



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 5, 2013 REPORT NO. 13-111

ATTENTION: Planning Commission Agenda of December 12, 2013

SUBJECT: Workshop on the Southeastern San Diego and Encanto
Neighborhoods Community Plan Updates and Euclid Gateway and
National Avenue Master Plans

SUMMARY:

THIS IS A WORKSHOP TO UPDATE THE PLANNING COMMISSION ON THE SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATES, AS WELL AS THE EUCLID GATEWAY AND NATIONAL AVENUE MASTER PLANNING EFFORTS. NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION AT THIS TIME.

BACKGROUND

As part of the City's work program to update community plans, the City embarked on the update to the Southeastern San Diego (SESD) Community Plan in April 2013. This effort will update the 1987 SESD community plan, resulting in two distinct new community plans for the Encanto Neighborhoods and Southeastern San Diego. The update effort will also create two public facilities financing plans, and rescind the existing Southeastern San Diego Planned District Ordinance and replace it with regulations aligned with City-wide zoning, as well as a possible specific plan area. A comprehensive Programmatic Environmental Impact Report will be prepared to analyze impacts associated with the plan update.

This report provides a summary of the existing conditions for each community; community outreach efforts and innovative community engagement tools; planning work with a focus on the areas of change completed to date; current master planning efforts along National Avenue and Euclid Avenue; as well as the next steps to complete the plan update process.

DISCUSSION

Community Plan Update Funding and Planning Objectives

The plan update is funded through a \$1 million State of California Sustainable Communities Planning Grant whose primary objective is to implement planning and development strategies to reduce future greenhouse gas emissions. A key objective to updating the plan is to provide policies, regulations and incentives to reduce future greenhouse gas emissions in accordance with Assembly Bill (AB) 32 and Senate Bill (SB) 375.

The policies and regulations being developed as part of the plan update effort are focused on identified areas of change (Attachments 1 and 2) in each community in order to enhance the quality of life of residents, address environmental justice issues, provide new housing and employment opportunities, link land use to transit, and develop a safer and more pleasing pedestrian and bicycle-friendly environment. The promotion of economic development policies in order to facilitate the future growth of employment industries that offer good paying jobs is another key strategy included in the plan. All of this coupled with a mobility strategy that will emphasize a street system that encourages trips by foot, bicycle and transit that affords the user the ability to conduct their business within close proximity of their home. The new community plans will include Urban Design Elements that focus on new development that is sympathetic to the pedestrian and that provide policies that guide growth that will fit in well with the existing and evolving character of the communities all the while respecting the historic nature of these urbanized communities. In addition to the aforementioned objectives, the updates will provide a package of incentives for redeveloping properties within close proximity to transit with a focus on higher density transit-oriented mixed use development.

Master Plans Funding and Objectives

Funding for the Euclid Gateway Master Plan and the National Avenue Master Plan is being paid for through the Caltrans Environmental Justice Grant program. Over the past year, these master plans have been closely coordinated with the plan update effort and will use much of the information developed to date for the plan updates to prepare these master plans. The scopes of the master plans are more specific than the long-range community plans. These master plans will provide a higher level of specificity in terms of the street and public realm improvements as well as provide detailed visual examples of what development could look like under the proposed land use and zoning.

The information from these master plans will not only be incorporated into the community plan documents but will also be used as visual aids to provide information on the future desired growth and development pattern for these two important community

corridors. The final master plan documents will be made available in both English and Spanish. In addition, rather than create the typical master planning documents, City staff directed the consultant to prepare large fold out posters as the final deliverable. Staff anticipates that this will be a more useful tool for the community and others to use to educate the public and property owners on the vision established for these under-served areas. The draft posters are attached as Attachments 3 and 4.

Background: Encanto Neighborhoods

The Encanto Neighborhoods are located proximate to major employment and commercial centers in the South Bay and Downtown and linked to them by freeways, trolleys and buses. Encanto is surrounded by several other community planning areas: Mid-City to the north, Southeastern San Diego to the west, and Skyline-Paradise Hills to the southeast. The cities of Lemon Grove and National City share boundaries to the east and south, respectively. The community is surrounded on two sides by freeways, providing good access to local and regional designations. Existing conditions information including regional location and existing land use can be found in the Existing Conditions Report Chapters 1 and 2 included as Attachment 5.

Existing Land Use

The Encanto Neighborhoods planning area is composed of primarily residential neighborhoods. The commercial core is located around the intersection of Imperial Avenue and Euclid Avenue, the community's primary east-west and north-south corridors. Neighborhoods west of Euclid Avenue are somewhat older and characterized by gridded streets and a mixture of land uses. Neighborhoods to the east have informal residential character, interspersed with hillsides and canyons. Encanto has seen very little development in recent years, despite an in-city location and accessibility by the freeway and transit systems.

The planning area includes 2,994 acres of land, not including streets and public right-of-way. Seventy percent of this land, or 2,109 acres, is residential, including 1,950 acres of single-family and 159 acres of multi-family residential. The balance of the land is comprised of community facilities, including schools, churches, community centers, fire and police stations, parks and other open space, commercial uses, including offices and parking, and industrial uses and utilities.

The City's land use data classify housing in only two categories, single-family and multi-family, and show a 75 percent/25 percent split. The Planning Area houses a total population of 47,706 as of 2012, with an average household size of 3.94. Encanto developed almost entirely since the Second World War, and its housing stock is slightly younger than the City's as a whole. Just nine percent of housing units in Encanto were

built before 1950, compared to 12 percent citywide. A somewhat higher proportion of Encanto's households are owner-occupied than in San Diego as a whole (57 percent compared to 50 percent), and the vacancy rate is lower (four percent compared to 5.5 percent). Households in Encanto have more persons on average than in San Diego as a whole (3.76 compared to 2.59), and housing units in Encanto are also somewhat more crowded: 15 percent have more than one occupant per room, compared to six percent in the city as a whole. A slightly higher proportion of both owners and renters pay more than 35 percent of their income on housing.

Residential Density and Non-Residential Intensity

Housing in the Planning Area has an overall density of 6.2 units per acre on residential land. Single-family housing averages 5.0 units per acre, reflecting a combination of typical urban and suburban lots in the western and central neighborhoods and very low-density lots in the Encanto neighborhood, especially in the northeast. Multi-family housing averages slightly over 20 units per acre. Overall, non-residential buildings in the Planning Area have an average FAR of 0.18, with the highest average intensity (0.41 FAR) in the office category and the lowest intensities (0.14 and 0.17) in the industrial and utilities and community facilities categories, respectively.

Underutilized Land

Underutilized land is concentrated along the Planning Area's primary east-west spine, along Market Street in the west and Imperial Avenue in the east. At the Planning Area's northeasterly edge, low-intensity light industrial uses between Federal Boulevard and State Route 94 represent a smaller underutilized corridor. There is also a cluster of potentially underutilized parcels in the Lincoln Park neighborhood in the vicinity of Imperial Avenue, where high-density zoning would allow multi-family development to take place on sites now occupied by older single-family houses on large lots.

Scattered underutilized land is estimated to account for 78 acres in the Planning Area. If this land were to be redeveloped at the prevailing intensity of current development, the sites could accommodate an estimated 688 units and 536,800 square feet of non-residential development. Given the location of underutilized commercial land along transit-accessible commercial corridors and locations, higher-intensity development up to 44 dwelling units per acre (pre-affordable housing density bonus) is planned in the future within these areas.

Background: Southeastern San Diego

Located just east of Downtown San Diego, the Southeastern San Diego (SESD) is surrounded by several other community planning areas: Golden Hill and City Heights to the north, and Encanto Neighborhoods to the east. It also lies near major recreation facilities in Balboa Park and San Diego Bay. Although the community is divided by its freeways, the access that they provide is a key resource for the community. The SESD community lies south of State Route 94 (SR-94), between Interstate 5 (I-5) and Interstate 805 (I-805), and north of the city limits of National City. The planning area encompasses 2,950 acres, not including 121 acres of unincorporated San Diego County land in the eastern portion of the planning area. The SESD Planning Area is home to over 57,000 residents. Existing conditions information including regional location and existing land use can be found in the Existing Conditions Report Chapters 1 and 2 included as Attachment 6.

Existing Land Use

The SESD Planning Area is primarily residential, with a mixture of single-family and multi-family housing in all neighborhoods. Commercial development is concentrated along commercial corridors west of State Route-15 and at shopping centers to the east. Industrial uses are found on both sides of State Route-15 south of State Route-94 (Gateway West and East) as well as along Commercial Street. The Planning Area includes 1,867 acres of land, not including streets and public right-of-way. Sixty percent of this land, or 1,120 acres, is residential, including 667 acres of single-family and 454 acres of multi-family residential. The residual acreage is comprised of community facilities, including schools, churches, community centers, fire and police stations, commercial uses, including offices and parking, and industrial uses (including utilities). Mount Hope Cemetery occupies another seven percent (123 acres) in the Planning Area's eastern section, while parks and other open space account for six percent (111 acres). There are 65 acres of vacant land, accounting for three percent of the total.

According to SANDAG, as of 2012, there were a total of 15,204 housing units in SESD, of which 5,109 were single-family detached (34 percent); 6,058 were single-family, multiple-unit (40 percent); and 4,037 were multi-family (27 percent). The Planning Area has a lower proportion of both detached single-family units and multi-family units than San Diego overall. However, the Planning Area has a substantially higher proportion of single-family, multiple-unit housing. Most multi-family housing in SESD is in attached single-family structures or on single-family lots, rather than in larger buildings or complexes.

Residential Density and Non-Residential Intensity

Housing in SESD has an overall density of over 13 units per acre on residential land. Single-family housing averages 8.4 units per acre, reflecting traditional urban lot sizes of approximately 5,000 square feet. Multi-family housing averages slightly over 20 units per acre. The Planning Area is more densely developed than the city as a whole, and its households are larger, resulting in a population density of about 12,500 persons per square mile, compared to approximately 4,000 persons per square mile citywide. (San Diego also has large expanses of open spaces and mesas, which bring down the citywide population density.)

There was approximately 6.4 million square feet of business and institutional space in the Planning Area as of 2008. Community facilities, including schools and churches, represented the largest share of non-residential space, with over 2.1 million square feet, or one-third of the total. Industrial uses and utilities accounted for slightly less than 2.1 million square feet or 32 percent, mainly in the Gateway East and Gateway West industrial parks. Commercial land uses made up over 1.7 million square feet or 27 percent of the total. Overall, non-residential buildings in the Planning Area have an average FAR of 0.32, with the highest average intensity (0.39 FAR) in the office category and the lowest intensity (0.27) in community facilities, especially schools.

Underutilized Land

Underutilized land is concentrated along the Planning Area's main commercial corridors: Commercial Street and Imperial Avenue, National Avenue, Market Street, and 43rd Street. It is also located in industrial areas (Gateway Center West) and commercial developments (Imperial Marketplace, Otto Square). Underutilized land is estimated to account for 141 acres in the Planning Area. If this land were to be redeveloped at the prevailing intensity of current development, the sites could accommodate an estimated 565 units and 1,668,000 square feet of non-residential development. Given the location of underutilized commercial land along transit-accessible commercial corridors and locations that could function as complete neighborhood centers, higher-intensity and mixed-use development may be anticipated in the future, and supported by the community plan. The 252 Corridor presents a special case of under-utilized land. Approximately 42 acres now used for entrance and exit ramps for the I-805 freeway could be reclaimed for housing, park land and commercial development. This area is being targeted as part of the 43rd Street Village District.

COMM 22 Development Project

The largest development that is currently under construction within both communities, known as Comm22, will cover portions of three blocks along the south side of Commercial Street between 21st Street and Harrison Avenue. The proposed project includes four phases, which at completion will include 252 housing units (senior and family affordable rentals, supportive housing, market-rate condos, studios, and live/work lofts), an approximately 5,500-square foot child care facility, 27,800 square feet of commercial retail and office space, and a 355-space underground parking garage.

Community Engagement

City staff has engaged the Encanto Neighborhoods and Southeastern San Diego Community Planning Groups to provide public, open and transparent community forums for the plan update process. Over the past eight months, the communities have held ten planning group meetings (five in each community) as well as three community workshops with one workshop being a joint Saturday workshop between the two planning areas. These were held to solicit and gain feedback from the affected communities both on the community plan updates as well as the ongoing master planning efforts. Additionally, at the outset of the project, individual meetings with key stakeholders were held in each community.

As part of the process, City staff and the consultant team held a brainstorming session to develop creative and innovative ways to solicit community input. Staff and the consultant team arrived at a number of new methods. These new methods included “office hours” at the local library as well as a “Pop Up” outreach campaign that was held on multiple weekends in public areas where staff and consultant team members went to various locations in each community with “trees” and other eye catching tools to ask the community what their vision was for the areas. In addition a large chalk board was placed in multiple areas over a period of two weeks and photographed each day. Some areas were more successful than others. In the end, the words and phrases that were contained on the chalkboard were translated into word clouds and presented at the planning group meetings. See Attachment 7, Pop Out Outreach report for details.

In addition, as part of the Euclid + Market Land Use and Mobility Plan, the consultant team created innovative land use book mark tools that provide definitions of various land use typologies based on the General Plan (Attachment 8). These bookmarks were carried forth to the plan update efforts and have been instrumental in educating the public on the various land use designations identified in the General Plan. These bookmarks will be included in both Land Use Elements to provide an illustrative guide defining the various land uses contained in the community plans.

Key Issues

As part of the existing conditions reports, the consultant team identified a number of key issues that will need to be addressed as part of the plan update process. These key issues include: Recognizing the Diversity of Neighborhoods in Planning for the Future; Lack of Retail Services; Responding to Demographic Diversity and Challenges; Integrating Recent Planning Efforts to Date; Strengthening Corridors and Neighborhood Centers; Establishing a Vision for Areas of Change; Creative Ways to Provide Open Space, the Provision of Gathering Space and Outdoor Recreation; Reducing Potential Environmental Impacts and Improving Community Health; Connectivity that Accommodates Pedestrians with an emphasis on pedestrian Safety and Priority Zones; Capitalizing on Transit Access and Multi-Modal Potential; Compatibility between Land Uses and Property Upgrades; Street and Freeway Safety and Mobility; Bicycle Facility Improvements; and Multi-modal LOS and Street “Matching”.

With these key issues in mind in conjunction with the General Plan goals and policies as well as the State grant parameters, the consultant and staff team developed a plan update strategy to bring all of the elements together to address not only the community’s vision and desires but also the legislative and regulatory requirements set forth by the State of California and the City’s regulations and policies. The following discussion provides an overview of how staff has been coordinating these efforts and the outcomes from the community process.

Development of Community Vision and Guiding Principles

From the initial community planning group meetings, each planning group and members of the broader community developed a vision and set of guiding principles for each community. This effort provided the foundation for preparing the new community plans (Attachments 9 and 10).

Each set of Vision and Guiding Principles were developed with the community during the May 2013 meetings, through a series of exercises led by the consultant team. The community was asked what a newspaper headline would be for their community in twenty years from now. There were many comments presented by stakeholders, however they reflected similar themes which included safe, walkable, clean communities that provide increased residential and employment opportunities and an expanded educational system. The team took the information back and crafted the vision and guiding principles. The drafts were then presented to the community for feedback. Ultimately both planning groups approved their Vision and Guiding Principles that has set the tone for the development of the community plan elements.

Change Areas - Encanto

Much of the vacant and underutilized land in the Encanto Neighborhoods is clustered in certain parts of the community. These areas may be expected to change the most during the planning period, and land use change may be expected to occur more broadly, and not only on sites identified here as vacant or underutilized. The community planning process is shaping the character of growth in these areas and primarily includes: The Village at Market Creek area as well as Valencia Business Park located along Market Street, the Imperial Avenue Corridor between 61st and 69th Streets as well as the Imperial Crest area that includes the planned regional Orange Line/BRT transfer station and the replacement of the Imperial Avenue overpass.

While a vision for future development at the Village at Market Creek is still being worked out in detail by the property owners, other areas require new planning guidance. Though all of these areas may not experience development in the coming years, the planning process has attempted to identify locations for intensification of existing uses, rehabilitation, preservation, and new development. The outcome has been the development of a Village District where the majority of future growth and development is slated to occur (Refer back to Attachment 1 for village boundary and areas of change). As indicated earlier in this report, the community is largely defined as a low-density/intensity suburban community. What is planned around the 47th Street, Euclid Avenue and 62nd Street inter-modal transit stations as well as the Euclid and Imperial Avenue corridors is a necessary and significant departure from existing conditions. In order to provide housing and employment for future generations to stay in this community, new higher intensity growth is necessary. The overall intent of the community plan update places these higher densities in areas that are considerably underutilized today, that will not have a significant impact on the surrounding low density development and will provide the opportunities necessary to move this community forward into the future.

Change Areas- Southeastern

Much of the vacant and underutilized land is clustered in specific parts of the community. These areas may be expected to change the most during the planning period, and land use change may be expected to occur more broadly, and not only on sites identified as vacant or underutilized. The community planning process will provide the policies and guidelines to shape the future character of growth in these areas. Areas of change include:

- Imperial Avenue, Commercial Street, Cesar Chavez Parkway, 25th Street, 28th Street and 32nd Street Corridors.
- 43rd Street Village District which will include the removal of the on-and off ramps to I-805 will create a large scale opportunity to develop a higher intensity village.
- Gateway Center West that could include improvements to infrastructure and further

development of job-producing uses in this underutilized industrial park.

- Market Street Corridor that could include redevelopment with 2- and 3-story mixed use buildings while respecting the adopted Sherman Heights and Grant Hill Historic Districts.
- Imperial Marketplace Center is characterized as a 40-acre suburban commercial site that has parking areas that could be intensified.
- Otto Plaza located on National Avenue that is characterized as a suburban shopping mall that could be transformed into a mixed-use center and will be featured in the National Avenue Master Plan.
- 40th & Alpha which is a City-owned property with potential for multi-family residential development.
- “Gamma Area” is characterized as a vacant area south of Cesar Chavez Elementary School has residential infill potential.

While some of these areas, such as Gateway Center West (industrial) and Imperial Marketplace Center (commercial) appear to have straightforward future development potential, other areas require new planning guidance that will be guided by new goals and policies included in the updated community plan. Please refer back to Attachment 2 for areas of change map.

Land Use Development and Incentives

Based on a review of the existing conditions, the market demand report, the adopted land uses as well as variety of planning efforts completed over the years, in particular the recently completed Euclid + Market Land Use and Mobility Study and the Commercial and Imperial Avenues Corridor Plan, City staff and the consultant team developed draft land use maps and elements for each of the communities. The focus for change was placed on areas in close proximity to transit and along major corridors. Areas that are not subject to change include the predominately single and low-density areas that comprise the majority of land uses in both communities. The proposed land use maps that are contained in the draft land use elements (Attachments 11 and 12) were presented in June 2013 to both planning groups who both recommended that the City proceed forward with traffic modeling to understand the overall impacts from the change.

The proposed Land Use Maps and Elements for each community will provide a distribution of land uses to achieve the community’s vision. The primary goal of the proposed land use changes is to increase density and intensity within the Village Districts, which are the mixed-use commercial areas identified within each community. The majority of the Village Districts center around the trolley stations located within the two communities, with boundaries encompassing the ¼ mile walking distance around the stations. The proposed plan builds upon the “City of Villages” strategy and promotes increased transit use with pedestrian-friendly orientation. Proposed Village Districts

surround the 25th and 32nd Street Trolley Stations in Southeastern San Diego as well as the area around 43rd Street and Alpha in the Southeastern corner of the community.

Contained within the Encanto Neighborhoods, is a single large Village District centered around the Euclid and Market area. The Euclid and Market Village District is by far the largest designated village at 567 acres. It is anticipated that a large portion of land within this area is anticipated to redevelop over the next twenty years including the properties under the ownership of the City of San Diego, Civic San Diego and the Jacobs Center for Neighborhood Innovation are targeted to see the majority of that growth. Since these aforementioned properties are located in close proximity to the two intermodal transit stations, the plan update has been laying out a variety of benefits and incentives to catalyze new housing, commercial and office development to occur (See Land Use Elements Table 2-3 for detailed information). These incentives coupled with allowing most development to occur as a ministerial or Process 2 process are anticipated to spur development soon after the plan update is adopted.

The City in conjunction with Civic San Diego has been working closely with the Jacobs Center for Neighborhood Innovation to further their goals of revitalizing their 60-acre land holding that are in close proximity to the Euclid and 47th Street transit stations along with other publicly-owned properties including the Tubman-Chavez site located at the southeast corner of Euclid and Market, the MTS bus station at the southwest corner of Euclid and Market as well as the Hilltop site located at the entrance to the community along Euclid Avenue at State Route-94. Civic San Diego staff is working on infrastructure finance strategies along with new market tax credits in order to bring needed funding to encourage new transit-oriented development. It is expected that in conjunction with the plan update efforts, these new land use and zoning tools along with new financing strategies will provide the catalyst to revitalize this important community village located just 7-miles from Downtown San Diego.

Since June 2013, City staff has been making adjustments to each of the land use maps based on stakeholder input. For instance, the Valencia Business Park was originally proposed for manufacturing uses and other light industrial uses. Based on stakeholder feedback that medium-density residential should also be allowed on those parcels, staff utilized the Business Park land use designation, zone and Community Plan Implementation Overlay Zone (CPIOZ) that was developed for the Otay Mesa Community Plan and will studied for inclusion into the Encanto Neighborhoods Community Plan Land Use Element.

Community Plan Element Development

Based on the community's Vision and Guiding Principles as well as the existing conditions and market demand studies, the multi-disciplinary consulting and staff team

began preparing the draft elements in September 2013 for each community planning area. In addition to Introductions and Implementation sections each community plan will include the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Conservation; Recreation; Historic; and Arts and Culture.

As such, a number of elements including Land Use, Economic Prosperity; Public Facilities, Services and Safety; Conservation; Recreation have been presented at the respective planning group meetings during their October and November 2013 meetings. The other elements will be provided to the groups in December and January. Mobility will be the final element to be provided for review since staff is in the traffic modeling process which is anticipated to be completed in January. Once the draft elements are completed and vetted by the respective community groups, another workshop with the Planning Commission is anticipated to be held in February 2014 to review the draft elements.

Chollas Creek Enhancement Program

An important defining feature and resource that both communities share is the Chollas Creek tributary. Chollas Creek is the natural drainage system that traverses both Planning Areas. The Main Branch runs south parallel to and west of State Route-15, while the South Branch runs from northeast to southwest across the Mountain View and Southcrest neighborhoods. In most sections, Chollas Creek today is an urban creek with little native vegetation and is armored or channelized with concrete or culverts. However, many creek segments, particularly along the South Branch, run through an undeveloped channel corridor. During heavy winter storms, areas adjacent areas to the Creek may be subject to flooding.

As part of the Euclid + Market Land Use and Mobility Plan, a detailed analysis was conducted in relation to the Encanto Neighborhoods section of the creek and its ability to provide walking and biking trails as well as locations for active and passive use parks (See Attachment 13 for Chollas Creek Maps and Information). This work is being incorporated in to the Encanto Neighborhoods Community Plan and is anticipated to contribute to meeting the General Plan's park standard as well as providing alternate mobility options from the typical sidewalks and bicycle lanes proposed along the City Streets. Both community plans will also include policies, maps and graphics that are related to the future improvement of Chollas Creek that will not only provide new mobility and recreation options but also improved water quality that will affect all users adjacent and downstream to the San Diego Bay.

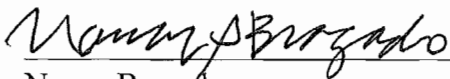
NEXT STEPS

Over the next three months, staff will work with the planning groups and the public on incorporating their comments into the draft community plans and making refinements to the draft zoning program. In order to complete the mobility elements, staff is working closely with SANDAG staff to complete the traffic modeling work necessary to evaluate the future street system and determine what types of improvements are necessary. Based on the feedback received at the workshop and at subsequent planning group meetings, City staff will complete the draft community plans along with the respective zoning programs, public facilities financing plans and a joint programmatic environmental impact report. A follow up Planning Commission workshop on the specific elements is planned for February 2014.

CONCLUSION

In order to assist staff in the developing the draft community plans for Southeastern San Diego and Encanto Neighborhoods, Planning Commission and public input is requested on the draft community plan process to date and master planning efforts.

Respectfully submitted,



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Attachments:

1. Southeastern San Diego Areas of Change Map
2. Encanto Neighborhoods Areas of Change Map
3. National Avenue Draft Master Plan
4. Euclid Gateway Draft Master Plan
5. Encanto Neighborhoods Existing Conditions Report
6. Southeastern San Diego Existing Conditions Report
7. Pop-Up Outreach Summary Report
8. Land Use Bookmarks
9. Southeastern San Diego Adopted Vision and Guiding Principles
10. Encanto Neighborhoods Adopted Vision and Guiding Principles
11. Draft Southeastern San Diego Land Use Element
12. Draft Encanto Neighborhoods Land Use Element
13. Chollas Creek Renderings and Information

