

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: March 21, 2016

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	Y	At-Large	Edward Howell	Y
Broadway Heights	Maxine Sherard	N	At-Large	Alfredo Ybarra	N
Chollas View	Ardelle Matthews	Y	At-Large	Kwame Oates	N
Emerald Hills	Gayle Reid	Y	At-Large	Andrea Hill	Y
Encanto-North	Ricky Valdez	Y	At-Large	Steve Ward	Y
Encanto-South	Kenneth Malbrough	Y	At-Large	Brian Pollard	Y
Lincoln Park	Leslie Dudley	Y	At-Large	Khalada Salaam-Al	Y
Valencia Park	Monte Jones	N	At-Large	Emilia Castillo	N
City Dept.	Name	Here?	Dept	Name	Here?
Planning	Bobby Mordenti	NA	4 th District	Matthew Gordon	Y
			Mayors Office	Darnisha Hunter	Y

Number of Visitors: 28

Sign-in sheet on file: Y

1. Introduction/ Call to order:

Kenneth Malbrough welcomed and thanked all attendees.

Call to order

6:25 pm by Kenneth Malbrough

2. Adoption of the agenda:

Motion made by Mr. Steve Ward and seconded by Ardelle Matthews. Mrs. Dudley requested we add an item under "New Business" which includes a formation of a subcommittee to address DIF fees, see attachment. Item to be added to today's agenda under #11, moving the "Adjournment" portion to item #12

3. Review and approval of February 2016 minutes:

Motion by Steve Ward and seconded by Gayle Reid.

4. Communications from the public:

a. Kathleen Ferrier, Circulate San Diego who shared with us the next "Vision Zero" Bicycle ride for the community to highlight street safety needs and designs within our community. Indicated that three of the most dangerous corridors are in our Community. Those corridors are Euclid, Market and Imperial Avenues. The first community bicycle ride is scheduled for April 16, 2016.

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b. Dennard Clendenin from Major Taylor Cycling Club. Gave us a brief description of the purpose of the cycling club and their want to add diversity to their club. Encouraged residents to get involved and participate in bicycling as a sport/ past time to decrease our chronic illnesses which includes diabetes, heart disease, high blood pressure and more.

c. Jeff Marston: spoke with us regarding the Citizen's plan to utilize TOT funds to build the Convention Center, and the proposed new Charger Stadium. He indicated they would like to get on our agenda for a future meeting to come and make a formal presentation to the Encanto Planning Group.

d. Alyce Pipkin-Allen; Announced she is running for the Community College District Representative.

e. Francine Maxwell; indicated she was speaking on behalf of the proposed name change of the Planning Committee. She indicated she was not in favor of the name change from Encanto Planning Group to the Chollas Valley Planning Group.

5. Chair's report:

Two items were discussed:

- (a) Announcement of Ouchi's Courtyard project ground breaking ceremony to be held on March 25, 2016 at 2pm. All are welcomed to attend. (2) Disposition of Felix's restaurant closing.
- (b) Proposed street name change from Clyde Tolsen to "Pastor Timothy J Winters St" was discussed specifically the amount of community/neighborhood input regarding the name change. We need to discuss in the future meetings a process that will ensure we get appropriate information at the right time to assist us in making land use decisions in the future involving verification of outreach efforts.
- (c) K. Malbrough indicated he will check with other Planning Groups and will report back with us on how they are handling the change in policy which states for elections there shall be two separate meetings one special meeting for the election and another separate meeting for the actual Planning Group meeting.

6. Staff reports:

A. Elected Official Reports

Mayor's Office, (Ms. Darnisha Hunter) Indicated the City Council was going on a spring Recess, and the Mayor is currently working on his campaign for reelection. She also mentioned the Mayor will be attending the Wednesday meeting at the Black Contractors Administration to push for more cooperation from the contractors and businesses within our community.

City Council D4, (Matthew Gordon)

Indicated Ms. Cole's office is in recess but indicated on March 23, 2016 the Council will be addressing the proposed Charter changes. Specifically, the Neighborhood Safety committee which will discuss the "Women's Occupy" group pushing for charter changes giving the subpoena powers to the Review Board, name change from the "Citizen's Review Board" to Community Review Board.

Questions from the residents in attendance included Body cameras by all SDPD officers and Chief Zimmerman will be making a Public Announcement about the preliminary reports.

Congressman Juan Vargas: discussed Wounded Warrior Act that focuses on better medical treatment for our Vets as well as restoring Pension and retirement benefits for our Veterans. Upcoming activities includes Internships in Washington DC, Service Academy night (April 22, 2016) at the Cesar Chavez Academy

B. City Reports: Bobby Mondenti City Planner

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i. He re-introduced himself to the Planning Group, he will be replacing Karen Bucey.

C. Civic SD Report: Sherry Brooks

Sherry reported again about the Ribbon Cutting process at Ouchi's Courtyard on Imperial and everyone is invited.

7. Sub-Committee Report:

A. ENCPG Bylaws Update Recommendation (Action Item)

Item #1.

Council Policy 600-24 updated from 11/2014 (How to conduct business as a planning group.) ***Which also addressed the election process of identifying new members. Two meetings shall be utilized (1) the Election meeting and immediately following the election meeting we will have our normal Planning Group Meeting.***

Item #2.

Name Change from Encanto Neighborhood Community Planning Group to Chollas Valley Planning Group in Summer of 2015 recommended and now implemented in by law. Approved to have Community Plan Update include the name change. 10 in favor, 1 abstained 0 against.

Item #3

8. Action items

A. Bella Vista Apts (4742 Solola Ave) Rehabilitation Project: Jules Arthur

Mr. Arthur provided background on the apartment complex beginning over 15 years ago. Explained similar projects they accomplished included Seaview apartments, Olivewoods and Golden Age apartments. He explained they have increased security. Indicated this was on their 15 yea plan and it is time to rehab the property on Solola. Request is for a letter of support for this rehab project.

There were quite a few questions and comments from the community;

- a. Ed Howell; Asked if there would be an impact on the City and chances the City would have to assume responsible
- b. Anita Hill; Asked if there were any "green" aspects to the project, and Mr. Arthur indicated that City Ordinance and funding, (New Market Tax Credits) requires it. Mentioned solar power is not an option at this time due to the requirement of them cutting down too many trees to make solar power possible.
- c. Ardelle Matthews; Asked about tenant eligibility/safety and Mr. Arthur indicated the rules were consistent with HUD requirements and Section 8a rules and regulations which has been upgraded to ensure long term safety and maintenance of the property
- d. Mary Young; Asked if City Staff is aware of the project at which Matthew Gordon from CD4 mentioned they will stay abreast of the project and will watch for the appropriate permits being pulled.
- e. S. Ward; mentioned the project is managed by HUD and felt comfortable with the project.
- f. Ricky Valdez; Asked for a draft of the letter they wanted us to support His main issue was safety of the property which included the return of former incarcerated individuals and is safety an issue upon their return and wanted to make sure the Community of the apartments had a community room and access to meet/ Mr. Arthur mentioned were enlarging the community room and community space in general.
- g. Leslie Dudley; Asked if the rental charges for the residents were appropriate and Mr. Arthur responded the residents were paying only 30% of the cost of the rent, and Section 8a was paying 70% of the rent.

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- h. B. Pollard; asked if there were plans of including cameras and Mr. Arthur indicated he had worked with Capt. McElroy earlier on getting his property sanctioned as a "Crime Free" property with SDPD and SAY SD.
- i. Sherry Brooks from Civic also asked Mr. Arthur if the asbestos, and lead paint areas addressed. Mr. Arthur explained that type of inspection is conducted with the state OSHA laws and development requirements.

Motion made by Pollard and seconded by Khalada _10 in favor, (unanimous) 1 abstained, (K. Malbrough)

B. ENCPG Board name change/Bylaw updates required action, Presenter; K. Malbrough
The action required a vote by the Planning Group to choose one of two actions. (1) submit the Community Plan update with the name change from the "Encanto Planning Group" to the "Chollas Valley Planning Group". The Group voted 8-2-1 A. Hill and Khalada Salaam opposed, with 1 abstain, (K. Malbrough).

9. Information items:

A. Reginald Jones; Felix Restaurant closing; He indicated the closure of Felix was due to a re-occurring cash flow issue with Felix. He indicated JCNI forgave much of the outstanding debt incurred by Felix's Restaurant and they were left with no alternative but to terminate the lease agreement.

B. Development Impact Fee Report; Presenter; Vicki Burgess, Facilities Financing, City of San Diego.

Ms. Burgess handed out the final report of our subcommittee's result of prioritizing CIP projects within our Community Plan update. She indicated the development fees will be increased on July 1. Our fees will rise from 9,035.00 to 9,167.00. She also mentioned that the Council office and community will be involved with the projects as we progress down the list. Ms. Burgess also mentioned she extrapolated the SESD portion of our DIF reports and will go back in the archives to ensure the DIF funds were allocated to the correct Community, (SESD vs Encanto areas).

10. Continuing business:

N/A

11. New Business

Leslie Dudley mentioned she would like to initiate a Sub committee focused on the DIF fees. Motion was made by E. Howell and seconded by Steve Ward to meet initially to discuss the goals of the subcommittee. Vote was unanimous, 10-0-1. (K. Malbrough abstained. Committee consists of; Leslie Dudley, Ed Howell and Khalada Salaam. (see attached the actual request submitted by L. Dudley.

12. Adjournment

Motion made by Barry Pollard, and 2nd by Ed Howell. Unanimous.

Meeting adjourned at 8:20pm