

# *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: Sep. 6, 2014**

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	N	At-Large	Salimisha Logan	Y
Broadway Heights	Maxine Sherard	N	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	Vacant	N/A
Lincoln Park	Leslie Dudley	Y	At-Large	Khalada Salaam-AI	N
Valencia Park	Monte Jones	Y	At-Large	Brian Pollard	N
City Department	Name	Here?	City Dept	Name	Here?
Planning	Karen Bucey	Y	Mayor	Darnisha Hunter	N
			4 <sup>th</sup> District		N

**Number of Visitors: 6      Sign-in sheet on file: Y**

1. **CALL TO ORDER: At:** 1:33PM by Chairperson Mr. Kenneth Malbrough(Ken M.)
2. **INTRODUCTIONS:** ENCPG and audience introductions.
3. **COMMUNICATIONS FROM THE PUBLIC:** Mr. Robert Ito - A mixed use residential/commercial development will be proposed for 5003 Imperial Avenue, a Redevelopment owned site. The project will be scheduled for a future ENCP meeting.
4. **ADOPTION OF THE AGENDA:** Motion to accept the agenda as presented Mr. Patrick Ambrosio(P. Ambrosio)/Mr. Steve Ward(S. Ward)(4-0-0).
5. **APPROVAL OF MINUTES:** Motion to accept the August 16, 2014 subcommittee minutes P. Ambrosio/ S. Ward (3-0-1). Abstention by Mr. Monte Jones(M. Jones) due to absent at the last Subcommittee meeting.
6. **ACTION ITEMS:**
  - A) **Land Use and Density Sub-Committee**
    - **Requested Land Use and Zoning Changes.**
      - Village District: Motion to accept the Village District proposed (preferred) land use and zoning. P. Ambrosio/S. Ward (3-0-0).
      - Imperial Avenue (65<sup>th</sup> to Woodman, south side): Motion to accept the revised land use and zoning from Residential Medium (15-29 DU/AC) and RM-2-5 implementing zoning to Neighborhood Mixed Use (15-29 DU/AC) and CN-1-3 zoning. P. Ambrosio/S. Ward (3-0-0)
      - Valencia Business Park: Motion to accept the revised zoning from IP-3-1 (Industrial Residential permitted) to IL-3-1 to (Industrial Residential prohibited). P. Ambrosio/S. Ward (3-0-0)
      - Federal Boulevard see New Business.

# *Encanto Neighborhood Community Planning Group*



- Motion made by P. Ambrosio to accept the land use change to Neighborhood Mixed Use 15-29 du/ac and the zoning change to RM-3-7 P. Ambrosio/S. Ward (3-0-0)
- Imperial Avenue (east of 68<sup>th</sup> Street): Motion to accept the revised land use and zoning from Residential-Low Medium 10-14 DU/AC) and RX-1-1 zoning to Residential-Low (5-9 du/ac) and RS-1-6 zoning. P. Ambrosio/S. Ward (3-0-0)
- **Transit Density:**
  - 47<sup>th</sup> Street Transit Station (¼ mile radius) Motion made to reconsider previous high density alternative (45-74 du/ac) and instead approve the previous density range (up to 30-44 du/ac). M. Jones/S. Ward (3-1-0)
  - 62<sup>th</sup> Street Transit Station (¼ mile radius): Motion made to reconsider previous high density alternative (45-74 du/ac) and instead approve the previous density range (up to 30-44 du/ac). M. Jones/S. Ward (3-1-0)
  - Euclid/Market Street Transit Station (¼ mile radius): Motion made to reconsider previous high density alternative (45-74 du/ac) and instead approve the previous density range (up to 30-44 du/ac). M. Jones/S. Ward (3-1-0)
- **Transfer of Development Rights (TDR)**
  - City staff provided additional background on the TDR program for group discussion. Motion to accept the Transfer of Development Rights (TDR) program. S. Ward/ M. Jones (3-1-0)

## 7. NEW BUSINESS:

### A) Land Use and Density Sub-Committee Update

Presenter: Chairperson Ken M./Staff

- Federal Boulevard: Motion to accept the revised land use and zoning from Light Industrial land use and IL-2-1 zone to Community Commercial-Residential Prohibited and CO-2-1 zone. P. Ambrosio/S. Ward (4-0-0)

Staff provided an update on the Broadway Heights Community Council communications and meeting. The Staff has discussed working with the community to craft a Revitalization Action Plan (RAP) for the Federal Boulevard corridor. The RAP may include urban design, gateway development, multi-modal improvements, Chollas Creek revitalization, recreational park equivalency, landscape and lighting maintenance assessment district (MAD), and economic development GroundWorks to have Chollas Creek improvements.

### B) Zoning Map

- Northeastern Quadrant: Motion to accept the proposed zoning map proposals changes with the exception of the 6225 Federal (Union Pipe and Trade Training Center) which has been tabled for future discussion. The Training Center site is Community Commercial-Residential Prohibited land use and zoned CC-2-1. Broadway Heights representative Dr. Sherard will prepare a recommendation. P. Ambrosio/S. Ward (4-0-0)
- Southeastern Quadrant: Motion to accept the zoning map including proposals changes. P. Ambrosio/S. Ward (4-0-0)
- Northwestern Quadrant: Motion to accept the zoning map including proposals changes. P. Ambrosio/S. Ward (4-0-0)
- Southwestern Quadrant: Motion to accept the zoning map including proposals changes. There was a noted concern with an isolated apn along 47<sup>th</sup> Street zoned as RS-1-7 that could be reconsidered. P. Ambrosio/S. Ward (4-0-0).

### C) Parking Ratios

# *Encanto Neighborhood Community Planning Group*



- Chairperson Malbrough/Staff presented Parking Ratios options: Standard, Transit Area Overlay Zone (TAOZ), Affordable Housing, and downtown parking ratios. The board and community discussed the desire to reduced parking but acknowledged that a moderate amount of parking would still be required inside and outside the villages. Shared parking ratio is available if surplus parking is built. Ideally shared parking would be a structured development(s) in a central location to serve a section of the village and support the multi-modal transit services. Motion to accept the TAOZ parking. P. Ambrosio/M. Jones(4-0-0).
- 8. ADJOURNMENT:** Motion made by P. Ambrosio to adjourn the meeting; the motion was 2nd by S. Ward vote unanimously(4-0-0) by the ENCPG Subcommittee to adjourn at 4:56PM.