

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP
MINUTES OF MEETING
Date: 4/20/09**

1. CALL TO ORDER/INTRODUCTIONS: At: 6:40 p.m. by: Derryl Williams

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Betty Cherry	Y	At Large	Roman de Salvo	Y
Broadway Hghts	Maxine Sherard	Y	At Large	Jewell Hooper	Y
Chollas View	Ardelle Matthews	Y	At Large	Kathy Griffee	Y
Emerald Hills	Henry Merritt	Y	At Large	Francine Maxwell	N
Encanto-North			At Large		
Encanto-South			At Large	Greg Morales	N
Lincoln Park	Dorothy James	Y	At Large	Derryl Williams	Y
Valencia Park			At Large	Marry Young	Y

City Department	Name	Here?	Dept	Name	Here?
Planning	Myles Pomeroy	Y	4 th Dist	Bruce Williams	Y

Number of Visitors: 14 Sign-in Sheet on file: yes

2. COMMUNICATIONS FROM THE PUBLIC

Name/Agency	Subject	On file?
A. SDPO-		none
B. SDFire		none
C. Mayor		none
4th District: Bruce Williams	-Councilman Young excited about 5 th Ammendment vote next Tuesday; likes mixed use plan and encourages support at Council hearing -Loans for fix-up old housing stock: 146 K St, SD Housing Commision; < 35K if in home for 10 years	Notes only-see newsletter
Communications from the Public: Thomas Ledford for Supervisor Roberts		none

3. Adoption of Agenda: MM: M. Young S: A. Matthews V: 8-0-0 Changes: none

3. OLD BUSINESS: None

5. NEW BUSINESS (10 minutes each presentation)

- A.** Pham Tentative Map PTS # 120124 – Tentative Map to create two parcels from an existing 0.54 acre site south of 6700 Radio Drive. Presenter: Steve Schutt **Action Required**
Vacant lot between 6688 and 6700 Radio Dr.; plans began in 2005. Proposing splitting lot into two lots. No outstanding issue w/Planning Department. Lot 101 feet wide and 200ft deep-plan was to split lot horizontally but city wanted vertical split. Problem w/this is causes them to deviate from 65 ft frontage.

Asked for reduction road frontage and reduction lot width of 50 ft. House fronts are angled to face the road as per the Neighborhood Plan. Landscaping is layered: proposed Haliconia for untamed environment. Tamed environment-mondo grass doesn't require mowing but nice visually. Screening along retaining walls will be bogavilla-trained into a box pattern, Trees in back musa basja-hardy banana tree-coastal plants from Fallbrook. Front trees: colored Palm trees orange and red w/gray trunks. Street trees-bottle trees. Plan is for targeted irrigation-spray (tamed), bubblers, drip irrigation for the untamed environment. Will have lawn areas in back w/Bermuda. Owner built home at 6700 Radio Dr. To encourage walk-ability-sidewalks included for both. Homes are two stories-
Current zoning is 10,000 sf

Dorothy James arrived at 7:05 pm

MM to approve: tentative map with deviation of road frontage/lot 50 ft width and PDP: R. deSalvo S:H.Merritt V: 9 - 0 - 0

- B.** Church of Christ School, PTS # 27374 – Site Development Permit, Conditional Use Permit and Planned Development Permit to construct a multi-purpose building on a site with an existing church building at 6020 Division Street. Presenter: Fred Cole development team **Action Required**
Many years ago this project was brought forth and meet all the requirements for the city. Ammendment to PDP. Two levels Parking will be underneath new building. Landscaping includes existing parking lot. Hill is in the back of school. Requirment from city is to increase right of way for Division St. Classrooms will have computer alcoves, school will have large multipurpose room that can be used by the church. Full kitchen for meals. Second floor-more classrooms, restrooms, art class room and multipurpose room is two story in volume. SQ footage is less than 50 percent coverage allowed for this property. Roof plan-varied height to add interest. Textures varied to add interest. Will take green building issues into consideration and modify landscaping to fit drought conditions. Asking for deviations to the height requirements due to the variation of roof levels. Will use local contractors. Due to street widening, plan will lessen traffic due to entry before intersection, then second entrance on other street and underground parking. Sidewalks included. Can transplant existing trees.

A conditional use permit already in place for the church; now asking for an amendment to include school. Grades K-6

Motion to: Approve project as presented amendment to current cup with deviation to height requirement (PDP) **MM: A. Matthews S: M. Sherard V: 9- 0 -0**

- C.** Five Year Consolidated Plan – Presentation on the needs, resources, priorities and proposed activities to be undertaken with respect to federally funded community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA). Presenter: Victoria Joes, San Diego Housing Commission. **Informational** Plan open for public comment 4/1-4/30. Application on behalf of the City for four grants: HOPWA, Due to HUD May 15th. Invite public to provide testimony at City Council on May 5th 2pm four programs total 26 million dollars to the City. Will need to come to PG again w/substantial amendment. Division of Planning department runs CDBG department-less emphasis on social services and more on emphasis on public improvements. Councilman Young requested this presentation to the Planning Group re: these programs.

Ms. Sherard left the meeting prior to this item.

- D.** Election of Planning Group Officers – Francine Maxwell, Presenter. **Action Required**
Jewell Hooper is resigning from Executive Board
AM moves to accept nominations by acclamation Second: Jewel Hooper V 8-0-0

VACANT SEATS: Valencia Park, North and South Encanto and one At-Large plus Ms. Hooper's At-Large seat will be vacant next month.

One nomination for the North Encanto seat; Rosemont Community Group nominated Gladys Knight. Roz King has voiced interest in an At Large seat.

6. CITY STAFF REPORTS (Myles Pomeroy): Endorsement of Smart Growth approved. COW May 2, 2009 at 8:15 am, 9192 Topaz Way.

7. Acceptance of Minutes:

MM to accept minutes as mailed in packet. A.Matthews Second: H. Merritt 8-0-0

8. CPC report: Gregory Morales: none

A. Planning Dept by: Myles Pomeroy as noted in City Staff reports above. Copy on file?

9. CHAIR'S COMMENTS: Thanked group for support during his tenure as board Chair.

10. ADJOURNMENT: 8:45 p.m.

Respectfully Submitted: K. Griffiee Recording Secretary