

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: Oct. 7, 2014

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	N	At-Large	Salimisha Logan	Y
Broadway Heights	Maxine Sherard	Y	At-Large	Alfredo Ybarra	N
Chollas View	Ardelle Matthews	Y	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	April Flake	N
Lincoln Park	Leslie Dudley	Y	At-Large	Khalada Salaam-Al	Y
Valencia Park	Monte Jones	Y	At-Large	Brian Pollard	Y
City Dept.	Name	Here?	Dept	Name	Here?
Planning	Laura Gates	N	Mayor	Darnisha Hunter	N
Planning	Karen Bucey	N	4 th District	Tylisa Suseberry	N

Number of Visitors: 7 Sign-in sheet on file: Y

1. **CALL TO ORDER:** At: 6:33PM by Mr. Ken Malbrough(Ken M.)
2. **INTRODUCTIONS:** ENCPG quorum introduced themselves, note Mr. Monte Jones arrived late, counted as vote after Mrs. Mathews departure.
3. **COMMUNICATIONS FROM THE PUBLIC:**
 - Mr. Edward Howell – Mr. Howell requested that the Board to support safer streets that have better street-design elements in the Urban Design Element to have improved lighting in new developments.
 - Ms. Patrice Baker – Ms. Baker a GroundWorks representative; mentioned support on Hilltop Drive, they support placing trees along the street tree canopy to provide shade where feasible.
 - Mr. Brian Pollard – Mr. Pollard wanted to express his support that all new developers also promote safer streets by constructing roundabouts to slow traffic near or along their projects.
 - Ms. Salimisha Logan - Ms. Logan wanted to express her support for affordable housing projects and hopes to see how the City Staff can provide a status update of the balanced mix of projects.

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4. **ADOPTION OF THE AGENDA:** Motion Mr. Patrick Ambrosio(Patrick A.) 2nd by Mr. Steven Ward(Steve W.); vote(7-1-0) by the ENCPG Board to adopt the new agenda was passed.
5. **CONTINUED BUSINESS:** Approval of Element 2 Land Use concept of city of villages. Ken M. provided a presentation of the two villages. It was discussed that how to move forward with the recommendation to have 2 villages. The discussion also addressed that to support the concept of the 2 villages and there will be different named areas. 1 of the 2 areas will be the Euclid/Market Village District and the 2nd village will still be voted upon at a future meeting to give the new name and to identifying the boundaries. Motion Patrick A. 2nd by Steve W. to accept the Village District proposed (preferred) land use and zoning; vote unanimously approved (8-0-0) by the ENCPG Board.
6. **NEW BUSINESS:**
 - A) Land Use Element 2(Action Items); There was a discussion that decided to vote on individual items were recommendations from the Sub-committee motions. Motion Dr. Maxine Sherard(Dr. Sherard) 2nd by Ms. Salimisha Logan(Ms. Logan) for the Imperial Avenue (65th Street to Woodman, south side) 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; vote unanimously approved (8-0-0) by the ENCPG Board.
 - 3) Motion Patrick A. 2nd by Ms. Logan for the Valencia Business Park to accept the revised zoning from IP-3-1 (Industrial Residential permitted) to IL-3-1 to (Industrial Residential prohibited); vote(7-1-0) by the ENCPG Board to adopt the new zoning was passed.
 - 4) Motion Dr. Sherard 2nd by Steve W. for the North side of Federal Blvd 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; vote(6-2-0) by the ENCPG Board to adopt the new zoning was passed.
 - 5) Motion Patrick A. 2nd by Steve W. for the Imperial Avenue(West of Wunderlin Avenue) to not accept the land use change to Neighborhood Mixed Use 15-29 du/ac and the zoning change to RM-3-7 P; vote unanimously (8-0-0) to keep the zoning as originally posted .
 - 6) Motion Patrick A. 2nd by Ms. Leslie Dudley(Ms. Dudley) for the Imperial Avenue(East of 68th Street) to approve the revised land use and zoning from Residential-Low Medium10-14 DU/AC) and RX-1-1 zoning to Residential-Low (5-9 du/ac) and RS-1-6 zoning; vote unanimously approved the zoning(8-0-0) by the ENCPG Board.
 - 7) Motion Patrick A. 2nd Mr. Pollard for the 47th Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (1,973 residential units); vote(6-2-0) by the ENCPG Board to adopt the new Plan was passed.
 - 8) Motion Dr. Sherard 2nd Patrick A. for the Euclid/Market Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (2,442 residential units); vote(5-3-0) by the ENCPG Board to adopt the new Plan was passed.(Note at this vote Mrs. Mathews was not a part of vote as she left the meeting and Mr. Monte Jones had joined the meeting late during this vote was counted)
 - 9) Motion Patrick A. 2nd Dr. Sherard for the 62nd Street Transit Station (¼ mile radius) to approve the Proposed Plan alternative (1,432 residential units); vote unanimously approved (8-0-0) by the ENCPG Board to adopt the new Plan.

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- 10) Motion Patrick A. 2nd by Steve W. to accept the Transfer of Development Rights (TDR) program; vote(5-2-0) by the ENCPG Board to adopt the new Program was passed. (Note Mr. Pollard's vote not counted; due to accepting a cell phone call, as vote was occurring.)
- 11) Motion Patrick A. 2nd by Steve W. to accept all of the four Quadrant Zoning Maps and Subcommittee proposal changes; vote(4-4-0) by the ENCPG Board to adopt the Maps & Proposal changes was a tie vote. The Chairman Ken M. then voted to break the tie to support the Maps & Proposal changes as the passing vote for the ENCPG Board.
- 12) Motion Patrick A. 2nd Dr. Sherard for the Transit Area Overlay Zone (TAOZ) as the Parking Ratios option; vote(6-2-0) by the ENCPG Board to adopt the new Plan for a Parking Ratio was passed.

B) Ouchi Courtyards Project Tour

Presenter: Mr. Robert Ito

Mr. Ito came to the meeting to offer the ENCPG Board an opportunity to take a tour of the Ouchi Courtyards Project and similar projects that the Ito, Girard & Associates are currently work in progress projects and completed projects; to provide more insight of the stages of development for their projects. Mr. Ito provided hand-outs and welcomed all of the ENCPG Board to attend a tour in the next few weeks to provide a better understanding of the projects he represents with community enhancements and benefits built into the project.

Motion Patrick A. 2nd by Ms. Khalada Salaam-AI in support of the Ouchi Courtyards Project; Patrick A. will e-mail all of the ENCPG members to arrange tour date(s) & time(s) to accommodate the request & the ENCPG Board; vote unanimously approved (8-0-0) by the ENCPG Board to support and participate in the tour. One of the tour dates agreed in concept, October 14th, 2014(Tuesday).

7. **ADJOURMENT: Motion Patrick A. 2nd by Steven W. to adjourn the meeting; vote unanimously(8-0-0) by the ENCPG to adjourn at 8:57PM.**