

Encanto Neighborhood Community Planning Group



ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP MINUTES OF MEETING

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

Monday, December 18, 2017, 6:30pm – 8:30pm

| Seat (Term 2017-2019) | Member | Present | Seat (Term 2016-2018) | Member | Present |
|---------------------------|----------------------|---------|----------------------------|----------------------|---------|
| 1. Broadway Heights | Vacant | N/A | 9. Alta Visa | Marry Young | Y |
| 2. Chollas View | Ardelle Matthews | Y | 10. Encanto | Steven Ward | Y |
| 3. Emerald Hills | Christie Hill | Y | 11. O'Farrell | Kenneth Malbrough | Y |
| 4. Lincoln Park | Leslie Dudley | Y | 12. Valencia Park | Monte Jones | Y |
| 5. At-Large | Khalada Salaam-Alaji | Y | 13. At-Large | Brian Pollard | Y |
| 6. At-Large | Shawn Glisson | Y | 14. At-Large | Kwame Oates | Y |
| 7. At-Large | Vacant | N/A | 15. At-Large | Henry Foster III | N |
| 8. At-Large | Vacant | N/A | 16. At-Large | Karina Velazquez | Y |
| City Dept. | Name | Present | Office | Name | Present |
| Planning | Elizabeth Dickson | Y | Mayor's Office | Darnisha Hunter | Y |
| Civic SD | Sherry Brooks | N | Council District 4 | Mathew Gordon | Y |
| JCNI | Richard Seges | N | Assembly 79 th | LaShae Collins | N |
| Congress 51 st | Stephanie Allen | N | Senate 39 th | Chevelle Newell-Tate | Y |
| Number of Visitors: 24 | | | Sign-in Sheet on File: Yes | | |

1. Call to Order & Introductions

Chairman Ken Malbrough called the meeting to order at 6:31pm.

Quorum was present (8 out of 13 members).

2. Adoption of the Agenda

Motion made by Brian Pollard to adopt the agenda. Seconded by Shawn Glisson. Vote: 8-0-0.

Motion Carried.

Vice-Chair Kwame Oates arrived.

3. Review and Approval of Minutes

Board members corrected Christie's name that was misspelled, header had "October" minutes instead of "November", and Monte Jones was not present at that meeting.

Motion made by Brian Pollard to approve the minutes for the November Meeting 2017. Second by Khakada Salaam-Alaji. Vote: 8-1-0. Motion Carried. Shawn Glisson abstained because he was not present at November 2017 meeting.

4. Communications from the Public:

Sonja Robinson thanked the board for signing the CCA.

5. Chair's Report

a. **CPC Report:** Kwame Oates

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- b. Ken Malbrough notified the board that the Mayor's office is seeking nominations for a panel of 24 community members to interview police chief candidates. Ken submitted the Encanto Neighborhood Community Planning Group and if we are chosen then we can figure out who will go represent us. Ken stated that the January 2018 regular meeting on MLK Jr holiday so the board normally goes dark in January unless find a new location. Shawn Glisson proposed finding a new location in subcommittee report and the same thing for February meeting as it will fall on Presidents Day. Ken agreed to check availability of the Jacobs Center for new meeting dates.

Board members Monte Jones, Ardelle Matthews and Steven Ward arrived.

6. **Staff Reports:**

- a. **Mayor's Office:** Darnisha Hunter reported there is a list for underground piping in communities with construction timelines. Darnisha reported the deadline to apply to be on the panel to find a new police chief is December 22nd and people can email her for the link or find it online. Darnisha stated the State of City will be held January 11th at 6pm at the Balboa Theatre and seats are first come first serve. Darnisha also reminded the board that all official correspondence from this governing body must come from the Chair.
- b. **Council District 4:** Mathew Gordon reported some wins in 2017 included the \$20million Ouchi development, the Encantada apartments, Encanto Village, bringing back the Citizens Advisory Board on Policy Relations which Brian Pollard is chair of, the honorary street name recognition program, and the \$1.5million dollar teen tech lab.
- c. **Assembly District 79:** LaShae Collins not present.
- d. **Senate District 39:** Chevelle Newell-Tate announced that Senator Atkins is next leader of Senate, Senate Pro Tem, making her the first woman to lead the Senate. Chevelle reminded everyone that there is still time to volunteer for the point in time count. Chevelle invited everyone to Senator Atkins holiday gift-raiser tomorrow in their downtown office.
- e. **51 Congressional District:** Stephanie Allen not present.
- f. **City Planning:** Elizabeth Dickson introduced herself and reminder everyone that elections in for planning groups will be held in March.
- g. **Civic San Diego:** Sherry Brooks no present.
- h. **Jacobs Center for Neighborhood Innovation:** Richard Seges not present.

7. **Sub-Committee Reports**

- a. **Election Sub-Committee Report:** Leslie Dudley reported that elections are coming up and people can apply to run but first they need to become a member. Leslie stated there are several seats available, five board members are running for reelection, and people need to attend three meetings as prerequisite. Leslie stated the sub-committee is recommending this board meet in January and February so that people can meet the three-meeting requirement. Leslie reported that the committee recommends meeting the 4th Monday instead of the 3rd. Leslie stated the board has done a lot of outreach but there are no new candidates. Leslie reported that the subcommittee recommended to change term limits to 3-years with a 9-year limit. Elizabeth Dickson stated she will refer to council policy and get back to us to see if that is allowed.
Motion made by Leslie Dudley to enable people to meet 3 meeting requirements, meet in Jan and Feb 1/26 & 2/27 or subject to available 4th Monday in Jan and Feb only to avoid holiday conflict. Second by Shawn Glisson. Vote: 12-0-0. Motion Carried.

8. **Action Items:**

- a. 7-11 Imperial & Euclid Planned Development Permit (PDP) Project # 528340: Steve Laub, Land Solutions INC, reported they are asking for permit for deviation from business hours so can operate 24 hours. Steve went over layout of inside of store; work on left side for ADA compliance; bring up to code building; exterior and interior improvements; only 10% alcohol;

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more fresh food; and they will cater to the super early and graveyard shift workers. Steve stated if people had questions regarding the City's report they could contact Detective Sergeant Vice at 619-531-2563 or by email at lggriffin@pd.sandiego.gov. Steve stated alcohol would not be sold after midnight or before 8am and that the alcohol doors will be locked after 10pm and only 7-11 staff can open it.

- i. Sandy, from Valencia Park asked if sold property or entered into long-term lease; about status of development in regards to PDP; and how people will get in and out of lot.
- ii. Evan Toma, from Arco across from proposed location, have improved area for 7 years, don't sell beer & wine, help prevent loitering and call SDPD; think 24/7 will do more harm than good.
- iii. Jessica Ayala, a social worker/member of community; see loitering and public urination at Euclid & Division location; concerned about kids being labeled as loitering/bad.
- iv. Gina Olsen, Principal of St Rita's school, have concerns about 24/7, break-ins, sleeping on street; asked about foot traffic analysis and types of liquor that will be sold.
- v. Kathleen McCloud stated since community plan was updated in 2015 thus too soon to change what zone was intended for.
- vi. Chris Iyago stated zoning ordinance purpose is to slow crime rate and restrict hours of operation, asked about CEQA results, wanted more than a week's notice and more than 300 feet radius.
- vii. Ellen Nash lifetime D4 resident stated she is excited to have 7-11 here, overarching issue is the City's homelessness problem.
- viii. Ron Lacey, longtime resident and excited for 7-11, took lots of work to even get Greene Cat painted; 7-11 brings local franchise owners; homelessness is a City issue, can't put that on 7-11.
- ix. Beverly Williamson, longtime resident, 7-11 is not what we need in that corner, 7-11 does not police area or keep it up, foresee more accidents and deaths.
- x. Angela Harris, D4 resident, fan of 7-11's coffee, concerned about the parking and traffic.
- xi. Ehan Toma, community member stated he was upset notice was only sent to 300 ft radius, community doesn't know about this, 232 signatures against 7-11, majority of people here are against, and 7-11 they should operate during normal hours;
- xii. Sister Margaret Castro stated she is in favor as long as no liquor, no beer and no wine either.
- xiii. Ramiro Gonzalez, community resident summarized son's college essay about how places near his home are magnets for crime (friend was killed) not corporate but community mindset.
- xiv. Arnold Lovio, representing Greene Cat family, if 7-11 doesn't come in, they will probably sell to another liquor store.
- xv. Leslie Dudley asked about parking, type of liquor sold, armed guards, about notices, and selling alcohol near school.
- xvi. Khalada Salaam-Alaji thinks 7-11 is good because of 10% alcohol and 90% other products.
- xvii. Ardelle Matthews concerned about proximity to St. Rita's, magnet for panhandlers, alcohol after midnight, program for youth, asked if another 7-11 on 47th & Federal, asked if needed a CUP, asked if going to tear down building.
- xviii. Karina Velazquez asked how does 7-11 plans to be a good neighbor and asked for a guarantee that store will be of quality and maintained.

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- xix. Brian Pollard stated he is in favor of 7-11, sees it as a positive for the area, will make Arco step up game, need community to get involved.
- xx. Kwame Oates doesn't understand liquor concerns since the current business has liquor, there will be traffic issues no matter what type of business comes in, we can't say no to development because of traffic.
- xxi. Monte Jones stated that improving that business will help improve the neighborhood.
- xxii. Steve Ward stated 7-11's improvements will attract other new businesses it is a general upgrade of the intersection.
- xxiii. Christie Hill asked about the Cycle report, asked if there is a franchise owner currently being considered, and concerned about traffic.
- xxiv. Marry Young liked that will not have hard liquor, asked about avenues to complain about a bad franchisee.
- xxv. Shawn Glisson asked if only deciding about hours, don't see small businesses doing more for the community, like corporate enforcement of a local franchisee.
- xxvi. Ken Malbrough thanked the public for attending and called them to action by joining board; like how it will go from 90% alcohol to 10%; like that they won't sell hard liquor; having hard time getting business to come to our community and survive; traffic will be a problem, but it will encourage foot traffic; competition is good.

Motion made by Shawn Glisson to accept the 24-hour permit with the condition that 7-11 does not sell hard liquor including fortified wines attached to the PDP. Second by Steve Ward. Vote: 9-1-2. Motion Carried. Ardelle Matthews and Leslie Dudley voted against. Christie Hill abstained because cycle report was not distributed in time to review.

9. Informational Items: None.

10. Continuing Business: None.

11. Adjournment

Motion made by Karina Velazquez to adjourn the meeting. Second by Ardelle Matthews. Vote: 12-0-0. Motion Carried.

Written by: Karina Velazquez, Board Recording Secretary