

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: Aug. 16, 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	N	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	N
Valencia Park	Monte Jones	N	At-Large	Brian Pollard	N
City Dept.	Name	Here?	Dept	Name	Here?
Planning	Laura Gates	N	Mayor	Darnisha Hunter	N
Planning	Karen Bucey	N	4 th District	Tylisa Suseberry	N

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

1. **CALL TO ORDER:** At: 1:37PM by Mr. Ken Malbrough(Ken M.)
2. **INTRODUCTIONS:** ENCPG quorum introduced themselves.
3. **CONMMUNICATIONS FROM THE PUBLIC:** Mr. Robert Robinson - Mr. Robinson had questions about zoning along the Federal Blvd. area to restrict the zoning for residential use? Why did staff did not support the zoning? Will there be a time that we can get clarity? Ken M., stated yes there will be time discuss the topic further, but also encouraged him to e-mail staff directly. Dr. Maxine Sherard – Dr. Sherard wanted more feedback as why there is a Light Industrial zoning area in maps reflected in the Broadway Heights Neighborhood? As Ken M. mentioned, a good inquiry e-mail to send to staff.
4. **ADOPTION OF THE AGENDA:** Motion made by Mr. Patrick Ambrosio(Patrick A.) to accept the agenda with the addition to approve minutes from the June 5th meeting, the motion was 2nd by Mr. Steven Ward(Steve W.); vote unanimously(3-0-0) by the ENCPG Subcommittee to adopt the new agenda was passed.
5. **APPROVAL OF MINUTES:** Motion made by Patrick A. to accept the June 5, 2014 subcommittee minutes; the motion was 2nd by Steve W.; vote (3-0-0) vote

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unanimously(3-0-0) by the ENCPG Subcommittee to approve the minutes was passed.

6. ACTION ITEMS:

A) Land Use and Density Sub-Committee; Zoning for the Encanto Village Proposal

Presenter: Ken M.

- 1) Ken M. provided the update on the Encanto village proposal. Ken M. mentioned how an area transit friendly and also for the mixed use area for the villages in the ENCPG area will improve the village area. Ken provided an overview of the 2 villages in the ENCPG area Euclid trolley area in Euclid Village good to expand it to 805 & Market to include the changes proposed for the 47th Street Trolley and 805 Transit stop. The City of villages idea, walking distance for convenience. Questions came from audience; how they did the zoning map get created? Ken M. replied that the maps reflects the most current use. Changing the Use for new construction can't change the current use. Mixed Use will be allowed to help provide the goods & services in the ENCPG area. We are trying to make the changes that will benefit the community. Allowing the ad ministerial process to allow the faster construction. Ken M. noted that when there are fewer restrictions, it will embrace the Encanto village proposal. Opening-up the village area to support the requested land use changes in the Encanto village proposal. Motion made by Patrick A. to accept the Encanto village proposal an recommending the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.**
- 2) Ken M. then discussed the land use change going to Woodman Street & Imperial Avenue to be changed from Residential – Medium 15-29 du/ac to Neighborhood Mixed Use 15-29 du/ac and the zoning change from RM-2-5 to CN-1-3. Motion made by Patrick A. to accept the land use change to Neighborhood Mixed Use and the zoning change to CN-1-3 to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.**
 - 2a) Ken M. then discussed the Imperial Avenue area requested land use change from Industrial Business Park – Residential Permitted to Industrial Business Park Residential Prohibited and the requested zoning change from IP-3-1 to IL-3-1. Motion made by Patrick A. to accept the land use change to Industrial Business Park Residential Prohibited and the zoning change to IL-3-1 to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.**
 - 2b) Ken M. then discussed the Federal Blvd. requested land use and zoning changes. However, after much discussion with public and subcommittee members this is to be tabled as Continuing Bussiness.**
 - 2c) Ken M. then discussed the Imperial Avenue area requested land use change from Residential – Medium 15-29 du/ac to Neighborhood Mixed Use 15-29 du/ac and the requested zoning change from RX-1-1 & RM-2-5 to RM-3-7. Motion made by Patrick A. to accept the land use change to Neighborhood Mixed Use 15-29 du/ac and the zoning change to RM-3-7 to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.**
 - 2d) Ken M. then discussed the Imperial Avenue area requested land use change from Residential – Low Medium 10-14 du/ac to Residential – Low 5-9 du/ac and the requested zoning change from RX-1-1 to RS-1-6. Motion made by Patrick A. to accept the land use change to Residential – Low 5-9 du/ac and**

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- the zoning change to RS-1-6 to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.
- 3) Ken M. then discussed the transit density proposals:
- a) On the proposal for the 47th Street Transit Station ¼ mile densities and square footage - Motion made by Patrick A. to accept the Higher Density Alternative to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.
 - b) On the proposal for the 62th Street Transit Station ¼ mile densities and square footage - Motion made by Patrick A. to accept the Proposed Density Alternative to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.
 - c) On the proposal for the Euclid/Market Street Transit Station ¼ mile densities and square footage - Motion made by Patrick A. to accept the Higher Density Alternative to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.
- 4) Ken M. then discussed the Density Transfer(DT) Program. - Motion made by Patrick A. to accept the Density Transfer(DT) Program to be recommended to the entire ENCPG Board, the motion was 2nd by Steve W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to make the recommendation was passed.
7. CONTINUING BUSINESS:
- A) Land Use and Density Sub-Committee Update Federal Boulevard.
Presenter: Ken M.
Ken M. The next meeting will be held on Sat., Sept. 6th, 2014 from 1:30PM to 5:00PM at the Jacobs Center. In the Federal Blvd. area to restrict the zoning for residential mentioned by Mr. Robbie Robinson; stakeholder residence, dose not support the restriction. What zoning will get better and an increase of business traffic to the area? Ken M. agreed to ask staff, "What can be done with the area that the corridor can be improved?" Mr. Robinson supported to keep the use of light industrial from the area between the Big K to 60th Street; and to encourage mixed-use. As the zoning of Light-industrial prohibits any Residential use; Ken M. suggested do not allow the change and see what other possible for the area per staff recommendations? This will revisit the map to make a change from Light Industrial to ? and the Zone Change from IL-2-1 to ?
8. ADJOURMENT: Motion made by Patrick A. to adjourn the meeting; the motion was 2nd by Steven W.; vote unanimously(3-0-0) by the ENCPG Subcommittee to adjourn at 4:31PM.