014 during the BHCC monthly meeting, members voted unanimously in favor of moving forward with this project. We highligh encourage that the selected consultant move forward with community design Charrettes, preliminary design and cost estimate (Robert Robinson, BHCC).</p>	

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#	Location of Comment	Comment	City of San Diego Response
4	General	It seems what we may likely to lose access to some 60% of the water supplies we currently enjoy City Planning in Zero Water Environments I've told the county board of supervisors, I've told the city council, and even the communities in southern san diego... is there something more I can do to help get the word out and effect change - before it is too late? (Gregory Morales)	
5	Page 6-2	Remove chapter references and instead use element reference. Ex. Use Land Use Element instead of Chapter 2.	
6	Page 6-3, Police Service	"...is located in the skyline community east <u>of Encanto Neighborhoods, and serves a population of over 175,000.</u> "	
7	P-PF-1	change policy to police.	
8	Page 6-7, Storm Drainage	Begin the paragraph with the following sentence, " <u>Storm drains are designed to handle normal water flows, but occasionally during heavy rain, flooding will occur.</u> "	
9	Page 6-8, first column, thrid paragraph	Spell out acronym TMDL (total maximum daily load).	
10	Page 6-12, Hazardous Materials	Add the following policy? "Require documentation of hazardous materials investigations that address site and building conditions during the review of development projects."	



#	Location of Comment	Comment	City of San Diego Response
1	General Comment	There is nothing to do at John F. Kennedy Park (Workshop Comment).	
2	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Location 13 (at Euclid and Guymon) is a bad location for a park due to crime wave and drive by shootings. Walmart site is perfect for a park (Leslie Dudley, Workshop Comment)	
3	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Potential Park site at Post-Office at Valencia Park (Leslie Dudley, Workshop Comment)	
4	Figure 7-2 Existing and Proposed Parks and Park Equivalencies	Deck over creek and creek linear park and bikeway (Steve Ward, Workshop Comment)	
5	Page 7-3 Parks and Recreation Facilities	Change first sentence to read " The General Plan Recreation Element describes three categories of parks: Population Based Parks, Resource Based Parks, and Open Space Lands" so that the listing is in order of how each is discussed in the subsequent text.	
6	Page 7-3, column 1, paragraph 2	Change sentence to read, "Mini parks are 1 to 3 usable acres and serve a population within.."	



#	Location of Comment	Comment	City of San Diego Response
7	Page 7-4, Existing Park Equivalencies	"...as a park equivalency for a total of 16.3 usable acres. "	
8	Page 7-6, column 1, paragraph 1	Change page reference for Section 7-4 to Page 7-15.	
9	Table 7-2 Existing and Proposed Population based Parks and Park Equivalencies Inventory	Be consistent with usage of 0.0 in the existing usable acreage and proposed usable acreage columns. Be consistent with use of bullets in Proposed Actions and Recommended Recreation Amenities. Spell out numbers (ex. 2 should be two) throughout the table Spell Out Street abbreviations (ex. Avenue, Street).	
10	Table 7-3	Change the following numbers: Proposed Population based parks... 80.9 82.5 Existing and Prop pop based parks... 143.5 144.3 Pop base park deficit at build out... 78.8 44	
11	Page 7-12, column one, paragraph one	a 43.7 44 -acre deficit will result.	
12	Policies P-RE-1 and P-RE-2	Change figure reference to 7-2.	

Encanto Neighborhoods



Community Plan Update

Draft Community Plan Update Response to Comments Matrix RECREATION

#	Location of Comment	Comment	City of San Diego Response
13	Page 7-16, Additional Improvement Opportunities, paragraph one	Change page reference for Figures 7-4 to Figure 7-2 to pages 7-20 to 7-23.	
14	Page 7-17	Page number does not appear when printed.	

Encanto Neighborhoods



Community Plan Update

Draft Community Plan Update Response to Comments Matrix CONSERVATION & SUSTAINABILITY

#	Location of Comment	Comment	City of San Diego Response
1	Intro Page	"One of the aims of both the San Diego General Plan and the Communit plan is how to ensure that future generations will be able to use and enjoy resources to achieve and maintain a healthy and diverse environment and economy."	
2	Table 8-1	Eliminate extra space after Design Guidelines for caynons and rim devopment	
3	P-CS-3	Capitalize Citywide Climate Action Plan.	
4	Page 8-6, second column, second paragraph	Remove "Open space hillside areas exist throughout the community, lending topographic relief to developed areas" as this sentence is redundant with the first paragraph of this section.	
5	Page 8-8, second column, first paragraph	change & to "and"	
6	Page 8-11, Urban Forestry, first paragraph	Spell out carbon dioxide instead of using CO2	
7	Page 8-16, Urban Agriculture and Community Food Security	Eliminate dash in the word environmental.	



#	Location of Comment	Comment	City of San Diego Response
1	Page 9-3, Identification and Preservation of Historical Resources	Remove reference to Appendix D.	
2	Page 9-4, Building Encanto	Remove extra l in first sentence.	
3	Page 9-8	Use a better photo of the Wilshire Gas Station, the resolution is very poor.	
4	Policy P-HP-3	Policy refers to the Japanese american community in Southeastern. Need to include information about the community within the text of the Historical resources element, otherwise the policy seems disconnected.	<p>According to the Historic Context Statement: During the 1920s and 1930s, the Japanese population in San Diego was scattered throughout the city in locations such as Mission Valley and Pacific Beach, as well as surrounding areas including Spring Valley, Chula Vista and Otay Mesa. The Japanese population in San Diego was estimated at approximately 1,000 in 1937. During this time they were primarily engaged in farming and fishing. Encanto was still a rural suburb, and attracted an enclave of Japanese farmers who cultivated the rolling hills. The Japanese community generally raised flowers and grew vegetables, namely asparagus, white celery, tomatoes, beets, and carrots.</p> <p>The Japanese families that settled in Southeastern San Diego were forced to move to internment camps during World War II. Following the war, most who had owned agricultural land did no, or could not, return to their properities and resettled elsewhere.</p>



Community Plan Update

Draft Community Plan Update
Response to Comments Matrix
ARTS AND CULTURE

#	Location of Comment	Comment	City of San Diego Response
1	Policy P-AC-2 and P-AC-9	Fix extra and missing periods.	