

# *Encanto Neighborhood Community Planning Group*



## ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

### MINUTES OF MEETING

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

**Date: May 19, 2014 at 6:30PM – 8:00PM**

<b>Seat</b>	<b>Member</b>	<b>Here?</b>	<b>Seat</b>	<b>Member</b>	<b>Here?</b>
Alta Vista	Marry Young	Y	At-Large	Salimisha Logan	N
Broadway Heights	Maxine Sherard	Y	At-Large	Alfredo Ybarra	N
Chollas View	Ardelle Matthews	N	At-Large	Patrick Ambrosio	Y
Emerald Hills	Gayle Reid	Y	At-Large	Derryl Williams	Y
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/Barry Pollard	Y
<b>City Dept.</b>	<b>Name</b>	<b>Here?</b>	<b>Dept</b>	<b>Name</b>	<b>Here?</b>
Planning	Karen Bucey	Y	4 <sup>th</sup> District	Tylisa Suseberry	Y
Planning	Laura Gates	Y	Mayor's	Darnisha Hunter	Y

**Number of Visitors:**

**Sign-in sheet on file:**

1. **CALL TO ORDER:** At: 6:35PM by Ken Malbrough(Ken M.)
2. **INTRODUCTIONS:** ENCPG quorum introduced themselves.
3. **CONMMUNICATIONS FROM THE PUBLIC:** Ken M. asked the public, none made.
4. **ADOPTION OF THE AGENDA:** Motion made by Patrick Ambrosio to accept agenda was made and then rescinded his motion. A 2nd motion made by Dr. Maxine Sherard to add to the agenda a new business item for Code Compliance general discussion; and the new motion on the agenda was 2nd by Gayle Reid; vote unanimously(10-0-0) by the ENCPG to adopt the new agenda was passed.
5. **APPROVAL OF MINUTES:** Patrick Ambrosio made the motion to approve the minutes as presented; the motion on the minutes was 2nd by Dr. Maxine Sherard; vote unanimously (10-0-0) by the ENCPG to approve the Apr. 21st, 2014 minutes was passed.
6. **CHAIR'S REPORT:** Ken M. reported on the funding that was confirmed to be secured to clear the vacant lot area along 50<sup>th</sup> Street/next to the Malcolm X Library, a follow-up request came from Derryl Williams to have the topic be placed

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on next month's (June) agenda. Ken M. confirmed that he would do more follow-up. Ken M. then reported that he had a discussion with the San Diego District 2 Councilmember Ed Harris and San Diego District 4 Councilmember Myrtle Cole concerning the article posted in the Voice of San Diego Paper that alleged derogatory statements were made about our South-Eastern areas of San Diego. Ken M. said it was imperative that we as a community stand-up for our community image portrayed in the media and public meetings. It was from Ken M.'s initial meeting with Councilmember Harris that he would like to take time to reassure that there was no malice in the statements he has made in pertaining to our Encanto area. Councilmember Harris hopes to clarify his position at the next CPC Meeting, for which Ken M. said he would report back more details. Ken M. then asked for a report on the AMCAL tour done on May 9<sup>th</sup>, 2014.

Patrick Ambrosio then provided an update that a quorum was made and the tour was very successful and informative. The 2 buses provided a hands-on drive to an existing AMCAL development located on Hancock Street near the Washington Street intersections. Furthermore, the tour provide a drive-by the existing vacant/parking lots area of the proposed AMCAL 62<sup>nd</sup> Street Affordable Transit Housing Development. All that were in attendance mentioned that the efforts of AMCAL were greatly appreciated and looked forward in supporting project number 345460, covered later in the meeting.

7. **STAFF REPORTS:**
  - A) 4<sup>th</sup> District Representative Tylisa mentioned that due to the Voice of San Diego Paper negative media focus of Councilmember Myrtle Cole, to please direct all and any questions to Tylisa so she can convey them to Councilmember Cole. Mayor Kevin Faulconer's Representative was in the audience. However, Ken M. noted that there was no request to be placed on the agenda and moved the meeting forward.
  - B) City Staff Report, Karen Bucey (Karen B.) provided handouts and overview of the Urban Design section of the Community Plan Update. Questions arose after the overview that were not Urban Design focused, but Ken M. requested that questions to stay on-topic of Urban Design only. There was a request for more feed-back to be provided by the community as a whole about the Community Plan Update. Laura Gates reminded that there already has been open community meetings for general input and will help plan a Sub-Committee meeting to be held prior to next ENCPG monthly meeting in June to allow further discussion of the Community Plan update. There was Board support and discussion in the Urban Design concepts of "Green Streets" and sustaining a long-term plan that widens sidewalks also with the additional mixed-use to design street frontages with landscaping.
  - C) Ken M. had no CPC to report, but noticed that Councilmembers Harris & Cole were now in attendance of the ENCPG meeting and allowed this time to be allotted for both Councilmembers to address the Voice of San Diego Paper controversy. Councilmember Myrtle Cole hoped that the concerns over the allegations in the paper were already finalized, but is present to help provide her personal feed-back. Councilmember Ed Harris made a personal apology for any mis-information that may have been interpreted by the media on his behalf. Councilmember Harris stated that he hopes to continue his appointment as a Councilmember with the support of Councilmember Cole. Ken M. noted his thanks for having both Councilmembers in our meeting to promptly address the statements made about our South-Eastern areas of San Diego.
8. **INFORMATION ITEMS:**
  - A) Henson Hills Residential Housing Project

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**Presenters:** Lorraine Weiland and David Weiland, Infill Development Company - Handouts given, with questions that were answered by the public & the ENCPG. The current site lot is a vacant/open space, with main access via Skyline Drive. Due to storm-water concerns, bios-well landscaping will be put into place; to avoid spill-overs/water run-off into the Chollas Creek. The small project will have an “eyes on the street” build with most of the homes having a varied square footage from 1460 sqft to 1620sq.ft. Question asked if there were any other projects/developments for a reference. Yes, across the street of 6 homes and on Birchwood Lane they have a finished project in El Cajon. Market-rate priced homes ranged from \$340,000. -- up to \$350,000.--. Dr. Maxine Sherard requested to be given a tour(s) to see other developments. The project will not be gated. Question arose of how much would the estimated HOA cost would be? The HOA cost would be a variable range from \$92.--up to \$111.--. The HOA will be responsible for cost of landscaping and property maintenance. The Project hopes to start as of Jan-Apr 2015. The homes will be Energy Efficient designed.

## **9. ACTION ITEMS:**

**A) AMCAL 62nd Street Affordable Housing, Project # 345460**  
**Presenters:** Mario Turner, Ricky Delarosa (Ricky D.), and other team members. Handouts given, with questions that were answered by the public & the ENCPG. AMCAL explained their history which has been supported by the San Diego Housing Commission, Long term managers, Partnered with MTS of San Diego. The development has a Mixed-Use component that includes retail. Ricky D. mentioned in the efforts to be a good neighbor the development has allowed more esthetic/visual space considerations made in all directions, with the large sidewalks and community room flow of traffic. Building with a focus to all entrances of the buildings. The development meets the healthy home standards & natural cooling/energy plans. Questions were confirmed that the development will be security safe and on-site cameras will be in place. In response of how many elevators? There will be 2 elevators in the building. Patrick Ambrosio made the motion to approve Project number 345460 as presented; the motion was 2nd by Brian/Barry Pollard; the vote passes (7-3-0) by the ENCPG to approve Project number 345460.

## **10. CONTINUING BUSINESS:**

**A) Encanto Neighborhoods Community Plan Urban Design Element Draft**  
**Presenters:** ENCPG Community Plan Update Team  
Urban Design element Karen B. made presentation. Question from the presentation arose of when are the last input deadlines for the Community Plan Update? Laura Gates, gave the estimate that by Sept. 2015 for the draft plan. The entire final draft, it is hoped that the Aug. 2014 meeting for the ENCPG approval. Ken M. expressed kudos to all of the Design Team (Diego, Karen, Laura). Will there be a continuation of the ENCPG sub-committee to explore how to discuss issues not on the main agenda like small-lot housing, transit change area/developed land to new zoning, will be driving force. Pictures of complete build-out examples to be brought. It would be the ENCPG request to finalize dates. Consideration for office hours; Community needs to be prepared and have details discussed. What plans are included into 2040 standards of living? To provide another point of view of a balance community plan.

**11. NEW BUSINESS:** A) Ken M. opened the discussion for the Code Compliance projects and addressed the Board to look at the By-laws and see what can brought back to the ENCPG.

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12. **ADJOURMENT:** Patrick Ambrosio made the motion to adjourn the meeting; the motion was 2nd by Monte Jones; vote unanimously (10-0-0) by the ENCPG to adjourn at 9:06PM.