

**ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP
MINUTES OF MEETING**

Date: 3/16/09

1. **CALL TO ORDER/INTRODUCTIONS: At: 6:41 pm 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	Y
Encanto-North	Aaron Foust	N	At Large	Kathleen MacLeod	Y
Encanto-South	Shirley Jones	N	At Large	Greg Morales	Y
Lincoln Park			At Large	Derryl Williams	Y
Valencia Park	Bruce Williams	Y	At Large	Marry Young	Y

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

Number of Visitors 26 Sign-in Sheet on file: yes

2. **COMMUNICATIONS FROM THE PUBLIC**

Name/Agency	Subject	Info on file?
A. SDPO-	none	
B. SDFire	none	
C. Mayor	none	
4th District	<p>Bruce Williams on behalf of Tony Young thanked all who participated San Diego Speaks series re: budget.</p> <p>On 3/23 at 6 pm Joe and Vi Jacob Center having 2nd meeting in series re: building our communities together-will discuss feedback received at the breakfast and the stimulus package and the use of the stimulus money in our community. We need to be prepared for the shovel ready projects for stimulus II money.</p> <p>SEDC typed up all responses given at last breakfast, Tony Young's office is going through comments to be addressed at the dinner. Question asked by Mr. Merritt: How will we know what is or isn't "cherry picked" to be presented? Mr. Merritt requests and seconded by Greg Morales that all</p>	

	comments should be presented as submitted by the community without editing by Council staff.	
Public Comments: Nancy Lyter- SEDC	Last of the workshop of the series "Going Native Naturally" How to xero scape .	

3. Adoption of Agenda: MM: RdS S: HM V: 8-0-0

Changes: Order of presentation of SEDC Community Plan Amendment changed to incorporate request by Second Chance – 1.SEDC 2. Second Chance 3. EIR subcommittee report

4. OLD BUSINESS

A. SEDC Community Plan Amendment – Report from EIR Subcommittee on Water Supply Assessment and recommendation on amendment - Presenters: Kathy Griffiee and Kathleen MacLeod , Steve Laub, Second Chance, Sherry Brooks, SEDC and Erich Lathers, BRG Consulting 1 EIR Subcommittee **Informational Myles: first part: report of EIR subcommittee and water supply assessment that was done, second: Second Chance: met w/them last week and they are interested in making a presentation re: their property in the SEDC amendment and how it affects them. Third- SEDC amendment**

1. EIR Subcommittee Informational

ACTION: Accept report as submitted MM: B. Williams S: J.Hooper V: 11-1-0 No vote: Ardelle Matthews

Subcommittee Chair presented report in response to two areas covered by Eric Lather re: significant unmitigable impacts were glaringly apparent in EIR: Traffic flow and circulation proposes widening of streets to accommodate increased traffic from freeways to area. Subcommittee noted this is in direct conflict with the purpose of building along trolley corridor and will not encourage public transportation use. Water Supply is insufficient for proposed addition of up to 1900 units with commercial development. Eric Lather, SEDC indicated tools used to complete report were flawed; i.e. only addressed development now not future and Water supply report was not done in consideration with updated Community Plan/city of villages concept. Kathy Griffiee, Chair subcommittee asked why tax payer money is used for reports that are "flawed" using incorrect tools and how then can the City utilize the report to approve "SMART" Growth plans for development? Water is insufficient to support the proposed increase in density over next 10 years per EIR report. Eric replied if City issues Stage 3 drought alert, building permits will not be issued.

2. Second Chance Request Action Required

SEDC Amendment proposes residential 15-30 for location of Second Chance site, current is commercial (type B) Presenters: Second Chance, Scott Silverman, B. Greenwald, Director and Ojay Pagano, Public Architecture: Mission and Vision: help provide work force, family reunification and literacy by providing them an address assist them to succeed. How to build capacity? Request to amend the amendment to further develop their property-2 acres, 1 acre has 1800 sq foot building in commercial area. If zoning change passed the way it was proposed will put them out of business-their funding requires complete adherence to laws and regulations. On acre not built, proposing mixed use-residential/commercial building. If amend the amendment within the terms of the EIR. Zoning designation change from residential neighborhood commercial residential allowed (to cn1-3). Ojay Pegano-Public Architecture presented site development concept plan for acre created with cues taken from existing development along Imperial. Establish ground level commercial sites to activate the community. Parking will be in the back, will be 4 stories high. Current plan is to survey density, current range is 42 units, density per acre is 42. 4,000 sq foot commercial space

on ground level. 1-3 bedrooms. If zone change passed, proposed development is CPIOZ B and will return to Planning Group for review.

*Eric Lather passed out how land use change in relation to proposed change.

Question from Planning Group: WHAT ARE THE IMPLICATIONS FOR OTHER LAND OWNERS W/PROPOSED ZONING CHANGES. Response: notices were sent out to property owners along the corridor since 2005 by SEDC, the City in addition to residences w/in 300 feet. SEDC did not recognize how sensitive Second Chance land use situation.

Motion: Approve change from proposed residential zoning in SEDC amendment to commercial with residential allowed (to CN1-3). MM: K. Griffie S: F. Maxwell V: 11-1-0 voting No vote: G. Morales

3. Community Plan Amendment **Action Required**

Sherry Brooks-SEDC 5th amendment to the central Imperial redevelopment plan-amendment to SECP. Historical presentation of how South Eastern Community Plan evolved and began developing plans for increased density, multi-family units, site planning, landscape. Focus on development around transportation corridors, create walk able mixed use, diversity of housing and integrate into existing neighborhoods. City of San Diego adopted General plan, SEDC incorporated smart growth principles. Type A approval-smoother path for approval process if developers build what is allowed in plan. Type B-go to community group for exceptions to the plan or building codes. Potter's tract is not part of SEDC amendment-it is currently zoned industrial. SEDC requests:

Recommendation for approval of SEDC Community Plan Amendment with Second Change zoning change as amended in previous recommendation. Included in the amendment as proposed:

Final EIR

Community Plan Amendment, rezones

CPIOZ

Land Development code Amendments

Redevelopment Plan Amendment

Noted: *Market creek is not part of the SEDC amendment

MM: B. Williams S: J. Hooper V: 10-2-0 No votes: Greg Morales/Kathy Griffie

5. **NEW BUSINESS (10 minutes each presentation)**

A. The Crossings at Market Street - # 174619 – Request to form ad hoc subcommittee to work with developer on project. Presenter: Jim Bartell Action Required

Request to establish an ad hoc subcommittee to work w/developer re: The Crossings at Market Street. Subcommittee members: Ardelle Mathews (chair), Mr. Roman de Salvo, Mr. Gregory Morales, Angela Harris (General Member) Any non board members are not indemnified.

Currently zone industrial, tiered partial-upper tier residential, lower mixed use.

B. 63rd Street Tentative Map. Project # 132951 – Tentative Map to create two parcels from an existing 0.59 acre site at 845 63rd Street. Presenter: Son Nguyen Action Required

Motion: Hold decision until neighbors as notified that were present when issue brought before, Kathleen MacLeod will notify neighbors present per the sign up list September 17, 2007. MM: G.Morales S: M.Sherard V: 5-7-0 voting no: J. Hooper, F.Maxwell, B.Cherry, M.Young, B. Williams, R. deSalvo, A.Maxwell not carried

R.deSalvo: lots w/in zoning requirement. MM: to approve tentative map to create two parcels by R.deSalvo S: A. Matthews Vote: 10-2-0 No vote: M. Sherard, G. Morales

Request for developer to consider no long driveways for multiple cars. Response: drawings just a conceptual view. Myles: if parcels are split, future development will not have to return to planning group if conform to zoning and community plan

C. Report of Elections Subcommittee and Annual Elections – Presenter: Francine Maxwell **Action Required**
Ballots passed out: darker gray area highlight indicates seats that require appointment due to no candidate:

Election Results:

Betty Cherry- Alta Vista

Roman de Salvo- at Large

Greg Morales- at Large

Derryl Williams- at Large

Dorothy James-Lincoln Park

Myles accepted the written ballots per Bylaws and Council Policy 600-24 for future reference.

6. CITY STAFF REPORTS (Myles Pomeroy):

March Elections: Annual COW next month; new members will receive notice when scheduled. Myles encourages all members to take advantage of COW to get updates re: Community Plan and land use, there are always new changes to have updates on. Usually Saturday mornings, usually half day starting about 8:30 A.M. COW is always scheduled in April

Myles will be retiring at the end of June

7. CPC report: Greg Morales:

Construction for radio towers for HAM radio. CPC voted to pass restrictions on towers-they are an eye sore. Problems w/business selling “bongs”-a large group is fighting it. No resolution re: large vehicles parking on street-city council did not address. CNC supported commutity and stopping fees associated but the City Council voted it down (?)

A. Planning Dept by: Myles Pomeroy as noted in City Staff reports above. Copy on file? no

8. CHAIR'S COMMENTS: Celebrate outgoing member service- June

Kathleen, Bruce, Myles, Shirley Jones and Aaron

Suggestion: Francine- meet and greet Paradise planning group-suggested month August.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS: None

8. ADJOURNMENT: 9:40 p.m. Respectfully Submitted: KGriffiee