

## Working Group #3 Summary

Meeting: Working Group Meeting #3

Date: Thursday, April 26, 2012

Time: 5:30 pm – 7:30 pm

Location: Chollas View Room, Jacobs Center,  
404 Euclid Avenue, San Diego, CA 92114

Distribution: Via email only, to all Euclid & Market Village Master Plan Team members, plus: circulation to Working Group members and the general public via the project website

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May 3, 2012

Meeting Attendees:	
City Staff Team:	Consultant Team:
Mary Wright, Deputy Director, CPD, DSD Lara Gates, Supervising Planner, CPD, DSD	Mark Steele, MW Steele Group, Inc Diego Velasco, MW Steele Group, Inc Steve Hammond, WRT Planning & Design Julie Donofrio, WRT Planning & Design
Public Attendees: See Meeting Attendees list	

### 1. Meeting Overview

This is the third Working Group help by the Euclid & Market Land Use & Mobility Plan City Staff & Consultant Team members. The organization of the meeting and presentation was in the following order:

- 1) Brief update the plan progress,
- 2) Describe results of the Community Character Survey,
- 3) Unveil the preferred land use concept plan and types,
- 4) Briefly discuss overall concept for Chollas Creek
- 5) Describe next steps for completion of the Euclid & Market Land Use & Mobility Plan.

The meeting at 5:45pm and ends just before 7:30pm.

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### 2. Meeting Attendee Overview

About 30 total attendees, including residents and community members, Working Group members, City staff and consultant team members (See attached Meeting Attendees list)

- 4 consultant team members
- 3 City staff
- No interpreters were present, as there was no need based on our previous Working Group and Community Workshop meetings

### 3. Handout Summary

Each meeting attendee received:

- 1) Meeting Agenda (English and Spanish)
- 2) Feedback Form (English and Spanish)
- 3) Draft Land Use and Zoning Comparison Figure (11x17)
- 4) Land Use “Bookmarks”
- 5) Open Space: Chollas Creek +Mobility Board (11x17)
- 6) Draft Land Use/Zoning Comparison Matrix
- 7) Chollas Creek Handout (Powerpoint slides from Working Group #2)

### 4. Presentation Summary

#### A. Plan Progress

- Lara Gates (LG) welcomes everyone to the meeting, greeting the Working Group and inviting all community members to the table. A brief overview is given of where we are in the plan process—which tasks have been completed and which remain.
- Council President Tony Young comes in to say a few words... He describes how the EMLUMP is a critical step in the Community Plan Update and notes the importance of the granting sources obtained for being able to complete the Community Plan. Changing land uses in advance of that will help expedite that process, which underscores the value of this planning work. He thanks the Jacobs Foundation and is looking forward to future developments.

#### B. Survey

- LG provides overview of survey approach, timeframe, and methodology.
- LG goes over survey question by question, describing the most frequently occurring responses.
- Notes vacant land survey that is being done by Keith Pezzoli at UCSD.
- LG describes about how consultants (land use and mobility) will use the survey results to look at locations and design specifications based on recommendations.
- Eyes on the street is an example of a key theme that will inform both urban design/ land use, and mobility.

#### C. Land Use

- Steve Hammond (SH) from WRT opens the land uses discusses by noting how the survey results and community input were integrated into draft land use plan.
- Introduces the “bookmarks” to demonstrate land uses and directs audience to follow along with the bookmarks as we go through the land uses so that they can examine them closely and tie them back to their location on the overall plan.

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- SH continues to note, on each land use, that they are an attempt to answer the survey results and community feedback to deliver to the community what they want.
- SH describes the Community Village as the “heart” of the community.
- SH describes the integration of Chollas Creek into all of the land uses as well as proximity to the trolley stations (1/4 mile equaling a 5 minute walk)
- Diego Velasco from MWS interjects that the objective of the Medium-Density Residential (MDR) Land Use is to focus inward on privately-owned open space, but also to have street orientation so that there will be eyes on the street.
- The discussion of Community Commercial (CC) notes that this land use, though commercial in nature, accommodates residential. It is not required but can be allowed. As a commercial use it is meant to be more street-oriented--activating the street rather than have large setbacks of parking.
- The discussion of Community Village (CV) underscores that traffic is meant to come on foot via the trolley in addition to the bus/walking/biking that enters from the street.

#### D. Chollas Creek

- The Chollas Creek discussion is delivered as a summary of previous work from Working Group #2 and as a precursor to the more detailed design work that is forthcoming for the next workshop (Community Workshop #2).
- Graphics are presented that show the occurrence of mobility connections throughout Chollas Creek, the trolley, and existing on-street pedestrian facilities via trails and sidewalk improvements. These include:
  - Existing Transit Connections and Routes
  - Existing and Proposed Bicycle Connections
  - Existing and Proposed Pedestrian Connections
  - Enhanced Security and Lighting

The presentation is closed by an overview of next steps and an invitation for comments and questions.

#### 5. Feedback Questions and Discussion;

Comment: Will there be a connection to Radio Canyon. LG notes that this will be identified and considerations will be integrated with the next phase of mobility and open space planning.

Comment: The plan ends at Merlin. What are the connections to east Imperial Avenue? LG answers that this will be in Southeastern Community Plan. Council President Young also notes planning work occurring from 61<sup>st</sup> to 69<sup>th</sup>.

Comment: Lighting idea is great, but need to be focused downward so as not to produce light pollution and illuminating the night sky. Mission Hills has new lighting ordinance. LG notes that we will review Mission Hills Ordinance and incorporate downward facing lighting in our design guidelines. Also notes the work of the Palomar Observatory, which could be reference. Diego Velasco also notes that similar guidelines were included in the SEDC-Multi-Family Guidelines.

Comment: Ken Marlborough asks about how the increase in population will be coordinated with the new land uses and what the infrastructure needs will be. LG notes that this will be coordinated with SECP and also paired with larger Public Facilities Financing Plan.

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Comment: Cruz Peinado asks about displacement of existing businesses and residential areas. LG explains that this is just what's "allowed"... it does not prevent existing businesses to stay in place.

Comment: Woman from the audience raises concerns of safety. The trails, as shown, traverse areas with high bushes that would be dangerous. Trails should be designed so that one can observe their surroundings, see what is coming, and be seen.

Comment: Myles Pomeroy asks about existing and proposed bicycle facilities. Do they include what is already planned and what has been proposed in past plans, including the SD Bicycle Master Plan. He also notes that showing bicycle lanes around the SR-94-Euclid interchange is problematic. LG notes that this is currently an area being studied as part of a separate plan. (\$400k allocated to this study)

Comment: Cynthia Boyd does not agree with 30-74 du/acre. She inquires of Charles Davis (of Jacobs) as to the density of the Northwest Residential Development proposed by Jacobs. Mr. Davis replies that it is currently 35 du/ac. However, the intention of both Jacobs and the City is to have the land use (Community Village) allow for more flexibility. Ms. Boyd continues to express concern about the height and density range, and that 74 du/ac does *not* reflect community desires. LG reassures that the City will re-evaluate the density range.

Comment: Charles Davis of Jacobs notes that providing lighting along the Creek, though desirable, is currently hard to implement given his experience with the Walgreens Site (Northwest Residential). Due to environmental sensitivity of flora and fauna, providing lighting along the creek is currently restricted. Lighting scares away wildlife, etc. Planning and Open Space regulations therefore need to be consistent.

LG calls on Jeff Harkness from City of San Diego to discuss habitat issues along creek. He acknowledges that there are issues, but we will work together with planning and consultant team to determine appropriate treatment.

Comment: Chip Buttner of Jacobs asks about providing street widths that are compatible with urban design guidelines. LG notes that this will be done and we are working closely with traffic consultants/ City Staff and urban design consultant team to make sure that the street widths and proposed buildings are appropriately scaled.

Comment: Cruz Peinado asks about connection/ mobility areas that were identified in previous meeting (Community Workshop #2) and if they will still be included? LG affirms yes, we will incorporate feedback of all community meetings.

Comment: Will current streets that do not connect across trolley tracks be designed/ studied to connect? LG responds that they will be studied and connected where possible.

Comment: Keith Pezzoli asks about accommodating community agriculture. LG gives an enthusiastic yes! It depends on private property owners, but will be included in the Community Plan as an overall policy and noted as a policy in this LUMP plan. Charles Davis notes that they are currently looking at a community garden for Peoples Produce within the area. Chip Buttner also notes that a commercial garden is currently looking to locate within the area. Is this an allowable use within the Industrial land use category and zoning? LG (looks up in the zoning document) confirms that it is an allowable use (a Hothouse is the specific use)

Comment: Myles Pomeroy asks about the material for proposed trails along Chollas Creek. A DG (decomposed granite) path may be most appropriate but SANDAG money only funds paved paths. Council President Young notes that bike paths proposed on other side of 805 are *paved* paths rather than DG.

Comment: Keith Pezzoli asks whether the trails are proposed to be impervious and whether the plan is looking at overall concerns of hydromodification. Other issues raised included the idea of Chollas Creek's function as green

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infrastructure. KP notes that though modifications are very expensive, but can save money for the future. Diego Velasco notes that this is included in the permitting process, describing that projects of a certain size will warrant the need to have a stormwater permit and study hydromodification.

Comment: LaTasha Taylor is happy with the plan and appreciates that community feedback has been incorporated.

Comment: Would it make sense to designate the crossing at 54<sup>th</sup> as parkland so that it would be easier to allow trolley crossing? LG responds that in July we will have a section of that area. Also need to look at the rail crossings for MTA and Santa Fe rail.

**\*\*\* END OF MEETING NOTES \*\*\***

*The notes as presented herein are not necessarily in sequence with the discussion and constitute the author's understanding of the results of the meeting. Any discrepancies or omissions should be brought to the author's attention in writing within three working days, upon receipt of which the author will revise and redistribute minutes. In the absence of such notice, these minutes will be deemed correct.*

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