

**Encanto Neighborhood Community Planning Group (ENCPG)
Community Plan Update (CPU) Committee
Meeting #3**

**Jacobs Center, 404 Euclid Ave., San Diego, CA 92114, Community Room
November 21, 2013, 4:00 p.m. – 6:00 p.m.**

MINUTES

1. Call to order

CPU Committee members present: Ken Malbrough, Steve Ward, Derryl Williams, Monte Jones, Patrick Ambrosio
City of San Diego Planning Dept: Karen Bucey
Civic San Diego representatives: Jeff Graham, Nancy Lytle
Jacobs: Jennifer LeSar
Developer: Reese Jarrett
CD4 representatives: Pamela Ison and Tylisa Suseberry
Three members of the general public were also in attendance.

2. Introductions

See above.

3. Land Use Presentation

Jeff Graham, Civic San Diego

Jeff prepared comments to the Encanto Community Plan (PowerPoint handout). A Land Use Presentation was not provided at this time.

- Jeff voiced concerns about the insufficient densities proposed in the Plan as well as adverse market conditions that deter investment.
- Jeff provided examples of potential funding sources/subsidies.
- Jeff noted that historically the lease space in Encanto has been very low; how can we offer public financial assistant without Civic San Diego?
- New Projects need the communities input on mixed use.
- Jeff advocated for flexibility of allowed uses.
- Jeff's proposed Land Use designation includes:
 - o increase all sites within the village to maximum density of 74 du/ac;
 - o creation of a Specific Plan to provide provisions for maximum base densities and variety of density bonuses based on community's priorities for amenities as well as capture community's vision for design of buildings an public spaces;
 - o allow greater densities for commercial uses that may not have a residential component
 - o ensure all potential desired uses will be permitted on all sites within the village, including ground floor retail/restaurant, hotel and variety of entertainment and cultural.

Reese Jarrett, Local Developer

- Reese indicated that the Village boundary has hurdles that would make it difficult for projects to pencil out.
 - o i.e. Infrastructure deficit (which should be solved by the City, rather than place on developers), high DIF in Encanto.
- Presented idea of “Cap and Trade”; within a certain area, there should be a cap on the number of allowable units. Keep it within a certain boundary and allow density to be transferable.
- Believes that 60’ height limitation is critical. It should not be less.
- Believes that Las Chollas Creek mitigation needs to be a regional issue, so that mitigation doesn’t only come from and/or impact adjacent parcels.
- Believes that retail is driven by rooftops. The more rooftops, the more retail.
- Believes that the current densities proposed doesn’t make it feasible to bring the opportunities the community wants to see.
- Discussed transfer of development rights and its complications.

Specific Land Use recommendations:

- Valencia Business Park should be Community Mixed Use at 45 to 75 du/ac (Purple).
- Area north of Naranja St. – recommends that density be increased to RN 3-7 for the entire block.
- Euclid/94—Northern portion at Hilltop – recommends CN 1-4 should be Community Village designation
- Parcel south of Lise Ave. next to Horton Elementary should be up zoned

Jennifer LeSar, Jacobs

- Jacobs’ mission is to create long-term value for the community
- Jacobs would like to work with existing homeowners to increase strength of existing housing stock; focus on preservation and rehabilitation of what is already there.
- Believes there is a need for investment in infrastructure, including mitigation of Chollas Creek.
- Jacobs needs as much flexibility as possible.
- Discussed the opportunities to attract a small hotel and conferences to the area.
- Discussed construction (wood-frame) and development costs.
- Advocated for parking reductions within the Village boundary.
- Believes that we need to look at the density recommendations again.
- Believes that parcel-by-parcel designation is difficult.
- Separate the Village discussion from the residential (where land use won’t change) discussion.
- Suggested that City staff tell us how much traffic can be accommodated and that data will drive the density recommendations.
- There are Federal TIGER, EPA and State funds that we can go after. Need to maximize our opportunities to receive those funds.

4. Review/Recommend Land Use Proposal

Committee discussion:

Steve Ward:

- Questioned height restriction. Would a 30' or 45" height restriction be a problem?
- Stated that transportation and infrastructure must be in place to accommodate density. Doesn't want this community to turn into UTC—awful traffic despite new strategies. Downtown is dense but it's still walkable and drivable.
- Encanto has naturally affordable housing.
- Wants to ensure excellence in architecture and urban planning.

Monte Jones:

- Wants to see an income analysis as it relates to affordable housing.
- Wants mixed income housing along the main corridors.
- Would like to keep new development along the main corridors.
- Thinks height needs to be beyond 40-45' to make projects pencil out.

Derryl Williams:

- Commented about attracting industry and companies to the Fourth District—referred to the industrial zone in Rancho Bernardo with 3 story buildings.
- Doesn't want the District to take more than its share of affordable housing; need to focus on attracting other opportunities and invite businesses that provide quality jobs.
- 30' height limit is not acceptable. He thinks 60' is where we may need to go.

Patrick Ambrosio:

- Wanted more information about New Market Tax Credits and its benefits to the community and to developers.

Ken Malbrough:

- Would like more discussion/feedback about the 62nd Street Transit Station.

Other comments:

Nancy Lytle:

- Allow higher densities but still cap growth at a certain amount: Urban Growth Boundary concept.

Kathleen MacLeod:

- How many people and units are being anticipated for the Village boundary? Concerned that we can't accommodate the growth/density.

5. Adjournment

Ken Malbrough:

- Next meeting, he would like subject matter experts and Committee members to go parcel by parcel within the Village boundary and identify where the proposed land use does not work. Karen will draft 3 new maps based on the presentations tonight.