

**Encanto Neighborhood Community Planning Group (ENCPG)
Community Plan Update (CPU) Committee
Meeting #2**

**Elementary Institute of Science (EIS) 608 51st St.
November 14, 2013, 4:00 p.m. – 6:00 p.m.**

MINUTES

1. Call to order

CPU Committee members present: Ken Malbrough, Steve Ward, Derryl Williams
City of San Diego Planning Dept: Karen Bucey
Civic San Diego representatives: Jeff Graham, Sherry Brookes
Jacobs: Stephen Maduli-Williams (and Jennifer LeSar)
Developer: Reese Jarrett
CD4 representatives: Pamela Ison and Tylisa Suseberry
Seven members of the general public were also in attendance.

2. Introductions

See above.

3. Land Use Presentation

City Planner Karen Bucey provided an overview of the Land Use Element. She outlined the revisions that have occurred since the October 21st ENCPG Meeting.

- For example, there have been zoning and density changes for the Gentry's Barber Shop site on Imperial Avenue and the Hilltop site.

Karen provided examples of density and development types and also a presentation regarding the Euclid Avenue Master Plan.

4. Review/Recommend Land Use Proposal

Public Comment: Member of the public asked what movie theaters and restaurants were zoned as.

Steve Ward:

- How do we develop a recommendation for the full board?
- Asked why 62nd Street was not included in the Village boundary?
- Regarding Euclid Avenue—can it be widened to accommodate parking?
- Can we make all major arteries mixed-use or not have them be 100% residential (i.e. Imperial Avenue)?
- Agrees with Jeff Graham that the Committee should make a list of what is not wanted in any given area.
- Questioned how excellent architecture can be required.
 - o Response from Jeff Graham: Specific Plan would have design guidelines. Jeff explained Civic San Diego's Design Review Process for Downtown.

- Response from Karen Bucey: Community Plan will have Urban Design Guidelines and possibly a Community Plan Implementation Overlay Zone (CPIOZ).
- Doesn't want UTC/Golden Triangle traffic and density.
- Wants more discussion about the eastern end of Imperial Avenue. He doesn't want that area left behind like the East Village in Downtown was.

Karen Bucey:

- Entertainment District needs to be defined.

Jennifer LeSar:

- Jacobs properties are Community mixed-use

Jeff Graham:

- Recommends that the plan focus on listing what is not allowed in a certain area.
- Fears that 44 du/ac is too limiting to attract investment and increase income
- Recommends that density bonuses be provided for public open space, healthy grocery stores, and childcare facilities.
- Recommends that 44 du/ac be kept but allow for increased density via bonuses/incentives.

Reese Jarrett:

- Agrees that density should be increased
- Things height limitations would limit developers
- The feasibility of a project is driven by allowable density.
- Community plan will be driven by financial tools and what is developable.
- Chollas Creek is a burden to existing property owners
- Needs to address infrastructure financing.

Derryl Williams:

- Focus on how the changes to the Community Plan will impact children/people that current live in the area
- Will need to further discuss the discretionary process
- Expressed concerns about opening up Hilltop Drive and making it a through street
- Densities on the chart are liquid. They keep changing.
- Concerned about the density along Imperial Avenue from 805 to 65th Street. The street converges and there is a "choke point"
- Uniformity is needed on Imperial Avenue
- Wants to focus on creating a balanced community.

Ken Malbrough:

- Wants to further explore Village concept for 62nd and Imperial Avenue.

5. Adjournment

Ken Malbrough:

- Next meeting, the following subject matter experts will each make recommendations and discuss the pros/cons:
 - o Jeff Graham (Civic San Diego)
 - o Stephen Maduli-Williams (Jacobs)
 - o Reese Jarrett (Developer)