

# NAVAJO COMMUNITY PLANNERS, INC.

Meeting Minutes for January 23, 2012

**Call To Order:** 7:01 p.m. by Chairman Jones.

- Board Members Present: Adams, Jones, Kelly, Kostrinsky, Livingston, Martin, McSweeney, Murray, Peterson, Pilch, Reed, Smith, Teemsma, Wagner, and Wilson. Member Absent: Burg
- Pledge of Allegiance: deferred until next meeting
- Modifications to Agenda – there were no presentations from Council District 7 chairs

## **Approval of the December 21, 2011 Meeting Minutes**

Following a motion and second by Wilson and Pilch the minutes were approved unanimously.

## **Officers' Reports:**

- Chair's Report: no report
- Vice Chair's Report: Pilch reported that the California Energy Commission will hold a site visit on January 25 for the Quail Brush Generation Project. The project is proposed to be a 100-megawatt power plant located south of the Sycamore Landfill near the intersection of Sycamore Landfill Road and Mast Boulevard. It will be located on approximately 11 acres within a 21.6-acre parcel. Construction of the plant, from site preparation and grading to commercial operation, is expected to take place from March 2013 to June 2014.
- Treasurer's Report: Murray reported a continued bank balance of \$144.20.

## **Elected Officials' Reports:**

- Mary Ann Wallace, Field Representative for Councilwoman Marti Emerald, reported that the Councilmember will chair the Public Safety and Neighborhood Services Committee for the fourth year. A proactive Brush Management Program will begin with inspections conducted by the Fire-Rescue Department's Fire Prevention Bureau staff. The purpose of the inspections is to assure that properties are in compliance with the City's Brush Management Regulations.

## **Public Comment on Non-Agenda Items (3 minutes each):**

George Janczyn reported that minutes for past NCPI meetings had not been posted on the City webpage for meetings after May 16, 2011. This topic should be an agenda item in the future.

Anthony Wagner – reported that County planning boards maybe streamlined in the future to help with promoting faster service to project processing. This topic will be discussed at a hearing on Feb. 29<sup>th</sup>. Location of the hearing is the County Administration Building.

Mat Kostrinsky reported that a new playground will open soon at Lake Murray. This was a community effort in raising the funds which proved to be very successful.

Matt Adams reported regarding the revisions to the County's Planning Boards that term limits and qualifications for Board members may be established. It has been suggested that a planner or realtor be on each Planning Board. This effort is intended to allow projects to move faster through the system.

Sherry Kelly mentioned that perhaps rules are needed to prevent projects from repeatedly coming back to the planning boards.

## **Informational Presentations:**

- **Shawnee/CG7600 (Garver/Bradley)** (City of San Diego Project No. 174988)  
Mike Dunham, the applicant, of Urban Housing Partners, presented the River Bend Project (previously known as the Shawnee project). The presentation was an update on the status of the development of the 22.9-acre site at Mission Gorge Place and Old Cliffs Road in Grantville. The project will create 999 multi-family units and 24 single-family units. The traffic analysis for the project should be distributed in February for NCPI Board Members and public to review, along with the Environmental Impact Report.

The traffic modeling analyzed one scenario which assumed the connection of Tierrasanta Blvd. to Princess View, and Santo Rd. connecting to I- 52, as a means to evaluate impacts to the neighborhood streets. Both connections are still on the community plans, therefore the City Planners have required their inclusion as one alternative analyzed in the traffic modeling study. As a result, calculations demonstrated that there would be no significant impacts to surface streets from traffic generated. However, when all proposed projects within the Redevelopment area are built out in 2030 there would be significant degradation to traffic circulation in the Allied Gardens/Grantville area by increased traffic volume to surface streets.

Future traffic improvements which will be done as a result of this project would include widening street areas along Mission Gorge Road from Old Cliffs Road to the end of the project boundary. There also would be improvements to signals and/or installing additional signals at several locations

Park fees—5.5 acres of park land are required for the 1,023-unit housing development. 2.57 acres will be set aside for open space and in-lieu fees will be paid to offset the remaining requirement of approximately 3 acres.

Affordable housing fees—in-lieu fees will be paid to offset the affordable housing requirement.

When the project is finally approved, the developers will pay approximately \$27 million in development fees. Mr. Dunham commented that the D7 Council office needs to keep track of these fees so that they benefit the community in which the project is constructed and do not get diverted to the City General Fund to improve other areas of the city.

## **Public comment on the project:**

Mary Milles (resident from the Grantville/Allied Gardens area) asked:

1. Did the traffic study look at possible effects on Mission Trails Regional Park? Answer: No
2. Entrance along Old Cliffs Rd. to the Senior Mobile Home Community—Was that taken into account for the traffic study? Answer: Yes

## **Action Items:**

- **Election Committee:** A committee to administer the March, 2012 NCPI Board elections was established. The members are Cindy Martin (Chair), Matt Adams, Richard Burg, and Mat Kostrinsky.
  - Members up for reelection are: Anthony Wagner and Lynn Murray (Allied Gardens); Doug Livingston and Michael McSweeney (termed out) (Del Cerro); Sherri Kelly and Dan Smith (Grantville), and Dale Peterson and John Pilch (San Carlos).
  - On a motion and second by Wilson/Adams the committee was approved unanimously.

- **Sprint-San Carlos Methodist Church Wireless Communication Facility** (City of San Diego Project No. 245054 at 6554 Cowles Mountain Blvd) and **St. Dunstan's Church Wireless Communication Facility** (City of San Diego Project No. 245618 at 6556 Park Ridge): On a motion and second by Wagner/Adams both projects were approved unanimously.
- **Community Planning Chairs Report**  
Dan Smith commented that NCPI members need to be more involved in the CPC agenda items. There should be subcommittees formed of NCPI Board members to review CPC items for Land Use, Transportation, Agriculture, Data and Parks Committee. This item will be placed on an NCPI agenda in the near future for further discussion.

### **Community Group Reports:**

- Grantville Stakeholders Group – Adams reported that no meetings have been held recently and none are currently scheduled, due to the prolonged wait for a finalized traffic study.
- Allied Gardens Community Council – Reed reported that on January 24 the AGCC Town Hall meeting will be a candidate forum with Mat Kostrinsky and Rik Haupfeld. Both are running for the District 7 Council seat. There will be a special Town Hall Meeting on February 6 to allow presentations on two projects for Allied Gardens/Grantville. The projects are the Senior Village at Zion Ave. and the Shawnee Project. Both meetings will be held at the Ascension Lutheran Church (5106 Zion Ave.) and will begin at 7:00 p.m.
- San Carlos Area Council – Pilch reported that the next meeting of the SCAC will be on February 2, 2012.

### **Old Business:**

There were no Old Business items.

### **New Business:**

There were no New Business items.

The next NCPI meeting will be held on February 27, 2012.

### **Adjourn:**

The meeting was adjourned at 8:47 p.m.

The minutes were prepared by Marilyn Reed.

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Allen Jones, Chair