

# Encanto Neighborhoods



Community Plan Update

## Community Planning Group Meeting #3

June 17, 2013 – 6:30-8:30pm

Jacobs Center for Neighborhood Innovation

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### Meeting Objectives

- **Review and Vote on Draft Vision and Guiding Principles**

### Meeting Summary

#### 1. Agenda

See published meeting agenda for detail about topics discussed at the meeting

#### 2. Public Comment

- (Tony Young) we worked really hard to get the plan started, it is a really important part of our development, supportive of plan see here today, attract commercial opportunities, Imperial Ave – make sure have opportunity for mixed use all along Imperial from 61<sup>st</sup> to 69<sup>th</sup> (like what you might see in Mission Hills) Other side of Euclid on Imperial – incentives to as many commercial projects in community as possible, mixed-use development is key in urbanized areas
- (Patrick Ambrosio) mixed use on Market St, how to use our BRT station, how can that be better used and reach out to city schools to do something in those vacant, underused areas
- (Kathleen) need to maintain our PDO – it is an extra protection from industry that wants to dump undesirable land uses in our community
- (Keryna Johnson) 3 trolley stops are a unique aspect of our neighborhood – now is the opportunity to capitalize on the trolley stations, how to create and fund the development, Smart Growth grants (we could be competitive for those grants in SE), there are ways to have higher densities while still have the community character we want – help us bring in the money; ways to shop and move around without need of car
- (Diane Moss) have Civic SD come talk to us about opportunities
- (Board Member) why doing away with PDO? Is there a way to keep it?
- (Karen Bucey) Looking at way to make a more predictable process and allow ministerial versus discretionary review; may be able to carry some portions of the PDO to Community Plan; have heard that people would rather have one citywide zone
- (Lara Gates) LDC update looked at every PDO and zone and tried to put it in the updated code; many regs that can do the same things that PDO does now; will bring land development staff to answer questions about PDO at next workshop
- (Board) Farmers Market – need foot traffic to succeed; encourage public to attend the market Friday from 3 to 7 at Market Creek Plaza

- (Board) One big issue has always been funding, how can we get funding? Extend invitation to Jeff Graham of Civic SD to give presentation to board; explore all financial avenues; framers market; can't build a jungle in one spot
- (Board) as develop the plan and revitalize, do we foresee a change in demographics and the displacement of existing residents; priced out of neighborhood?
- (Board) need a sports center on Guymon by Horton Elementary along creeks; box dots to separate bike lanes; Jacobs permit fees and finance costs – carrying costs keep going up due to delays in permitting
- (Board) Retail commercial development to support community; money leaving community
- (Chair) hearing a lot of interest from community stakeholders to talk about the plan – must try to accommodate as much as we can

### 3. Updated Vision and Guiding Principles

- (Tony Young) Density is the issue – there are more opportunities along trolley; ultimately the free market will decide what is built or not built – how do we incentivize density? Is it dense enough to get you what you need? Imperial along 61<sup>st</sup> to 69<sup>th</sup>? Recommend a Guiding Principles to create a land use plan that can attract the kind of development we want (add to principle #2? Density to attract businesses desired)
- (Charles Davis) economic opportunity; create an environment for local businesses to create jobs and develop economically; foster growth
- (public) active living healthy lifestyle (scenic vibrant and **healthy** community)
- (Robert Ito) sources of money – need flexibility in plan to account for sources of financing (density, land use,)
- (Reese Jared) advantageous playing field to create a flexible plan that allows for opportunities that may be viable 10 years from now (higher densities, flexible zoning); financing cost? How do we maintain a feasible plan that is financeable and where do moneys come from? Get rid of PDO so developer in Clairmont has same rules as Southeast; level the playing field; PDO now is one of the most restrictive in city – tried to make bad development difficult but ended up making development impossible; urge board to get rid of PDO; put density where it belongs
- (Ambrosio) thank you for including Market Street in vision; mitigating measures, exactions and bonus regulations should be written into plan; public benefits tied to development
- (public) thank you for including healthy food choices; suggest 62<sup>nd</sup> Street trolley station should be included on list for transit oriented development
- (board) support local business developers; work with local developers
- (board) add a principle that speaks to devising a comprehensive plan that allows for density to increase in specific areas
- (board) “business-friendly environment”; talk to private developers – what do they look for in terms of incentives
- (board) really pleased with progress on draft and great input from community; worried about knowledge of board members and lay people and consequences of their decisions; sometimes high density actually improves quality of life – less driving, closer together; tall buildings in the right place can actually improve quality of streets (Park Blvd. is like no-man's land) need a sense of place
- ***Move to accept Vision and Guiding Principles with opportunity to add changes at a later date (Approved: unanimous)***

### 4. Updated Preferred Plan

- (Ambrosio) this is a major improvement and much needed change for this area; highly recommend endorsement of the plan as a stepping stone
- (Keryna) can go higher than 44 dwelling units per acre; higher range would allow for more flexibility (example, Mission Hills Commons)
- (board) community does want to talk about density
- (public) when talking of density, extremely important to talk about parks – do we have the space? Especially in multi-family, multi-ethnic communities
- (board) agree that there should be an increase in density from 44
- (board) presentation on parks, need map on undergrounding utilities; need to understand flexibility and have Civic SD weigh in
- (board) give us examples of development types
- (chair) recognize there is an increase in density; owe to community to talk about density
- ***Motion to approve land use map as shown with condition to revisit density ranges further and meet with Civic SD in the next few weeks to provide input on plan (Approved: 9 in favor)***

#### 5. **Conclusion and Next Steps**

Upcoming combined Workshop on July 20<sup>th</sup>

Connery Zepeda announced upcoming CalTrans workshops and provided flyers.

#### 6. **Adjournment**

Meeting adjourned at 8:50pm